

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023- 21 22**

A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL TO COMMERCIAL OF A PARCEL OF LAND LOCATED IN THE SW ¼ OF SECTION 1 AND THE NW ¼ OF SECTION 12, T7S, R72W, ADDRESSED AS 13849 WANDCREST PARK ROAD, BAILEY.

WHEREAS, the Applicant, CORE Electric Cooperative, has applied to rezone the property mentioned above, and more particularly described in the attached Exhibits A and B, from Residential 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 supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant; 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 Commercial is approved with no conditions.

Moved, seconded, and passed this 15 day of August, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Amy Mitchell, Chairperson

ATTEST:



County Clerk

Exhibit A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 781265, FILED IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

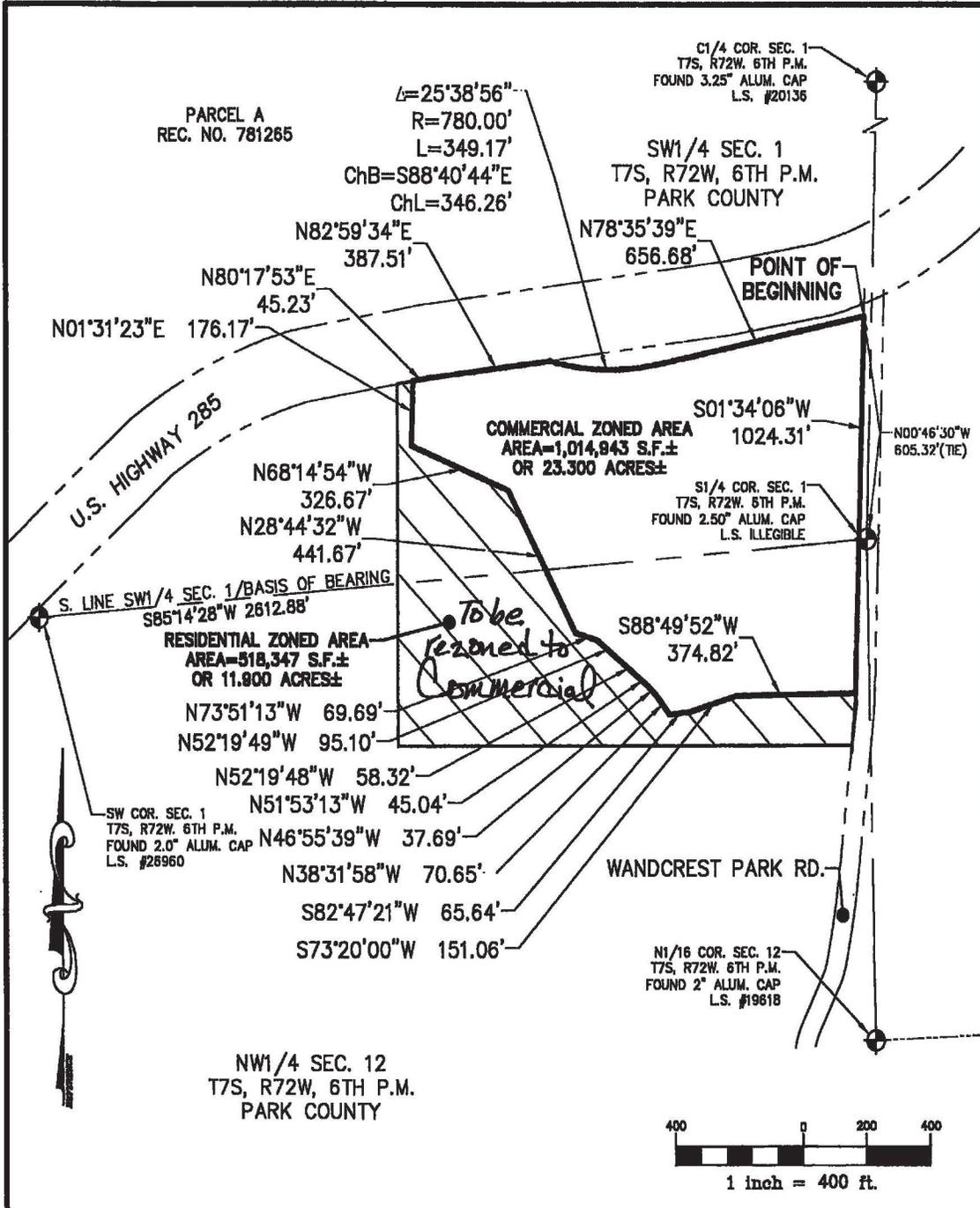
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1, ASSUMED TO BEAR S85°14'28"W A DISTANCE OF 2612.88 FEET FROM A 2.50" ALUMINUM CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 TO A 2.0" ALUMINUM CAP L.S. #26980 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1;

BEGINNING AT A POINT ON THE WESTERLY LINE OF A 60' ROAD DOCUMENT WITH RECEPTION NO. 87134750 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEARS N00°46'30"W A DISTANCE OF 605.32 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 1;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES: 1.) THENCE S01°34'06"W A DISTANCE OF 1024.31 FEET; 2.) THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 92.79 FEET, HAVING A RADIUS OF 1106.26 FEET, THROUGH A CENTRAL ANGLE OF 04°48'22" AND A CHORD WHICH BEARS S03°58'17"W A DISTANCE OF 92.77 FEET; 3.) THENCE S06°22'27"W A DISTANCE OF 50.21 FEET; THENCE S89°51'47"W A DISTANCE OF 1427.03 FEET; THENCE N00°08'13"W A DISTANCE OF 984.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 285; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES: 1.) N80°17'53"E A DISTANCE OF 96.29 FEET; 2.) THENCE N82°59'34"E A DISTANCE OF 387.51 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 349.17 FEET, HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 25°38'56" AND A CHORD WHICH BEARS S88°40'44"E A DISTANCE OF 346.26 FEET; THENCE N78°35'39"E A DISTANCE OF 656.88 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER OF SECTION 1 BEARS S72°25'39"W A DISTANCE OF 2722.75 FEET;

COUNTY OF PARK, STATE OF COLORADO LEGAL PREPARED APRIL 21, 2022 BY CHRISTOPHER P. JULIANA P.L.S. 31158, PRECISION SURVEY & MAPPING, 9025 E. KENYON AVENUE, STE 150, DENVER, CO 80237 (303)753-97998

EXHIBIT B



1.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO DEPICT THE ACCOMPANYING DESCRIPTION.
 2.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

<p>PRECISION SURVEY & MAPPING</p> <p>9025 E. Kenyon Ave., Suite 150, Denver, CO 80237 Tel:(303) 753-9789 Fax:(303) 753-4044</p>	DRN. BY: R.M.	FILE: R13508	<h1>ZONING</h1>
	CHKD. BY: C.P.J.	SHEET: 1 OF 1	
	DATE: 04/19/22	W/O #:	
	SCALE: 1" = 400'		