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Milena Kassel
Park County

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Re-recorded to correct misspelling of applicants' last name from Von Treeck to VAN TREECK".

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Clerk and Recorder
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2022-36**

A RESOLUTION APPROVING THE REZONING FROM AGRICULTURAL TO RESIDENTIAL OF PART OF THE NE ¼ OF SECTION 20, T7S R73W ADDRESSED AS 55120 HWY. 285, GRANT.

WHEREAS, the Applicants, Amber and Quinn Von Treeck, have applied to rezone the property mentioned above and more particularly 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 Applicants; 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 condition:

1. Prior to final inspection of the proposed garage, the applicant has received all necessary driveway permits from Park County and the Colorado Department of Transportation.

Moved, seconded, and passed this 4th day of October, 2022.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Richard Elsner, Chairperson

ATTEST:


County Clerk



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Exhibit A

A parcel of land being a part of the Northeast 1/4 of the Northeast 1/4 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:

Commencing at the Northeast 1/16th corner of said Section 20;
thence N89°42'51" E along the Southerly line of the Northeast 1/4 of the Northeast 1/4 of said Section 20 and along the Northerly line of the US Forest Service Property, a distance of 854.96 feet to a point;
thence N0°01'53" E along the Westerly line of the US Forest Service Property, a distance of 258.79 feet to the Point of Beginning;
thence S 89°28'19" W, a distance of 85.06 feet to a point;
thence N 42°23'21" W, a distance of 98.57 feet to a point;
thence N 17°12'13" W, a distance of 142.44 feet to a point;
thence N 66°00'04" W, a distance of 352.35 feet to a point;
on the Easterly line of a parcel of land described in Book 143 at Page 551 of the Park County Records;
thence N 12°41'09" E along said Easterly line, a distance of 110.00 feet to a point on the southerly R.O.W. line of US Hwy. 285;
thence along said Southerly R.O.W. line the following four (4) courses;
thence S 69°05'47" E, a distance of 372.74 feet to a point;
thence S 63°31'35" E, a distance of 150.25 feet to a point;
thence S 69°45'11" E, a distance of 350.41 feet to a point;
thence S 67°10'45" E, a distance of 9.30 feet to a point on the Northerly line of the US Forest Service Property;
thence along said Northerly line S 67°50'24" W, a distance of 354.87 feet to the Point of Beginning,

Yet, excepting and reserving unto the grantors, their heirs, successors and assigns, that certain non-exclusive easement for ingress and egress described in deed recorded February 17, 1999 at Reception No. 502595, which easement is an appurtenance to the land described therein.