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. CC14-093

Case Number:	13-115082RZ
Map Number(s):	15
Owner:	Columbine Hills Baptist Church - Independent
Location:	5660 West Coal Mine Avenue Section 25, Township 5 South, Range 69 West
From:	Residential-One (R-1)
To:	Planned Development (PD)
Purpose:	To rezone from Residential-One (R-1) to Planned Development (PD) to allow for a religious institution and related uses.
Approximate Area:	2.17 Acres

WHEREAS, Columbine Hills Baptist Church – Independent (aka Columbine Baptist Church) filed an application with the Planning and Zoning Division of Jefferson County to rezone from Residential-One (R-1) to Planned Development (PD) to allow for a religious institution and related uses; 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 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 March 18, 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 because it meets all applicable sections of the Plan policies.

4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because the church has been an existing use for 38 years.

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 Littleton Fire Protection District, Platte Canyon Water and Sanitation District and City of Littleton Sanitation District.

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

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 13-115082RZ to rezone from Residential-One (R-1) 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 conditions:

1. Revisions to the Official Development Plan in accordance with the red-marked print dated March 18, 2014.

2. Approval of the Vacation Case No. 13-115971VA.

3. Recordation of a Property Merger Agreement merging the vacated property from Vacation Case No. 13-115971VA with the remainder of the applicant's property.

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. 13-115082RZ

Legal Description

Street Location of Property 5660 Coal Mine
Is there an existing structure at this address? Yes X No

Type the legal description and address below.

The North 50 feet (Except the North 40 feet) as conveyed in the Deed recorded in Book 2574, Page 551, of the records of the Jefferson County Clerk and Recorder and

The E1/2 of the E1/2 of the E1/2 of the NW1/4 of the NE1/4, Section 25, Township 5 South, Range69 West of the 6th P. M., EXCEPT the South 626.63 feet thereof, as conveyed by Warranty Deed dated July 24, 1970, to Wayne R. Fischer; exclusive of rights of way for county roads, ditches, and water mains, if any; reserving an easement for road purposes across the South 60.88 feet of described property which grantee agrees to dedicate for such purposes when requested by grantors or proper governing authorities. This deed is given to correct errors in deed recorded in Book 2525 at Page 407 of the Jefferson County records.

Containing 2.40 Acres more or less.

Advise of Ortho Map No. 15 Section 25 Township 5 S. Range 69 W.
Calculated Acreage 2.40 Acres Checked by: Ben Hasten
Address Assigned (or verified) 5660 Coal Mine