

STATE OF COLORADO }
 } ss
COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 13th day of November, 2019, there were present:

Christopher Richardson	Chair
Grant Thayer	Vice Chair
Rick Pettit	Commissioner
Amanda Moore	Deputy Clerk to the Board

When the following proceedings, among others were had and done, to wit:

**APPROVE
RESOLUTION 19-59**

RZ-19-0112 COUNTY INITIATED REZONE OF 44476 COUNTRY ROAD 29. A REQUEST TO REZONE A 5.96 ACRE PROPERTY FROM AGRICULTURE (A) TO RESIDENTIAL AGRICULTURE-ONE (RA-1) FOR A PARCEL OF LAND LOCATED AT 44476 COUNTY ROAD 29, ELIZABETH.

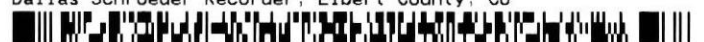
WHEREAS, pursuant to Article III.D of the Elbert County Zoning Regulations the Elbert County Board of County Commissioners directed Community & Development Services to begin the process for a County Initiated Rezone of a 5.96 acre parcel from Agriculture (A) to Residential Agriculture-One (RA-1) for a parcel of land located at 44476 County Road 29, Elizabeth; and

WHEREAS, the property is located in Section 23, Township 6 South, Range 64 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this application; and
4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on November 5, 2019, the Planning Commission held a public hearing on this application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited.



On a vote of 6 to 0 the Planning Commission forwarded their recommendations to the Board of County Commissioners for their consideration; and


WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

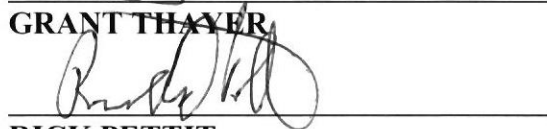
BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **RZ-19-0112 COUNTY INITIATED REZONE OF 4476 COUNTY ROAD 29** with conditions of approval to include:

1. The rezone request will not become effective until all conditions of approval are met, and
2. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:


CHRISTOPHER RICHARDSON


GRANT THAYER


RICK PETTIT

ATTEST: AMANDA MOORE
DEPUTY COUNTY CLERK

BY: 
Deputy Clerk to the Board



BOOK: 521 PAGE: 609
 DOC #: 1995L 332342 **
 REC DATE: 06/30/1995 REC TIME: 01:40
 ELBERT COUNTY, CO, JACKIE L. ZION - COUNTY CLERK

QUIT CLAIM DEED

THIS DEED, Made this 14 day of APRIL . 19 95.
 between PATRICIA J. BOYD

of the County of ELBERT and State of Colorado, grantor(s), and PATRICIA J. BOYD AND THOMAS A. BOYD

whose legal address is 44502 CO RD 29, ELIZABETH, CO 80107

of the County of ELBERT and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s) for and in consideration of the sum of *****(\$10.00)*** TEN AND 00/100THS***** DOLLARS the receipt and sufficiency of which is hereby acknowledged, ha realized, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the grantee(s), heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) ha in and to the real property, together with improvements, if any, situate, lying and being in the County of ELBERT and State of Colorado, described as follows:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 6& WEST OF THE 6TH P.M., EXCEPT THAT PORTION DESCRIBED IN EXHIBIT A ATTACHED, COUNTY OF ELBERT, STATE OF COLORADO

CORRECTION DEED TO CORRECT LEGAL DESCRIPTION

also known by street and number as: 44502 CO RD 29; ELIZABETH, COLORADO 80107

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges therunto belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha executed this deed on the date set forth above.

NOT ORIGINAL

Patricia J. Boyd
 PATRICIA J. BOYD SIGNATURE
 JUL 19 1995

STATE OF COLORADO,

County of ELBERT

The foregoing instrument was acknowledged before me this 14 day of APRIL . 19 95, by PATRICIA J. BOYD

My commission expires 8/1/99 . 19 . Witness my hand and official seal.

CINDY OLSON
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 7-1-00

*If in Denver, insert "City and."

Cindy Olson
 NOT ORIGINAL
 SIGNATURE
 JUL 19 1995

