

RESOLUTION NO. R-015- 130

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

A RESOLUTION REZONING ONE PARCEL OF LAND, TOTALING 16.62 ACRES,
LOCATED IN DOUGLAS COUNTY, COLORADO
FROM AGRICULTURAL-ONE TO RURAL RESIDENTIAL

WHEREAS, Lavonne M. Zwegardt has requested rezoning on certain parcel of land, Project File No. ZR2015-018, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Agricultural-One to Rural Residential ("Rezoning"); and

WHEREAS, the Planning Commission reviewed and recommended approval of the Rezoning at a public hearing on October 19, 2015; and

WHEREAS, the Board of County Commissioners has reviewed the Rezoning at a properly noticed public hearing held on November 17, 2015, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 25 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 Rural Residential.

PASSED AND ADOPTED this 17 day of November 2015, in Castle Rock, Douglas County, Colorado.

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

BY: _____

Jill E. Repella, Chair

ATTEST: _____

BY: _____

Codie Brenner, Deputy Clerk



EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF PROPERTY BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 TO BEAR N90°00'00"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE ALSO BEING THE SOUTH LINE OF "PARCEL A" AS RECORDED UNDER RECEPTION NO. 19915261 IN THE DOUGLAS COUNTY RECORDS; THENCE N90°00'00"E ALONG SAID SOUTH LINE, A DISTANCE OF 825.00 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL A" AND THE POINT OF BEGINNING; THENCE N00°08'20"E, ALONG THE EAST LINE OF SAID "PARCEL A", A DISTANCE OF 528.00 FEET TO THE NORTHEAST CORNER OF SAID "PARCEL A"; THENCE N90°00'00"W, ALONG THE NORTH LINE OF SAID "PARCEL A" A DISTANCE OF 40.54 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF PROPERTY AS RECORDED UNDER RECEPTION NO. 2012021895 IN THE DOUGLAS COUNTY RECORDS; THENCE N00°08'20"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 313.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PONDEROSA DRIVE AS RECORDED AT BOOK 219 AT PAGE 556 IN THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (3), THREE COURSES:

- (1) S89°51'40"E, A DISTANCE OF 263.54 FEET TO A POINT OF CURVATURE;
- (2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 993.40 FEET, A CENTRAL ANGLE OF 30°45'00" FOR AN ARC LENGTH OF 533.15 FEET TO A POINT OF REVERSE CURVATURE;
- (3) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2084.20 FEET, A CENTRAL ANGLE OF 08°57'25" FOR AN ARC LENGTH OF 325.82 FEET TO THE NORTHWEST CORNER OF A PARCEL OF PROPERTY AS RECORDED UNDER RECEPTION NO. 2015015764 IN THE DOUGLAS COUNTY RECORDS; THENCE S21°55'56"W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 597.98 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE N90°00'00"W, ALONG SAID SOUTH LINE, A DISTANCE OF 800.78 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 16.62 ACRES MORE OR LESS,
COUNTY OF DOUGLAS, STATE OF COLORADO.