

**RESOLUTION NO.24, SERIES OF 2021**

**RESOLUTION ZONE CHANGE  
DEPARTMENT OF PLANNING AND ZONING  
FILE # 21-001 SELF**

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

THAT WHEREAS, Dale Self, (hereafter "applicant") has made application for an amendment of the zoning map of Fremont County to change from the ZONE CHANGE FROM THE AGRICULTURAL LIVING DISTRICT TO THE AGRICULTURAL SUBURBAN ZONE DISTRICT for certain described real property owned by Dale L. Self and Myrna C. Self;

AND WHEREAS, pursuant to the Fremont County Zoning Resolution previously adopted; the Planning Commission of Fremont County reviewed the application at its March 02, 2021 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.

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 May 11, 2021 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; and

NOW THEREFORE, BE IT RESOLVED by the Board that:

The Board did make the following findings with respect to the application for Zone Change as follows:

1. A statement of justification for the rezoning, including at least one (1) of the following conditions
  - a. The property was not properly zoned when existing zoning was imposed.
  - b. Additional land is needed in the proposed zone district.
  - c. There has been a material change in the neighborhood which justifies the requested zone change.
  - d. The proposed zone change will be in conformance to 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 ZONE CHANGE FROM THE AGRICULTURAL LIVING DISTRICT TO THE AGRICULTURAL SUBURBAN 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:

Subd: M & B OR UNKNOWN TR-644 SEC 12-19-70 A TR OF LAND IN THE NW4SE4 AND NE4SW4 OF SEC 12-19-70, DESC AS FOLL: BEG AT THE C TR OF SD SEC 12 AND RUNNING TH N89-50-00E 812 FT; TH S3 6-35-00E 315 FT; TH S36-05-00W 78 FT; TH S51-35 -00E 248 FT; TH S35-22-00W 640 FT TO THE N BNDRY OF HW Y; TH N48-35-00W 1039.78 FT ALG SD HWY TO THE W LN OF SD 40 AC TR; N ON CTR SEC LN 301 FT TO POB. ALSO, THAT PT OF NE4SW4 LYING NELY OF HWY 115

The Real Property is commonly known as 3600 Telck Road, Canon City, CO 81212.

Commissioner Bell moved adoption of the foregoing Resolution, seconded by Commissioner Grantham 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

Date: 5/11/2021

BOARD OF COUNTY COMMISSIONERS  
OF FREMONT COUNTY

ATTEST:

By: *Dwayne McFall*  
Chairman

By: *[Signature]*  
Clerk to the Board

