

**BOARD OF COUNTY COMMISSIONERS  
ARCHULETA COUNTY, COLORADO  
RESOLUTION NO. 2019-\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS AMENDING THE  
ZONING MAP OF ARCHULETA COUNTY**

**WHEREAS**, the Board of County Commissioners has authority pursuant to C.R.S. §30-28-101, *et. seq.*, and in particular, C.R.S. §§30-28-112, 30-28-113, 30-28-115 and 30-28-116, to amend the Official Zoning Map of Archuleta County; and

**WHEREAS**, Ronald Beckman and Philip Culver, applied to rezone approximately 11.5 acres northeast of County Rd 146 (Turkey Springs Rd), Pagosa Springs, which was created by Resolution 2000-55 (Tract I) and a small remainder (Tract II) in S3 T34N R3W, NMPM, as described in Exhibit A (case file PLN19-045); and

**WHEREAS**, the property to be rezoned is currently zoned Agricultural/Ranching (AR) to be rezoned to Commercial (C), to Agricultural Estates (AE) to match adjacent property in Aspen Springs Subdivision No. 2; and

**WHEREAS**, Ronald & Bernice Beckman, and Philip Culver on behalf of the Phillip F. Culver Revocable Trust, have also applied for concurrent Final Plat review of the Aspen Springs Subdivision No. 2 Amendment 2019-01 re-plat, covering the area to be rezoned and adjacent lots 1, 2, 3, 4, 5, and 25X (PLN19-046); and

**WHEREAS**, the Archuleta County Planning Commission conducted a public hearing on February 27, 2019, and recommended approval of the request in accordance with Section 3.1.7 of the Archuleta County Land Use Regulations; and

**WHEREAS**, the Board of County Commissioners conducted a public hearing on the request to Amend the Official Zoning Map on March 19, 2019; and

**WHEREAS**, public notice of the hearing was given by publication in a newspaper of general circulation in the County at least fourteen (14) days prior to the public hearing, as required by C.R.S. §30-28-116; and

**WHEREAS**, at the public hearing testimony was taken from all persons appearing and wishing to give testimony; and

**WHEREAS**, the Board of County Commissioners has taken into consideration the recommendations of the Archuleta Planning Commission and the public testimony; and

**WHEREAS**, the Board of County Commissioners finds that amending the Official Zoning Map is in the best interest of the County and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:**

**Section 1. Findings.**

The Board of County Commissioners find that:

- a. The application meets the review criteria for rezoning in Section 3.1.7.3 of the *Archuleta County Land Use Regulations*, and

**Section 2. Conditions.**

The Board approves the **Beckman-Culver Zone Map Amendment**, from Agricultural/Ranching (AR) to Agricultural Estates (AE), with the following condition recommended by the Planning Commission:

1. The Official Zoning Map shall be amended and filed with the County Clerk and Recorder.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2019, in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF ARCHULETA COUNTY, COLORADO

\_\_\_\_\_  
Ron Maez, Chairman

ATTEST:

\_\_\_\_\_  
Clerk and Recorder

*Return Copy to Planning*

## Exhibit A

### Legal Descriptions:

#### TRACT 1

A tract of land located in a portion of the SE1/4SE1/4 of Section 3, Township 34 North, Range 3 West, New Mexico Principal Meridian, in Archuleta County, Colorado. Being Described as follows:

Beginning as the S1/16 Corner common to Sections 2 and 3, Township 34 North, Range 3 West;

Thence South 00° 07' 00" West, 1019.71 feet along the East line of said SE1/4SE1/4 to the Northerly right of way of Forest Service Road 629 (A.K.A. Turkey Springs Road) as shown on the Right of Way Plat prepared by Stephen L. Ehlers, P.L.S. 20133;

“ along the arc of a curve to the right with a delta angle of 25° 29' 31" and a radius of 358.12 feet for a distance of 159.33 feet, the long cord of which bears North 47° 46' 31" West, 158.02 feet along the Northerly right of way of said Forest Service Road 629;

“ North 35° 01' 46" West, 130.74 feet along the Northerly right of way of said Forest Service Road 629;

“ along the arc of a curve to the left with a delta angle of 14° 35' 05" and a radius of 1116.21 feet for a distance of 284.13 feet, the long cord of which bears North 43° 13' 35" West, 283.37 feet along the Northerly right of way of said Forest Service Road 629;

“ North 50° 31' 12" West, 111.70 feet along the Northerly right of way of said Forest Service Road 629;

“ along the arc of a curve to the right with a delta angle of 24° 20' 47" and a radius of 622.09 feet for a distance of 266.34 feet, the long chord of which bears North 38° 45' 43" West, 262.36 feet along the Northerly right of way of said Forest Service Road 629;

“ North 26° 35' 19" West, 359.06 feet along the Northerly right of way of said Forest Service Road 629 to the North line of said SE1/4SE1/4;

“ North 89° 45' 49" East, 799.40 feet along the North line of said SE1/4SE1/4 to the point of beginning.

And

#### TRACT 2

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 3, Township 34 North (North of the Ute Line), Range 3 West, New Mexico Principal Meridian, Archuleta County, Colorado. Being more particularly described as follows, to-wit:

Beginning at the intersection of the South line of the NE1/4SE1/4 of Section 3 with the west line of Lot 6 of Block 17 of Aspen Springs Subdivision No. 2, monumented with a 1/2" rebar with cap PLS 23894, whence the Southeast corner of the NE1/4SE1/4 of Section 3, monumented with a 2 1/2" iron pipe with cap PLS 20691, bears S 88°19'17" E, 113.66 feet distant;

Thence N 88°19'17" W, 646.31 feet along the South line of the NE1/4SE1/4 of Section 3 to its intersection with the southerly projection of the Westerly line of Lot 25 of Block 17 of Aspen Springs Subdivision No. 2;

Thence N 37°31'59" W, 34.07 feet along the southerly projection of the Westerly line of Lot 25 of Block 17 of Aspen Springs Subdivision No. 2 to the Southwest corner thereof, monumented with a 1/2" rebar with tag PLS 4679;

Thence N 89°46'40" E, 464.89 feet to the South line of Lot 25 of Block 17 of Aspen Springs Subdivision No. 2 to the Southeast corner thereof, monumented with a 1/2" rebar with tag PLS 4679;

Thence N 89°37'50" E, 201.82 feet along the South line of Lot 13 of Block 17 of Aspen Springs Subdivision No. 2 to the Southeast corner thereof, monumented with a 1/2" rebar with tag PLS 4679;

Thence S 00°06'30" E, 49.06 feet along the West Line of Lot 6 of Block 17 of Aspen Springs Subdivision No. 2 to the Place of Beginning.