

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: October 2, 2018	ITEM TIME: 10:30 am
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FROM:	Alan Goldich, Planning
TODAY'S DATE:	September 26, 2018
AGENDA TITLE:	Sears Zone Change Resolution; PL-18-142

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:

Requesting authorization for the Chair to sign the zone change resolution.

II. OPTIONS:

1. Approve
2. Deny
3. Table

III. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):

N/A

IV. BACKGROUND INFORMATION:

The application to re-zone this property from Mountain Residential Estate (MRE) to Agriculture/Forestry (A/F) was approved by the Board on July 24, 2018.

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. SUMMARY:

VIII. ATTACHMENTS:

- Resolution

1. The change of zone from Mountain Residential Estate to Agriculture/Forestry shall become effective upon signing of a resolution amending the official zoning map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Records Office.

J. Commissioner Hermacinski seconded; the motion carried 3-0.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Routt County, Colorado, that:

1. The Land described in Exhibit A is hereby rezoned from Mountain Residential Estate to Agriculture/Forestry. The Routt County Zoning Map is hereby amended to reflect such rezoning.
2. This approval is based upon the record presented at the public hearing and the findings made by the Routt County Planning Commission and Board of County Commissioners that the conditions as set forth in the Routt County Zoning Regulations and Routt County Master Plan have been shown to conclusively exist.

ADOPTED AND EFFECTIVE THIS _____ DAY OF _____, 2018, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF COLORADO.

ATTEST:

BY THE BOARD OF COUNTY
COMMISSIONERS

Kim Bonner, County Clerk

Douglas B. Monger, Chair

RESOLUTION VOTE:	Timothy V. Corrigan:	Yes	No	Abstain	Absent
	Douglas B. Monger:	Yes	No	Abstain	Absent
	Cari Hermacinski:	Yes	No	Abstain	Absent

Exhibit A

WARRANTY DEED

KATHRYN E. CRAWFORD, grantor, for the consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00), in hand paid, hereby sells and conveys to **JEFFREY SEARS and JOERN HOWIND, as Joint Tenants**, grantee, whose legal address is: 1143 Auraria Parkway # 305, Denver, CO, 80204, the following real property in the County of Routt, and State of Colorado:

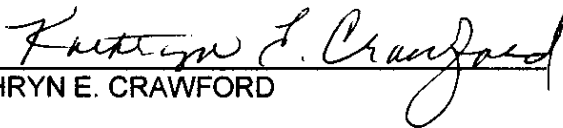
A parcel of land located in Sections 9-10, T5N-R85W, Routt County, Colorado, described on the attached legal description

also known by street and number as: 33895 County Rd. 43A, Steamboat Springs, Colorado.

assessor's schedule number: R6208670

with all its appurtenances, and warrants the title to the same, except and subject to: taxes for 2017; and reservations, restrictions, easements, and covenants of record or apparent.


Grantor has executed this deed to be effective as of the 30th day of August, 2017.


KATHRYN E. CRAWFORD

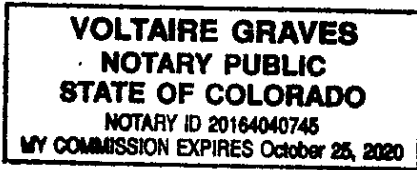
STATE OF COLORADO, COUNTY OF Denver) ss:

The foregoing deed was acknowledged before me this 29 day of August, 2017, by KATHRYN E. CRAWFORD.

Witness my hand and official seal.


Notary Public

My commission expires:
10-25-2020



Return to grantee

Legal Description

A parcel of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 5 North, Range 85 West of the 6th PM, Routt County, Colorado, described as follows:

BEGINNING at the East $\frac{1}{4}$ corner of Section 9:

thence S 89°13'53" E 1318.46 feet to the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10;

thence N 01°03'42" E 1318.70 feet to the NE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10:

thence N 89°23'53" W 1320.81 feet to the NW corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10;

thence N 89°05'13" W 1101.09 feet along the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9 to the NE corner of Lot 6 (green belt) as shown on the plat of Beaver Ridge Estates Filing #1, a subdivision filed by Plat with the Routt County Clerk and Recorder, appearing at File #8023;

thence along the northerly and easterly boundary lines of said Beaver Ridge Estates Filing #1 the following fourteen (14) calls:

1. thence S 01°03'57" W 273.83 feet to a point on a curve from which the radius point bears S 07°11'18" E 1411.38 feet;
2. thence along said curve to the right a distance of 108.92 feet, with a central angle of 04°25'18", and whose chord bears N 85°01'21" E 108.89 feet to a point of curvature from which the radius point bears S 02°46'00" E 2239.55 feet;
3. thence along said curve to the right a distance of 252.11 feet, with a central angle of 06°27'00", and whose chord bears S 89°32'30" E 251.98 feet to a point of curvature from which the radius point bears N 03°41'00" E 396.91 feet;
4. thence along said curve to the left a distance of 225.25 feet, with a central angle of 32°31'00", and whose chord bears N 77°25'30" E 222.25 feet;
5. thence N 61°10'00" E 93.58 feet;
6. thence S 28°50'00" E 60.00 feet;
7. thence S 28°50'00" E 101.27 feet to a point of curvature from which the radius point bears N 61°09'44" E 111.45 feet;
8. thence along said curve to the left a distance of 108.67 feet, with a central angle of 55°52'00", and whose chord bears S 56°46'16" E 104.42 feet to a point of curvature from which the radius point bears S 05°18'08" W 214.24 feet;
9. thence along said curve to the right a distance of 272.46 feet, with a central angle of 72°52'00", and whose chord bears S 48°15'52" E 254.47 feet;
10. thence S 11°50'00" E 156.00 feet;
11. thence S 78°10'00" W 60.00 feet;
12. thence S 11°50'00" E 90.00 feet to a point of curvature from which the radius point bears N 78°10'00" E 838.26 feet;
13. thence along said curve to the left a distance of 226.77 feet, with a central angle of 15°30'00", and whose chord bears S 19°35'00" E 226.08 feet;
14. thence S 36°28'07" W 399.23 feet to the SE corner of said Beaver Ridge Estates Filing #1 and to a point on the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9;

thence S 88°57'36" E 239.50 feet along said south line to the point of beginning.

Except the right-of-way for Routt County Road 43A as described by deed recorded in Book 159 at Page 124, Routt County records.

Bearings based upon the east line of the NE $\frac{1}{4}$ of Section 9 being N 00°57'36" E - said line being monumented with the standard glo brass cap found for the E $\frac{1}{4}$ corner and the NE corner Section 9.