2pg

726418

726418 7/7/2016 10:27 AM Debra A Green
1 of 2 RESOL R$0.00 D$0.00 Park County Clerk

No fee

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Resolution No. 2016- 25

A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL (R) AND CONSERVATION/RECREATION (C/R) TO RESIDENTIAL ESTATE (R-20) OF THREE TRACTS OF LAND IN SECTION 20, TOWNSHIP 9S, RANGE 77W, ADDRESSED AS 1150 PLATTE RIVER DRIVE.

WHEREAS, the Applicant/Owner, Patricia LaSala, has applied to rezone the property described in Exhibit A hereto from Residential (R) and Conservation Recreation (C/R) to Residential Estate (R-20); and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for rezoning at which it reviewed the application and all supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant and patrons; and

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioner determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW THEREFORE, BE IT RESOLVED THAT:

The application to rezone the above-described real property from Residential Residential (R) and Conservation Recreation (C/R) to Residential Estate (R-20) is hereby approved.

Moved, seconded, and passed this 7th day of July 2016.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Mark Dowaliby, Acting Chair

ATTEST:

Park County Clerk & Recorder

COUNTY CLERK • PARK COUNTY, COLO.

Exhibit A

Parcel 4

Beginning at a point whence the SE corner of the W ½ SW ¼ SE ¼ S20 T 9 R77 bears S 15°06'07" E, 4893.60 feet distant; thence N 00°26'30" E, 691.21 feet; thence N 89°40'41" W, 671.66 feet; thence S 00°24'58" W, 684.92 feet; thence S 02°38'11" W, 1031.94 feet; thence along the east right-of-way of Platte River Drive for the following seven courses:

1. S 51°08'59" E, 6.77 feet;
2. Along a curve to the right having a radius of 267.86 feet, arc length of 232.05 feet, an interior angle of 49°38'12", a chord bearing of S 26°19'53" E, and a chord length of 224.86 feet;
3. S 01°30'47" E, 324.22 feet;
4. Along a curve to the left having a radius of 267.86 feet, arc length of 177.18 feet, an interior angle of 52°14'58", a chord bearing of S 27°38'16" E, and a chord length of 171.10 feet;
5. S 53°45'45" E, 110.31 feet;
6. Along a curve to the right having a radius of 187.46 feet, arc length of 194.67 feet, an interior angle of 59°30'02", a chord bearing of S 24°00'44" E, and a chord length of 186.04 feet;
7. S 05°44'17" W, 121.01 feet.

New Parcel 5B

As depicted on the lot consolidation plat recorded at number 711191, beginning at a point whence the SE corner of the W ½ SW ¼ SE ¼ S20 T9 R77 bears S 20°58'11"E, 1407.27 feet distant; thence N 87°22'35" W, 796.71 feet; thence N 87°20'49" W, 664.62 feet; thence along the east right-of-way of Platte River Drive the following eight courses:

1. 135.77 feet along the arc of a curve to the left having a radius of 2959.84 feet and a delta angle of 02°37'41";
2. N 02°53'26" E, 24.48 feet;
3. 134.46 feet along the arc of a curve to the right having a radius of 805.84 feet and a delta angle of 09°34'25";
4. N 12°27'51" E, 615.15 feet;
5. 91.75 feet along the arc of a curve to the right having a radius of 357.34 feet and a delta angle of 14°42'38";
6. N 27°10'29" E, 219.07 feet;
7. 60.64 feet along the arc of a curve to the left having a radius of 162.08 feet and a delta angle of 21°26'12";
8. N 05°44'17" E, 53.76 feet;

Thence S 87°02'22" E, 358.46 feet; thence S 87°05'57" E, 796.85 feet; thence S 00°28'20 W to the point of beginning.

Metes-and-Bounds Parcel

The E ½ SE ¼ SW ¼ and the W ½ SW ¼ SE ¼ of S20, T9 R77.