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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2020- 18**

A RESOLUTION APPROVING THE REZONING FROM AGRICULTURAL TO RESIDENTIAL OF A 37.26-ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A, COMMONLY KNOWN AND NUMBERED AS 20000 HIGHWAY 9, FAIRPLAY.

WHEREAS, the Applicant, Bristlecone View Property, LLC, has applied to rezone the property described above 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 with the following conditions:

1. The Applicant shall consult with South Park Site Stewards anytime an artifact is found on this property.

Moved, seconded, and passed this 9 day of July, 2020.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS


Richard Elsner, Chairperson

ATTEST:


County Clerk



EXHIBIT A

37.26 ACRE TRACT

A TRACT OF LAND BEING A PART OF THE N1/2NW1/4 OF SECTION 15 AND A PART OF THE NE1/4NE1/4 OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 77 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 15, THENCE S00°30'53"E ALONG THE EAST LINE OF THE NE1/4NW1/4 OF SAID SEC. 15 FOR A DISTANCE OF 1354.88' TO THE SE COR. OF THE SAID NE1/4NW1/4, THENCE N89°35'12"W ALONG THE SOUTH LINE OF THE SAID NE1/4NW1/4 FOR A DISTANCE OF 50.01', THENCE N00°30'53"W FOR A DISTANCE OF 203.03', THENCE N89°35'12"W FOR A DISTANCE OF 1264.23' TO A POINT ON THE WEST LINE OF THE SAID NE1/4NW1/4, THENCE N00°22'10"W ALONG THE SAID WEST LINE NE1/4NW1/4 FOR A DISTANCE OF 1109.10' TO A POINT BEING 45' SOUTHERLY OF THE NORTH LINE OF SAID SECTION 15, THENCE S89°50'38"W FOR A DISTANCE OF 1311.33', THENCE N89°59'16"W FOR A DISTANCE OF 822.51' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 285, THENCE N09°16'21"E ALONG SAID R.O.W. FOR A DISTANCE OF 39.67' TO HIGHWAY R.O.W. MONUMENT STA. 1748+74, THENCE N08°31'28"W ALONG SAID R.O.W. FOR A DISTANCE OF 5.92' TO A POINT ON THE NORTH LINE OF SAID SECTION 16, THENCE N89°59'16"E ALONG SAID SECTION LINE FOR A DISTANCE OF 817.03' TO THE NE CORNER OF SAID SECTION 16, THENCE S89°50'38"E ALONG THE NORTH LINE OF SAID SECTION 15 FOR A DISTANCE OF 1310.96' TO THE NE COR. OF THE NW1/4NW1/4 OF SAID SEC. 15, THENCE S89°37'34"E ALONG THE NORTH LINE OF THE NE1/4NW1/4 OF SAID SEC. 15 FOR A DISTANCE OF 1311.48' TO THE N1/4 COR. OF SAID SECTION 15, THE POINT OF BEGINNING. CONTAINING 37.26 AC., MORE OR LESS.

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