

- A. Per Routt County's Master Plan, rezoning 18195 HWY 131 Yampa, CO 80483 from commercial to mountain residential is consistent with the goal of having commercially zoned property condensed together. Said parcel is an outlier in terms of zoning. It is not adjacent to other commercially zoned property and it is surrounded by residential and agricultural land.
- B. Said parcel's geologically, physically and environmentally compatible with mountain residential zoning. It is easily accessible. Two building envelopes have been determined. The parcel is mostly flat with little elevation change.
- C. Advantages significantly outweigh disadvantages for rezoning said parcel from commercial to mountain residential. As stated above, rezoning would be in alignment with Routt County's Master Plan in terms of condensing commercial zones within the county. In addition, a full-time primary home would be built in Routt County without substantially impacting density. Eliminating commercially zoned property in the area would minimize negative future impact to neighbors and agriculture that may be created if a high traffic business were to be created on the parcel. D.
- D. All applicable dimensional standards can and will be met as well as all other standards found in the Zoning Regulations.
- E. Adequate facilities are available at and for the parcel in question. A residential water well permit already exists for the parcel. A septic plan will be created following appropriate soils tests. Access to the parcel is adequate with a CDOT approved driveway. The Yampa Fire and Rescue Dept. is within a mile of the parcel. The Oak Creek Fire and Rescue Dept. is within ten miles of the parcel. Electric is currently permitted and run on the parcel.