

RESOLUTION NO. R-013-115

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION REZONING A CERTAIN 33.2 ACRE PARCEL OF LAND LOCATED IN
DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL-ONE TO PLANNED
DEVELOPMENT

WHEREAS, Monte R. Losaw has requested rezoning of a certain parcel of land, Project File No. ZR2013-004, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Agricultural-One to Planned Development ("Rezoning"); and

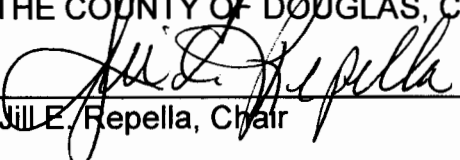
WHEREAS, the Planning Commission has reviewed and recommended approval of the Planned Development Rezoning at a public hearing on August 19, 2013; and

WHEREAS, the Board of County Commissioners has reviewed the Planned Development Rezoning at a properly noticed public hearing held on October 8, 2013, and determined that the Planned Development Rezoning is in substantial compliance with the approval criteria contained in Section 15 of the *Douglas County Zoning Resolution*; now therefore,

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the parcel of land described in **Exhibit A** is rezoned from Agricultural-One to Planned Development.

PASSED AND ADOPTED this 8th day of October 2013, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: 
JILLE Repella, Chair


ATTEST:
BY: 
Melissa Pelletier, Deputy Clerk



EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 26, WHICH IS 350.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE EAST ALONG THE NORTH LINE OF SECTION 26, 350.00 FEET TO THE NORTHEAST CORNER OF SECTION 26;

THENCE SOUTH ALONG THE EAST LINE OF SECTION 26 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER APPROXIMATELY 1867.82 FEET;

THENCE NORTHEASTERLY ALONG A LINE WHICH ABUTS A TRACT DESCRIBED IN INSTRUMENT RECORDED JULY 1, 1974 IN BOOK 264 AT PAGE 435 WHICH RUNS NORTH 28 DEGREES 49 MINUTES 27 SECONDS EAST FOR A DISTANCE OF APPROXIMATELY 1729.32 FEET TO A POINT WHICH IS 1025.00 FEET WEST AND 1225.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS EAST APPROXIMATELY 325.00 FEET TO A POINT WHICH IS 700.00 FEET WEST AND 1125.00 FEET SOUTH OF SAID NORTHEAST CORNER OF SECTION 26;

THENCE NORTH 16 DEGREES 56 MINUTES 26 SECONDS EAST APPROXIMATELY 1178.07 FEET TO THE POINT OF BEGINNING.

EXCEPT A STRIP OF LAND 100 FEET IN WIDTH, CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY BY DEED RECORDED APRIL 29, 1881 IN BOOK K AT PAGE 468, THE CENTERLINE OF SUCH STRIP OF LAND COMMENCING ON THE SOUTH LINE OF THE NORTHEAST QUARTER, SECTION 26 1504.48 FEET FROM THE EAST LINE OF THE NORTHEAST QUARTER, SECTION 26, WHICH RUNS APPROXIMATELY 2084.99 FEET MORE OR LESS ALONG THE SOUTHERN BOUNDARY OF SAID STRIP OF LAND NORTHEASTERLY THROUGH THE NORTHEAST QUARTER, SECTION 26 TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER, SECTION 26 WHICH IS 1509.93 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 26 WHICH STRIP OF LAND IS A PORTION OF THE HIGHLINE CANAL, COUNTY OF DOUGLAS, STATE OF COLORADO,

AND

EXCEPT THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 12, 2002 IN BOOK 2284 AT PAGE 219, COUNTY OF DOUGLAS, STATE OF COLORADO.