

RESOLUTION NO. ___, SERIES OF 2025

**RESOLUTION ZONE CHANGE
DEPARTMENT OF PLANNING AND ZONING
FILE # 25-001 KEWISH**

BE IT RESOLVED by the Fremont County Board of County Commissioners (hereafter “Board”):

THAT WHEREAS, Allan Doran, (hereafter “Applicant”) has made application for an amendment of the zoning map of Fremont County to change from the RESIDENTIAL THREE ZONE DISTRICT TO THE RESIDENTIAL TWO ZONE DISTRICT for certain described real property owned by Ralph W. Kewish, Jr. and Joann C. Kewish; and

WHEREAS, pursuant to the Fremont County Zoning Resolution previously adopted; the Planning Commission of Fremont County reviewed the application at its August 5, 2025 regular meeting and recommended the APPROVAL of such application; and

WHEREAS, a notice containing the specific request, proposed use, date, time, and location of the public hearing, telephone number of the Fremont County Department of Planning and Zoning (hereafter “Department”), and a site plan and vicinity map were mailed fourteen (14) days prior to the public hearing, by certified mail, return receipt to the Department, to all property owners within five-hundred (500) feet of the boundaries of the subject parcel; and to the appropriate reviewing agencies; and

WHEREAS, a notice containing the specific request, proposed use, date, time, and location of the public hearing, and telephone number of the Department where additional information may be obtained, was posted on the property fourteen (14) days prior to the public hearing; and

WHEREAS, a notice of the public hearing was published by the Department in a newspaper of general circulation in Fremont County fourteen (14) days prior to the public hearing, and which contained the specific request, time and place of the public hearing, and an explanation of the proposed use and its location; and

WHEREAS, the Board held a public hearing concerning said application on September 23, 2025, at which time comments and evidence were considered, including all materials contained as part of the application and which were in the Department's file concerning the application.

NOW THEREFORE, BE IT RESOLVED by the Board that:

The Board makes the following findings and justification with respect to the application for zone change:

- a. Per FCZR section 4.02 a zone change was required to complete a Minor Subdivision.
- b. The proposed zone change will be compatible with the Comprehensive or Master Plan for the area.

NOW THEREFORE, BE IT RESOLVED that the above and foregoing application and request for change be and is hereby approved; that the zoning classification of the hereinafter described real property is changed from the RESIDENTIAL THREE ZONE DISTRICT TO THE RESIDENTIAL TWO ZONE DISTRICT and that the zoning map of Fremont County be and is hereby amended to show and record such change of classification and that the legal description of the real property so affected is described as follows:

SEC 17/20-48-11 TR-117 A TR OF LAND LOC IN THE SE4SW4 OF SEC 17, AND IN N2NW4 OF SEC 20-48-11, BEING MORE PARTICULARLY DESC AS FOLL: BEG AT THE 4 COR (B.L.M. BRASS CAP MONUMENT) COMMON TO SECS 17 & 20; TH N00-59-00W ALG THE E BNDRY OF SE4SW4 OF SEC 17, A DIST OF 1121.31 FT; TH S39-51-33W 1472.94 FT TO SEC LN COMMON TO SECS 17 AND 20; TH S30-18-26W 612 FT M/L TO CTR THREAD OF THE ARKANSAS RIVER; TH SELY ALG THE CTR THREAD OF SD RIVER TO THE S BNDRY OF THE NE4NW4 OF SD SEC 20; TH N89-32-34E ALG SD S BNDRY 659 FT M/L TO THE SE COR OF THE SD N2NW4; TH N00-14-06 E 1296.88 FT TO THE POB. CONT A GROSS AREA OF 41 AC M/L. EXC THEREFROM THE R/W FOR THE D&RGW RR RUNNING THRU THE ABOVE DESC TRACT, SD R/W CONT 5.27 A M/L. ALSO EXC THEREFROM THE R/W FOR FREMONT COUNTY RD NO. 45 RUNNING THRU THE ABOVE DESC TR THAT IS NOT LOC WITHIN THE R/W OF THE D&RGW RR, CONT 0.25 A M/L. RESULTING IN A NET TRACT AREA EXC THEREFROM ANY OTHER R/W OR EASEMENT OF REC EXISTING
REF FROM 780-02-810

And commonly known as 360 Granite Hills Road, Cotopaxi, Colorado 81223.

Commissioner _____ moved for adoption of the foregoing Resolution, seconded by
Commissioner _____ and approved by roll call vote as follows:

Commissioner Bell: Aye Nay Abstain Absent

Commissioner McFall: Aye Nay Abstain Absent

Commissioner Grantham: Aye Nay Abstain Absent

The above and foregoing Resolution is declared to be duly adopted.

Date: October 14, 2025, *nunc pro tunc* September 23, 2025

BOARD OF COUNTY COMMISSIONERS
OF FREMONT COUNTY

ATTEST:

By: _____
Chairman

By: _____
Clerk to the Board