

RESOLUTION NO. R-020-053

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

A RESOLUTION REZONING A 2.18 ACRE PARCEL OF LAND IN THE NE1/4 SE1/4 OF SECTION 20, TOWNSHIP 6, RANGE 68 EAST OF THE 6<sup>TH</sup> PM, LOCATED IN DOUGLAS COUNTY, COLORADO FROM AGRICULTURAL ONE TO LIGHT INDUSTRIAL

*WHEREAS*, Ice House LLC has requested rezoning of a certain parcel of land, Project File No. ZR2019-009, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein, from Agricultural One to Light Industrial ("Rezoning"); and

*WHEREAS*, inclusion of the parcel in the Interim Water and Sanitation Overlay District is also requested; and

*WHEREAS*, the Planning Commission reviewed the Rezoning at a public hearing on November 18, 2019 and it advanced to the Board of County Commissioners with no recommendation; and

*WHEREAS*, the Board of County Commissioners reviewed the Rezoning at properly noticed public hearings held on April 28, 2020 and May 26, 2020, 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 Light Industrial, and

*BE IT FURTHER RESOLVED* by the Board of County Commissioners of the County of Douglas, State of Colorado that that the parcel of land described in **Exhibit A** is included in the Interim Water and Sanitation Overlay District.

*PASSED AND ADOPTED* this 26<sup>th</sup> day of May, 2020, in Castle Rock, Douglas County, Colorado.

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

BY: DocuSigned by:  
Roger A. Partridge  
\_\_\_\_\_  
Roger A. Partridge, Chair

ATTEST:  
BY: DocuSigned by:  
Kristin Randlett  
\_\_\_\_\_  
Clerk to the Board

DocuSigned by:  


**EXHIBIT A**

**A TRACT OR PARCEL OF LAND NO. 11R OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. STA 0852-082, IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;**

**THENCE NORTH 00 DEGREES 51 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1590.00 FEET TO THE TRUE POINT OF BEGINNING;**

**1. THENCE SOUTH 63 DEGREES 38 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.56 FEET;**

**2. THENCE NORTH 52 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 66.14 FEET;**

**3. THENCE NORTH 46 DEGREES 35 MINUTES 27 SECONDS WEST, A DISTANCE OF 265.11 FEET;**

**4. THENCE NORTH 32 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 99.12 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF COUNTRY PALACE SUBDIVISION;**

**5. THENCE NORTH 64 DEGREES 12 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 2, 1970 IN BOOK 209 AT PAGE 45, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO, A DISTANCE OF 383.94 FEET TO THE EAST LINE OF SAID SECTION;**

**6. THENCE SOUTH 00 DEGREES 51 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 446.15 FEET TO THE TRUE POINT OF BEGINNING.**

**BASIS OF BEARINGS: BEARINGS USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF NORTH 90 DEGREES 49 MINUTES 24 SECONDS WEST FROM SH 85 CM-MP 196.80 AND SH 85 CM-MP 197.00 AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY NETWORK (CHARN).**