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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2019- 23**

A RESOLUTION APPROVING THE REZONING FROM AGRICULTURAL TO RESIDENTIAL FOR REAL PROPERTY DESCRIBED AS PART OF THE NW ¼ SE ¼ SECTION 2, TOWNSHIP 08 RANGE 72 WEST, COMMONLY KNOWN AND NUMBERED AS 1001 COUNTY ROAD 837, BAILEY, COLORADO.

WHEREAS, the Applicant, Lee Runyan, managing member of Elbow Room Properties, has applied to rezone the property described in the attached Exhibit A from Agricultural to Residential; 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

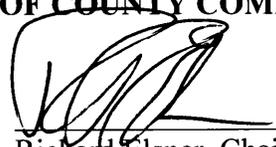
WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing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

NOW, THEREFORE, BE IT RESOLVED THAT:

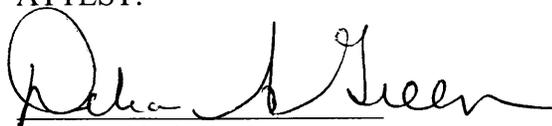
The application to rezone the above-described real property from Agricultural to Residential is approved.

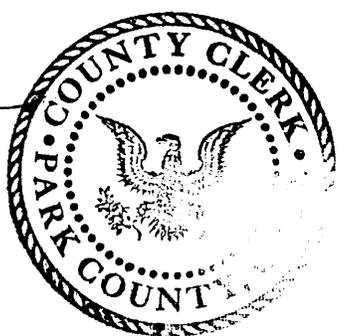
Moved, seconded, and passed this 18 day of April, 2019.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS


Richard Elsner, Chairperson

ATTEST:


County Clerk



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Exhibit A:

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

LEGAL DESCRIPTION:

CHRISTOPHER LEE RUNYAN, BEING THE OWNER OF THE REAL PROPERTY OF
12.74 ACRES LOCATED IN PARK COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NW 1/4, SE 1/4,
THENCE NORTH 02°29' WEST, ALONG THE EAST LINE OF SAID NW 1/4, SE 1/4, 1211 FEET TO THE NORTHEAST
CORNER THEREOF;
THENCE NORTH 88°44' WEST, ALONG THE NORTH LINE OF SAID NW 1/4, SE 1/4, 338.14 FEET;
THENCE SOUTH 03°10'10" EAST, 1197.84 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4, SE 1/4 WHICH IS
324.65 FEET WESTERLY FROM THE POINT OF BEGINNING;
THENCE SOUTH 86°11' EAST, ALONG SAID SOUTH LINE 324.65 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF CONVEYED TO HEAD BY DEED RECORDED IN BOOK 265 AT PAGE 818 BEGIN AT
THE CENTER OF THE SE 1/4,
THENCE NORTH 02°29' WEST ALONG THE EAST LINE OF THE NW 1/4, SE 1/4, 325.00 FEET;
THENCE WEST 327.00 FEET MORE OR LESS TO THE WEST LINE OF THE E 1/2, E 1/2, NW 1/4, SE 1/4;
THENCE SOUTH 03°10'10" EAST ALONG SAID WEST LINE, 188.00 FEET TO THE CENTERLINE OF A PRIVATE ROAD,
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 295.00 FEET;
THENCE SOUTH 86°11' EAST, 67.5 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 72
WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NW 1/4, SE 1/4, A 3" S PIPE,
THENCE NORTH 85°09'31" WEST, ALONG THE SOUTH LINE OF SAID NW 1/4, SE 1/4, 324.35 FEET TO A 1" REBAR,
THENCE NORTH 03°24'52" WEST, 301.23 FEET TO A 1" REBAR, THE TRUE POINT OF BEGINNING
THENCE NORTH 02°55'48" WEST, 598.75 FEET TO A 1" PIPE ON THE NORTH LINE OF SAID NW 1/4, SE 1/4,
THENCE NORTH 88°17'39" WEST, ALONG SAID LINE 337.42 FEET TO A 1" REBAR;
THENCE SOUTH 03°46'36" EAST, 778.55 FEET TO A 1" REBAR,
THENCE NORTH 72°58'40" EAST, 138.14 FEET TO A 1" REBAR,
THENCE SOUTH 49°24'31" EAST, 263.17 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, SAID TRACT
CONTAINING 6.00 ACRES, MORE OR LESS.

COUNTY OF PARK,
STATE OF COLORADO.