RESOLUTION NO. R-025-____

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

A RESOLUTION REZONING A PARCEL OF LAND, TOTALING 17.87 ACRES, LOCATED IN DOUGLAS COUNTY, COLORADO, FROM AGRICULTURAL ONE TO OPEN SPACE CONSERVATION

WHEREAS, Lee Anne Davis and Andrew Frederick Clark as owners of Parcel 277330200002, have requested rezoning of a parcel of land (Project File No. DR2025-001) more particularly described in **Exhibit A,** which is attached hereto and incorporated herein, from Agricultural One to Open Space Conservation (the "Rezoning"); and

WHEREAS, the Planning Commission reviewed and recommended _____ of the Rezoning at a public hearing on June 2, 2025; and

WHEREAS, the Board of County Commissioners reviewed the Rezoning at a properly noticed public hearing held on June 10, 2025, and determined that the Rezoning is in substantial compliance with the approval criteria contained in Section 1 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 Rezoning is hereby approved.

PASSED AND ADOPTED this 10th day of June 2025, in Castle Rock, Douglas County, Colorado.

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

BY: _____
Abe Laydon, Chair

ATTEST:

BY: _____
Hayley Hall, Clerk to the Board

Exhibit A

A tract of land located in the North half of Section 30, Township 10 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, more particularly described as follows:

Bearings are based on a portion of the north line of the Northeast Quarter of Section 30, Township 10 South, Range 66 West of the 6th Principal Meridian, monumented on the east end with a found 1" aluminum pipe with properly marked 2-1/2" aluminum cap, LS 6935, flush with grade, and on the easterly end with a found No. 5 rebar with appropriately marked 2-1/2" aluminum cap, LS 6935, found flush with grade, and is assumed to bear S89°12'01"W, a measured distance of 1,318.93 feet.

Commencing at the Northeast Quarter of Section 30, Township 10 South, Range 66 West of the 6th Principal Meridian, being a found 1" aluminum pipe with properly marked 2-1/2" aluminum cap, LS 6935, flush with grade; thence S89°12'01"W 1,318.93 feet to the East 1/16 of Section 30, Township 10 South, Range 66 West of the 6th Principal Meridian, being a found No. 5 rebar with appropriately marked 2-1/2" aluminum cap, flush with grade; thence S89°12'01"W, 432.10 feet to a Number 5 rebar with 1-1/4" plastic cap, PLS 38759; thence S 89°39'52" W, a distance of 746.00 feet to a 3/4" iron pipe, 0.2' above grade; thence N 86°44'26" E, a distance of 70.38 feet to a Number 5 rebar with 1-1/4" plastic cap, PLS 38759, being both the point of beginning of Parcel A, per quit claim deed by Reception Number 2024024661, also as shown by Certified Land Survey Plat of Cross Mountain Estates per Plat Deposit Number 10006273, also being the **point of beginning** of the hereinafter described lands:

Thence S 86°44'26" W, a distance of 70.38 feet to the North quarter of Section 30, Township 10 South, Range 66 West of the 6th Principal Meridian, being a found 1" aluminum pipe with properly marked 2-1/2" aluminum cap, LS 6935, 0.6' above grade; thence N 89°45'20" W, a distance of 277.02 feet to a 3/4" iron pipe, 0.2' above grade; thence S 89°03'01" W, a distance of 406.56 feet to a 3/4" iron pipe, 0.2' above grade; thence S00°49'31"E 1,045.28' to a point; thence S88°59'20"E 720.00' feet to a point on easterly line of Parcel A, per quit claim deed by Reception Number 2024024661, coincident with westerly line of Parcel B, per quit claim deed by Reception No. 2024024661, both parcels also shown by Certified Land Survey Plat of Cross Mountain Estates per Plat Deposit Number 10006273; thence N 01°00'40" E, along Previously mentioned easterly line of Parcel A, per quit claim deed by Reception Number 2024024661, being coincident with westerly line of Parcel B per quit claim deed by reception no. 2024024661, a distance of 1,067.61 feet to a Number 5 rebar with 1-1/4" plastic cap, PLS 38759, flush with grade, to **the point of beginning.**

Said lands having an area of 778,328 square feet, 17.87 acres, more or less