

ORDINANCE NO. 4
Series 2013

AN ORDINANCE AMENDING THE ZONING CODE OF THE
TOWN OF PITKIN, COLORADO

WHEREAS, Colorado Revised Statutes (2009), Section 31-15-101, et seq., authorizes a municipality to enact regulations that promote the health, safety and welfare, and improve order, comfort, and convenience of the municipality and inhabitants thereof; and

WHEREAS, Colorado Revised Statutes, Sections 31-15-101(d) and 31-15-708, authorize a municipality to own and regulate the use of real property; and

WHEREAS, The Town of Pitkin has previously adopted the Town of Pitkin Zoning Code 2012 as authorized by Title 31, Article 23, Section 301 of the Colorado Revised Statutes, 1973, as amended; and

WHEREAS, Section 5 of the Town of Pitkin Zoning Code 2012 sets forth the Town of Pitkin, Colorado Official Zoning Map; and

WHEREAS, Section 20 of the Town of Pitkin Zoning Code 2012 authorizes the Town of Pitkin Board of Trustees to amend the Town of Pitkin Zoning Code after a fifteen day publication period has passed;

WHEREAS, there is a historical anomaly between the Official Zoning Map and the Plat of the Town of Pitkin, thus erroneously zoning block 55, lots 1-9 and block 48, lots 1-16 as residential; and

WHEREAS, the properties in block 55, lots 1-9 and block 48, lots 1-16 have historically seen both business and residential uses; and

WHEREAS, amending the zoning for block 55, lots 1-9 and block 48, lots 1-16 conforms with the existing area master plan, adopted by the Town of Pitkin, and

WHEREAS, the properties located in block 55, lots 1-9 and block 48, lots 1-16 are suitable to be zoned as business/residential mixed usage; and

WHEREAS, there are no anticipated effects on adjacent uses and users by modifying the boundary of the business district to include block 55, lots 1-9 and block 48, lots 1-16 ; and

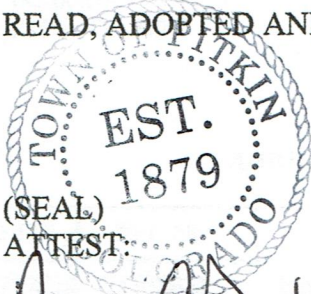
WHEREAS, fifteen days have passed since the Town of Pitkin published the proposed amendment to Town of Pitkin Zoning Code 2012;

NOW, THEREFORE, be it ordained by the Board of Trustees of the Town of Pitkin, Colorado, as follows:

Resolutions, Ordinances, Rules, Regulations, and Other Acts of the Board of Trustees
Whereas, it is the policy of the Town of Pitkin to maintain a high quality of life
and to provide a safe and healthy environment for its residents;
Therefore, the Board of Trustees hereby amends the Official Zoning Map of the Town of Pitkin
to include block 55, lots 1-9 and block 48, lots 1-16 within the business/residential mixed uses zoning district.

1. The Town of Pitkin Zoning Code 2012 is hereby amended as follows: the zoning boundaries set forth in the Official Zoning Map of the Town of Pitkin are modified to include block 55, lots 1-9 and block 48, lots 1-16 within the business/residential mixed uses zoning district.

READ, ADOPTED AND ORDERED PUBLISHED THIS 9, DAY OF July, 2013.



(SEAL)

ATTEST:

Nancy Duetsch
Nancy Duetsch, Town Clerk

Steve Pinkston
Steve Pinkston, Mayor