

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.

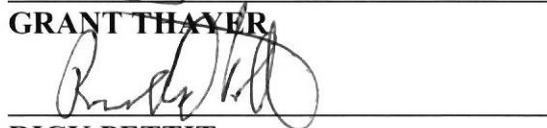
BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **RZ-19-0112 COUNTY INITIATED REZONE OF 4476 COUNTY ROAD 29** with conditions of approval to include:

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 thereunto belonging or in anywise thereunto 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."

NOT ORIGINAL

SIGNATURE

JUL 19 1995



existing road system.

(f) Whether the proposed rezoning will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of Elbert County.

Staff Comment: The lot and house have existed since 1995, so it is not anticipated that this correction in zoning will create any detrimental impacts to the health, safety, welfare of Elbert County.

REZONE FINDINGS & RECOMMENDATION

Staff recommends that the Planning Commission find that:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
2. The proposal meets all 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 proposal is compatible with existing and allowable land uses in the surrounding area; and
5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

AND

Because this application has met the criteria set forth in the Elbert County Regulations and as we understand it that there are no objections from other governing bodies, the recommendation of Community & Development Services is that the Planning Commission recommend **APPROVAL** of 44476 County Road 29 RZ-19-0112 for a County Initiated Rezone of a 5.96 acre parcel located at 44476 County Road 29, Elizabeth from Agriculture (A) to Residential Agriculture-One (RA-1).

590436 B: 799 P: 135 RES
11/13/2019 04:25:54 PM Page: 6 of 10 R 0.00 D
Dallas Schroeder Recorder, Elbert County, Co

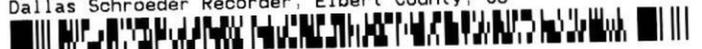


EXHIBIT A

Commissioner Exhibit A
Page 2 of 2

PROPERTY DESCRIPTION:

A tract of land situated in the North ½ of the Southwest ¼ of Section 23, Township 6 South, Range 64 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of said North ½ of the Southwest ¼ and considering the West line of said North ½ of the Southwest ¼ to bear N 00°00'15"E with all bearings contained herein relative thereto;

Thence N 00°00'15"E along said West line a distance of 474.19 feet;

Thence N 89°10'32"E a distance of 547.27 feet;

Thence S 00°00'15"W a distance of 474.19 feet to the South line of said North ½ of the Southwest ¼;

Thence S 89°10'32"W along said South line a distance of 547.27 feet to the point of beginning: **COUNTY OF ELBERT, STATE OF COLORADO**

STALO 2028562477
D.F. 10. -

WARRANTY DEED

THIS DEED, Made this 9th day of May, 19 97,
between Kimberly Ann DeAngelo Boyd

STATE DOCUMENTARY FEE
Date MAY 19 1997
\$ 10.00

of the County of Elbert and State of Colorado
grantor, and Timothy P. Baum

whose legal address is 44476 County Road 29, Elizabeth, Colorado 80107

of the County of Elbert and State of Colorado, grantee:
WITNESSETH, That the grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND AND
NO/100-----

-----DOLLARS, (\$100,000.00),
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with
improvements, if any, situate, lying and being in the County of Elbert and State of Colorado,
described as follows:

A tract of land situated in the North 1/2 of the Southwest 1/4 of Section 23,
Township 6 South, Range 64 West of the 6th Principal Meridian, Elbert County,
Colorado, more particularly described as follows:

Beginning at the Southwest corner of said North 1/2 of the Southwest 1/4 and
considering the West line of said North 1/2 of the Southwest 1/4 to bear N
00°00'15" E with all bearings contained herein relative thereto;
Thence N 00°00'15" E along said West line a distance of 474.19 feet;
Thence N 89°10'32" E a distance of 547.27 feet;
Thence S 00°00'15" W a distance of 474.19 feet to the South line of said
North 1/2 of the Southwest 1/4;
Thence S 89°10'32" W along said South line a distance of 547.27 feet to the
point of beginning,
County of Elbert, State of Colorado

also known by street and number as 44476 County Road 29, Elizabeth, Colorado 80107

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest,
claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the
hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his
heirs and assigns forever. And the grantor, for himself, his heir and personal representatives, does covenant, grant, bargain and
agree to and with the grantee, his heirs and assigns, that at the time of the encasing and delivery of these presents, he is well
seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in
fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form
as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due
or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any, .

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Kimberly Ann DeAngelo Boyd
Kimberly Ann DeAngelo Boyd

STATE OF COLORADO)
COUNTY OF ELBERT) ss.

The foregoing instrument was acknowledged before me this 9th day of May, 19 97, by
Kimberly Ann DeAngelo Boyd

My Commission expires: April 19, 2001

Witness my hand and official seal.

