

RESOLUTION NO. R-016- 107

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

A RESOLUTION REZONING A PARCEL OF LAND, 257.42 ACRES IN SIZE, LOCATED
IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL-ONE TO LARGE RURAL
RESIDENTIAL

WHEREAS, 303 Investments, LLC has requested rezoning of a certain parcel of
land, Project File No. ZR2016-021, as more particularly described in **Exhibit A**, which is
attached hereto and incorporated herein, from Agricultural-One to Large Rural Residential
("Rezoning"); and

WHEREAS, the Planning Commission reviewed and recommended approval of the
Rezoning at a public hearing on September 19, 2016; and

WHEREAS, the Board of County Commissioners reviewed the Rezoning at a
properly noticed public hearing held on October 11, 2016, 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 Large Rural Residential.

PASSED AND ADOPTED this 11th day of October 2016, in Castle Rock, Douglas
County, Colorado.

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

BY: _____

Dave A. Weaver, Chair

ATTEST:

BY: _____

Meghan McCann, Clerk to the Board



EXHIBIT A

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 16, THENCE NORTH $89^{\circ}59'44''$ EAST ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 16 A DISTANCE OF 2669.30 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF SAID SECTION 16; THENCE SOUTH $00^{\circ}13'52''$ EAST ALONG THE EAST LINE OF THE EAST HALF OF SAID SECTION 16 A DISTANCE OF 5296.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HILLTOP ROAD; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY OF SAID HILLTOP ROAD THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTH $89^{\circ}42'14''$ WEST, A DISTANCE OF 1058.93 FEET;
 2. NORTH $66^{\circ}08'26''$ WEST, A DISTANCE OF 299.41 FEET;
 3. NORTH $36^{\circ}43'10''$ WEST, A DISTANCE OF 271.29 FEET;
 4. NORTH $35^{\circ}06'41''$ WEST, A DISTANCE OF 47.60 FEET;
 5. NORTH $31^{\circ}05'56''$ WEST, A DISTANCE OF 128.85 FEET;
 6. NORTH $26^{\circ}03'46''$ WEST, A DISTANCE OF 106.87 FEET;
 7. NORTH $19^{\circ}13'45''$ WEST, A DISTANCE OF 384.25 FEET;
 8. NORTH $04^{\circ}25'57''$ WEST, A DISTANCE OF 846.59 FEET;
 9. NORTH $01^{\circ}20'48''$ WEST, A DISTANCE OF 368.46 FEET;
 10. NORTH $18^{\circ}09'57''$ WEST, A DISTANCE OF 292.30 FEET;
 11. NORTH $17^{\circ}43'52''$ WEST, A DISTANCE OF 226.87 FEET TO A POINT OF CURVE;
 12. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1178.21 FEET, A CENTRAL ANGLE OF $23^{\circ}25'13''$ AND ARC LENGTH OF 481.61 FEET;
 13. NORTH $41^{\circ}09'05''$ WEST, A DISTANCE OF 198.03 FEET;
 14. NORTH $46^{\circ}38'07''$ WEST, A DISTANCE OF 211.99 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 431 AT PAGE 595; THENCE NORTH $00^{\circ}15'15''$ WEST, ALONG THE EASTERLY LINE OF SAID BOOK AND PAGE A DISTANCE OF 414.34 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 815 AT PAGE 507;
- THENCE SOUTH $89^{\circ}47'32''$ WEST ALONG THE NORTHERLY LINE OF SAID BOOK AND PAGE A DISTANCE OF 164.93 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 16; THENCE NORTH $00^{\circ}17'05''$ WEST ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 16 A DISTANCE OF 1512.72 FEET TO THE POINT OF BEGINNING, CONTAINING 257.42 ACRES MORE OR LESS.