

RESOLUTION NO. R-019-007

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

A RESOLUTION REZONING A PARCEL OF LAND, 37 ACRES IN SIZE, LOCATED IN  
DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL ONE TO RURAL  
RESIDENTIAL

*WHEREAS*, Michael T. and Amy M. Jagemann have requested rezoning of a certain parcel of land, Project File No. ZR2018-011, 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 December 17, 2018; and

*WHEREAS*, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on January 8, 2019 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 8<sup>th</sup> day of January 2019, in Castle Rock, Douglas County, Colorado.

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

BY: \_\_\_\_\_

*Lora L. Thomas*  
Lora L. Thomas, Chair

ATTEST:

BY: \_\_\_\_\_

*Emily Wren*  
Deputy Clerk to the Board

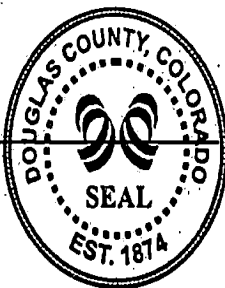


Exhibit A

PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST 1/4 TO BEAR S00°47'12"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S47°12"W ALONG SAID WEST LINE A DISTANCE OF 1912.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 86; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

1. S49°32'08"E A DISTANCE OF 85.02 FEET
2. S41°51'50"E A DISTANCE OF 115.11 FEET
3. S49°21'59"E A DISTANCE OF 435.58 FEET TO THE NORTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN BOOK 990 AT PAGE 1050 OF THE DOUGLAS COUNTY RECORDS;

THENCE N83°52'51"E ALONG THE NORTH LINE OF SAID BOOK AND PAGE A DISTANCE OF 405.20 FEET TO THE RIGHT-OF-WAY LINE OF FLINTWOOD ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FLINTWOOD ROAD THE FOLLOWING THIRTEEN (13) COURSES;

1. N06°07'52"W A DISTANCE OF 1173.25 FEET
2. N06°08'31"W A DISTANCE OF 70.00 FEET
3. N05°52'18"W A DISTANCE OF 180.00 FEET
4. N07°15'05"W A DISTANCE OF 161.43 FEET
5. N13°17'11"W A DISTANCE OF 68.27 FEET
6. N14°34'44"W A DISTANCE OF 124.73 FEET
7. N12°08'58"W A DISTANCE OF 104.72 FEET
8. N04°30'34"W A DISTANCE OF 96.48 FEET
9. N00°40'36"W A DISTANCE OF 109.49 FEET
10. N02°37'51"W A DISTANCE OF 87.38 FEET
11. N08°08'22"W A DISTANCE OF 54.68 FEET TO A POINT OF CURVE TO THE LEFT
12. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 189.36 FEET, AN ARC LENGTH OF 42.93 FEET AND A CENTRAL ANGLE OF 12°59'24".
13. N21°07'46"W A DISTANCE OF 41.28 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE N89°49'15"W ALONG SAID NORTH LINE A DISTANCE OF 561.65 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 AND THE POINT OF BEGINNING.

COUNTY OF DOUGLAS, STATE OF COLORADO.