Annette Gray
Notary Public
Annette Gray



QUIT CLAIM DEED

THIS DEED, Made this 1st day of March, 2003, between

TIMOTHY P. BAUM

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

TIMOTHY P. BAUM AND KIMBERLY ANN BAUM as joint tenants not tenants in common

whose legal address is 44476 COUNTY 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 TEN & no/100

STATE DOCUMENTARY FEE

Date MAR 04 2003

ET

----- DOLLARS, (\$ 10.00)

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has 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:

A tract of land situated in the North 1/2 of the Southwest 1/4 of Section 23, Township 6 South, Range 64 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of said North 1/2 of the Southwest 1/4 and considering the West line of said North 1/2 of the Southwest 1/4 to bear N 00°00'15" E with all bearings contained herein relative thereto;
Thence N 00°00'15" E along said West line a distance of 474.19 feet;
Thence N 89°10'32" E a distance of 547.27 feet;
Thence S 00°00'15" W a distance of 474.19 feet to the South line of said North 1/2 of the Southwest 1/4;
Thence S 89°10'32" W along said South line a distance of 547.27 feet to the point of beginning,
County of Elbert, State of Colorado.

5.9575 ACRE

also known by street and number as

44476 COUNTY RD 29

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto 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), his heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Timothy P. Baum
TIMOTHY P. BAUM

BETH MILLER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 6/5/2005

STATE OF COLORADO

COUNTY OF ELBERT

The foregoing instrument was acknowledged before me this

TIMOTHY P. BAUM

day of 3/3/03, by

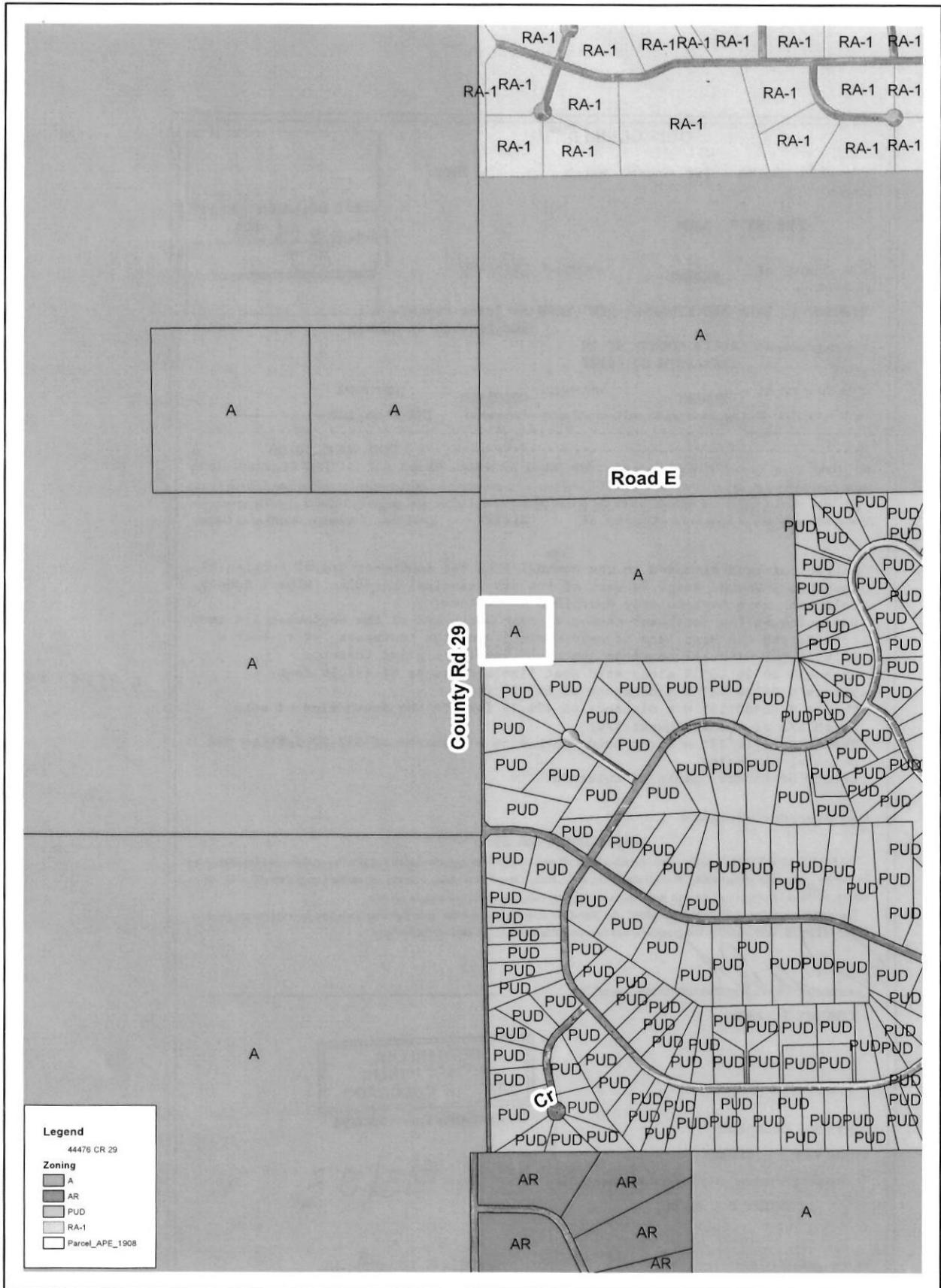
My Commission expires:

Witness my hand and official seal.

Beth Miller
Notary Public



Zoning Map



0 0.125 0.25 0.5 Miles

