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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2018-41**

A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL TO RESIDENTIAL RANCH FOR REAL PROPERTY DESCRIBED AS PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH RANGE 73 WEST, COMMONLY KNOWN AND NUMBERED AS 54660 HWY. 285, SHAWNEE, COLORADO.

WHEREAS, the Applicant, Kodabear LLC, has applied to rezone the property described in the attached Exhibit A from Residential to Residential Ranch; 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 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 Residential Ranch is approved.

Moved, seconded, and passed this 15th day of November, 2018.



Debra A Green
County Clerk

Mike Brazell
Mike Brazell, Chairperson

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

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Exhibit A

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N00°00'00"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 , 1417.35 FEET; THENCE N53°34'26"E, 228.98 FEET; THENCE S31°30'45"E, 92.41 FEET; THENCE S00°02'57"E, 401.85 FEET; THENCE N89°57'04"E, 1103.88 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 BEARS N00°13'27"W, 258.00 FEET; THENCE S00°13'27"E ALONG SAID EAST LINE, 1067.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S89°43'20"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1340.96 FEET TO THE POINT OF BEGINNING, CONTAINING 35.12 ACRES.

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