

RESOLUTION NO. R-016- 108

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

A RESOLUTION REZONING A PARCEL OF LAND, 383.9 ACRES IN SIZE, LOCATED IN  
DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL-ONE TO PLANNED  
DEVELOPMENT

WHEREAS, Shea Homes, LP has requested rezoning of a certain parcel of land,  
Project File No. ZR2015-020, 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 reviewed and recommended approval of the  
Rezoning at a public hearing on September 12, 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 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 11<sup>th</sup> day of October 2016, in Castle Rock, Douglas  
County, Colorado.

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

BY: David A. Weaver

David A. Weaver, Chair

ATTEST:

BY: Meghan McCann

Meghan McCann, Clerk to the Board



EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, AND THAT PORTION OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 68 WEST 6TH PRINCIPAL MERIDIAN, AS SHOWN ON THE OFFICIAL GOVERNMENTAL PLATS THEREOF, ALL IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID SECTION 18 WITHIN THE CHATFIELD RESERVOIR SITE AS DESCRIBED IN DECLARATION OF TAKING RECORDED IN BOOK 203, PAGE 383, AND EXCEPT THE TRACT AS DESCRIBED IN THE DEED TO NORTHERN COLORADO IRRIGATION COMPANY RECORDED IN BOOK K, PAGE 404, DOUGLAS COUNTY RECORDS.

ALL OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID SECTION 13 WITHIN THE CHATFIELD RESERVOIR SITE AS DESCRIBED IN THE DECLARATION OF TAKING RECORDED APRIL 24, 1970 IN BOOK 203, PAGE 383, AND EXCEPT THAT TRACT AS DESCRIBED IN THE DEED TO NORTHERN COLORADO IRRIGATION COMPANY RECORDED IN BOOK N, PAGE 132 AND BOOK 3, PAGE 430, DOUGLAS COUNTY RECORDS.