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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2017- 51**

A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL TO COMMERCIAL FOR PROPERTY DESCRIBED AS PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 12, RANGE 71, COMMONLY KNOWN AND NUMBERED AS 38122 HIGHWAY 24, PARK COUNTY, COLORADO.

WHEREAS, the Applicant, Mountain River Lodge, LLC, has applied to rezone the property described in Exhibit A, from Residential to Commercial; 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 Commissioners 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 to Commercial is approved.

Moved, seconded, and passed this 14th day of September, 2017.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



[Handwritten signature of Mike Brazell]

Mike Brazell, Chairperson

[Handwritten signature of Debra A Green]
County Clerk

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Exhibit A

A part of the West half of the Northwest quarter of Section 29, Township 12, Range 71 described as follows:

Commencing at a point from which the witness corner to the Northwest corner of Section 29, as re-established June 6th 1958 at a point North 85°15' East 45 feet from the true position of the Northwest corner of said section, now obliterated in the South Fork of the South Platte River, bears North 37°41' West 1483.5 feet distant from the Northwest corner of the lot herein described; running thence South 33°42' East 395 feet to the Southwest corner, thence North 56°18' East 189 feet to the Southeast corner, located on the Westerly right-of-way line of U.S. Highway No. 24, thence Northwesterly along said right-of-way line North 33°42' West 395 feet to the Northeast corner, thence South 56°18' West to the point of beginning.