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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2018- 29**

**A RESOLUTION APPROVING THE REZONING FROM PLANNED UNIT DEVELOPMENT TO COMMERCIAL FOR PROPERTY DESCRIBED AS PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 73 WEST OF THE 6<sup>TH</sup> PM, COMMONLY KNOWN AND NUMBERED AS 43 COUNTY ROAD 102, GUFFEY, COLORADO.**

WHEREAS, the Applicant, Bruce E. Robinson, has applied to rezone the property described in **Exhibit A** from Planned Unit Development to Commercial; and

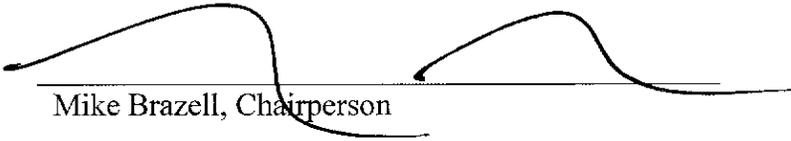
WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for rezoning at which it reviewed the application and all supporting documentation, 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 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 PLANNED UNIT DEVELOPMENT TO COMMERCIAL IS APPROVED.**

Moved, seconded, and passed this 2<sup>nd</sup> day of August, 2018.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
Mike Brazell, Chairperson

ATTEST:

  
County Clerk  
Deputy



**Exhibit A**

Commencing at the Northwest corner of a tract of land described in Book 517 at Page 791, as recorded in the records of the Clerk and Recorder's office, County of Park, State of Colorado, thence N 70° 39' 01" W, a distance of 446.53 feet to a point on the Easterly right-of-way line of Park County Road 102, thence along such line the following three courses:

Along the arc of a non-tangential curve to the left, having a central angle of 24° 26' 25", a chord bearing S 26° 57' 47" E, and a radius of 644.11 feet, an arc length of 274.75 feet;

Thence S 39° 04' 31" E, a distance of 219.86 feet;

Thence along the arc of a curve to the right, having a central angle of 09° 04' 31", a chord bearing S 34° 32' 15" E, and a radius of 486.23 feet, an arc length of 77.02 feet;

Thence N 19° 19' 53" E a distance of 354.31 feet to the point of beginning.