# JAGEMANN REZONE A-1 TO RR

## IN SECTION 9, T8S, R65W, 6th P.M., DOUGLAS COUNTY, COLORADO

### 36.97 ACRES ZR2018-011

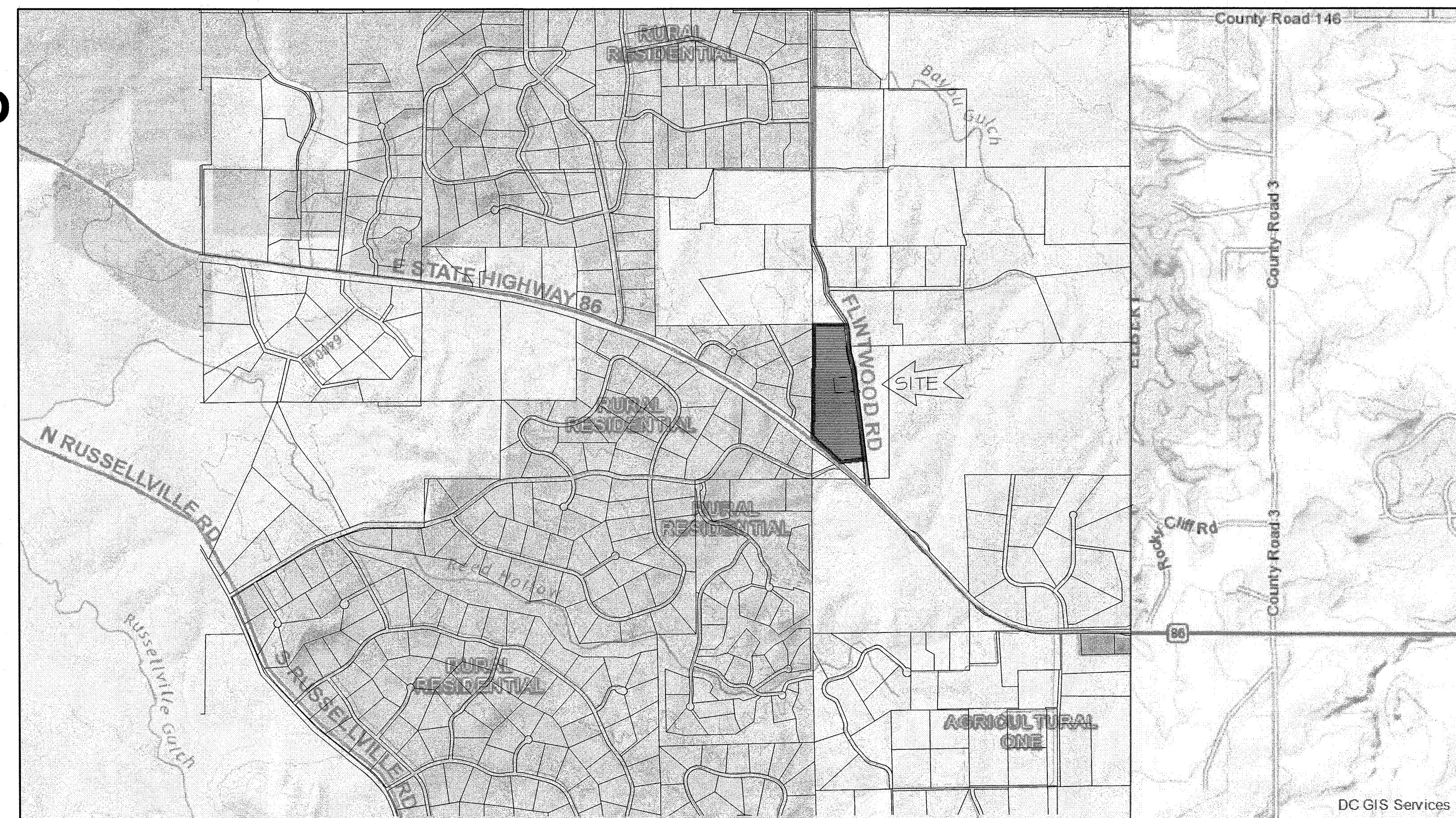
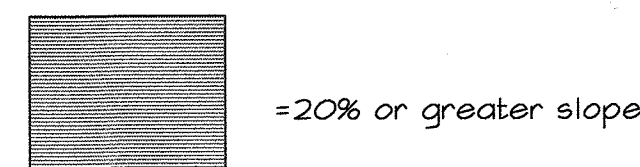
#### REZONING NOTES:

- |                             |   |                                       |   |
|-----------------------------|---|---------------------------------------|---|
| 1. PLAN SCALE:              | 1" = 100'                                       | 11. CONTOUR INTERVAL:                 | 10' U.S.G.S DATUM                                       |
| 2. THE LEGAL DESCRIPTION:   | As Shown  | 12. WATER COURSES:                    | A. NATURAL<br>B. MANMADE<br>None<br>None                |
| 3. VICINITY MAP:            | As shown hereon.                                | 13. RETENTION AREAS:                  | A. NATURAL<br>B. MANMADE<br>None<br>None                |
| 4. ZONING:                  | A. EXISTING<br>B. ABUTTING LAND                 | 14. STREAMS:                          | A. NATURAL<br>B. MANMADE<br>None<br>None                |
| 5. LAND USE:                | A. EXISTING<br>B. ABUTTING LAND                 | 15. LAKES:                            | A. NATURAL<br>B. MANMADE<br>None<br>None                |
| 6. PROPOSED ZONING          | RR-Residential                                  | 16. 100 YEAR FLOOD PLAIN:             | None Per FIRM Map<br>No. 08035C0335F<br>Dated 9-30-2005 |
| 7. EXISTING EASEMENTS:      | None  | 17. ADJACENT LAND OWNED BY APPLICANT: | None  |
| 8. EXISTING STRUCTURES:     | As shown  | 18. UNIQUE FEATURES:                  | Views, Topography                                       |
| 9. PUBLIC ACCESS:           | Flintwood Road                                  |                                       |   |
| 10. ADJACENT RIGHT-OF-WAYS: | A. NAME<br>B. SURFACE MATERIAL<br>C. DIMENSIONS |                                       |   |

**ENGINEER/SURVEYOR**  
DAVID E. ARCHER & ASSOCIATES, INC.  
105 WILCOX STREET  
CASTLE ROCK, COLORADO 80104  
(303)-688-4642

