

RESOLUTION APPROVING APPLICATION IN CASE # RCU2024-00014; 3800 WEST 64TH AVENUE REZONING

WHEREAS, this case involved a request for the rezoning of 1.4 acres from Residential-1-C (R-1-C) to Residential-2 (R-2) on the following described Property:

LOCATION: 3800 West 64th Avenue | Parcel Number: 0182507100011

LEGAL DESCRIPTION: SECT,TWN,RNG:7-3-68 DESC: BEG AT NE COR W2 NE4 SEC 7 TH S 40 RODS TH W 100 FT TH N 40 RODS TH E 100 FT TO BEG EXC RD 1/439A

WHEREAS, the Adams County Planning Commission held a public hearing on the application on the 24th day of October, 2024, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, substantial testimony was presented by members of the public and the applicant; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 21st day of January, 2025; and

WHEREAS, substantial testimony was presented by members of the public and the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing, the application in this case is hereby APPROVED based upon the following findings-of-fact:

Findings-of-Fact:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Notes to the Applicant:

1. Approval of the rezone request is not an approval of the conceptual site plan.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.