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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2016- 43**

**A RESOLUTION APPROVING THE REZONING FROM  
AGRICULTURAL (A) TO AGRICULTURAL SMALL LOT (A-35)  
FOR A 42-ACRE TRACT OF LAND LOCATED IN SECTION 35,  
TOWNSHIP 11 SOUTH, RANGE 72 WEST, OF THE 6<sup>TH</sup> P.M.;  
COMMONLY KNOWN AND NUMBERED AS 37599 PARK  
COUNTY ROAD 77.**

WHEREAS, the Applicant/Owner, Patricia Schoene, has applied to rezone the property described on Exhibit A from Agricultural (A) to Agricultural Small Lot (A-35); 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

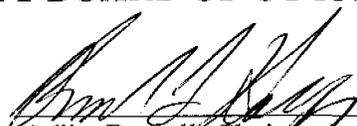
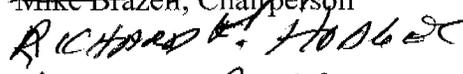
WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioner determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing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

**NOW THEREFORE, BE IT RESOLVED THAT:**

The application to rezone the above-described real property from Agricultural (A) to Agricultural Small Lot (A-35) is approved.

Moved, seconded, and passed this 29<sup>th</sup> day of September, 2016.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
Mike Brazell, Chairperson  
  
RICHARD E. HOBBS  
ACTING CHAIR

ATTEST:

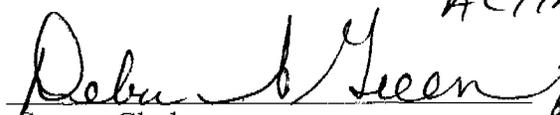
  
County Clerk



Exhibit A

A portion of govt. lot 17 in Section 1, Township 12 South, Range 72 West and a portion of govt. lot 6 in Section 36, Township 11 South, Range 72 west of the 6<sup>th</sup> p.m., Park County, Colorado, more particularly described as follows:

Beginning at the northeast corner of said govt. lot 17;

Thence S 01° 41' 07" E, 1418.61 feet, to the southeast corner thereof;

Thence N 89° 56' 42" W, along the south line of said govt. lot 17, 1077.81 feet;

Thence N 01° 41' 07" W, 1417.57 feet;

Thence N 90° 00' 00" W, along the north line of said govt. lot 17, 109.31 feet;

The following five (5) courses are along the centerline of a 60' wide easement;

1) Thence N 28° 54' 40" E, 112.84 feet to the p.c. of a curve to the right, said curve having a central angle of 65° 15' 20" and a radius of 175.00 feet,

2) Thence along said curve 199.31 feet;

3) Thence S 85° 50' 00" E, 367.24 feet to the p.c. of a curve to the right, said curve having a central angle of 40° 39' 50" and a radius of 229.38 feet,

4) Thence along said curve 162.80 feet;

5) Thence N 53° 30' 10" E, 577.59 feet to the east line of said govt. lot 6;

Thence S 02° 16' 08" E, 550.38 feet to the southeast corner of said govt. lot 6;

Thence S 90° 00' 00" W, 38.85 feet to the point of beginning.