**NAME & ADDRESS OF APPLICANT**  
MIKE JAGEMANN  
753 FLINTWOOD ROAD  
FRANKTOWN, CO 80116

**NAME & ADDRESS OF OWNER**  
MIKE JAGEMANN  
753 FLINTWOOD ROAD  
FRANKTOWN, CO 80116



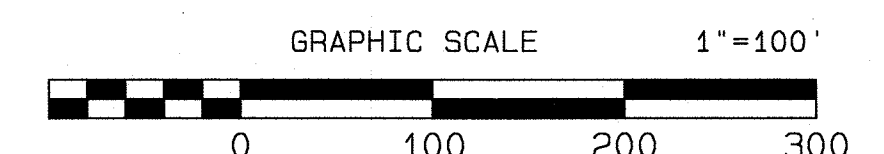
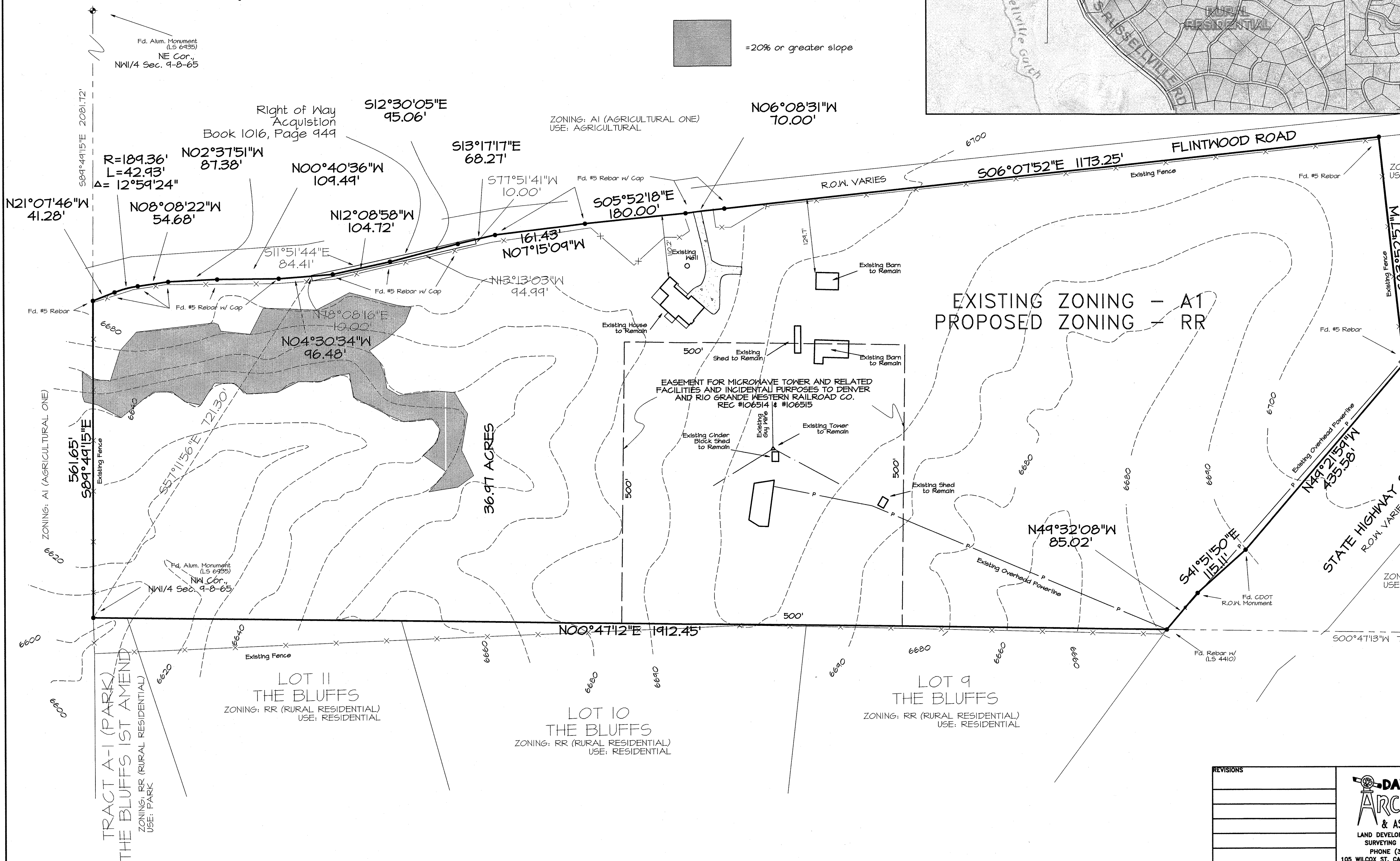
#### VICINITY MAP

#### PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST 1/4 TO BEAR S00°47'12"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°47'12"W ALONG SAID WEST LINE A DISTANCE OF 1912.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 86; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

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PROJECT NUMBER: ZR2018-011

REVISIONS	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=100' DATE 05-01-18 DRN. JKM APPD. JKM	TITLE JAGEMANN REZONE A-1 TO RR
			CLIENT MIKE JAGEMANN
			JOB NUMBER 14-0676
			Sheet 1 of 1