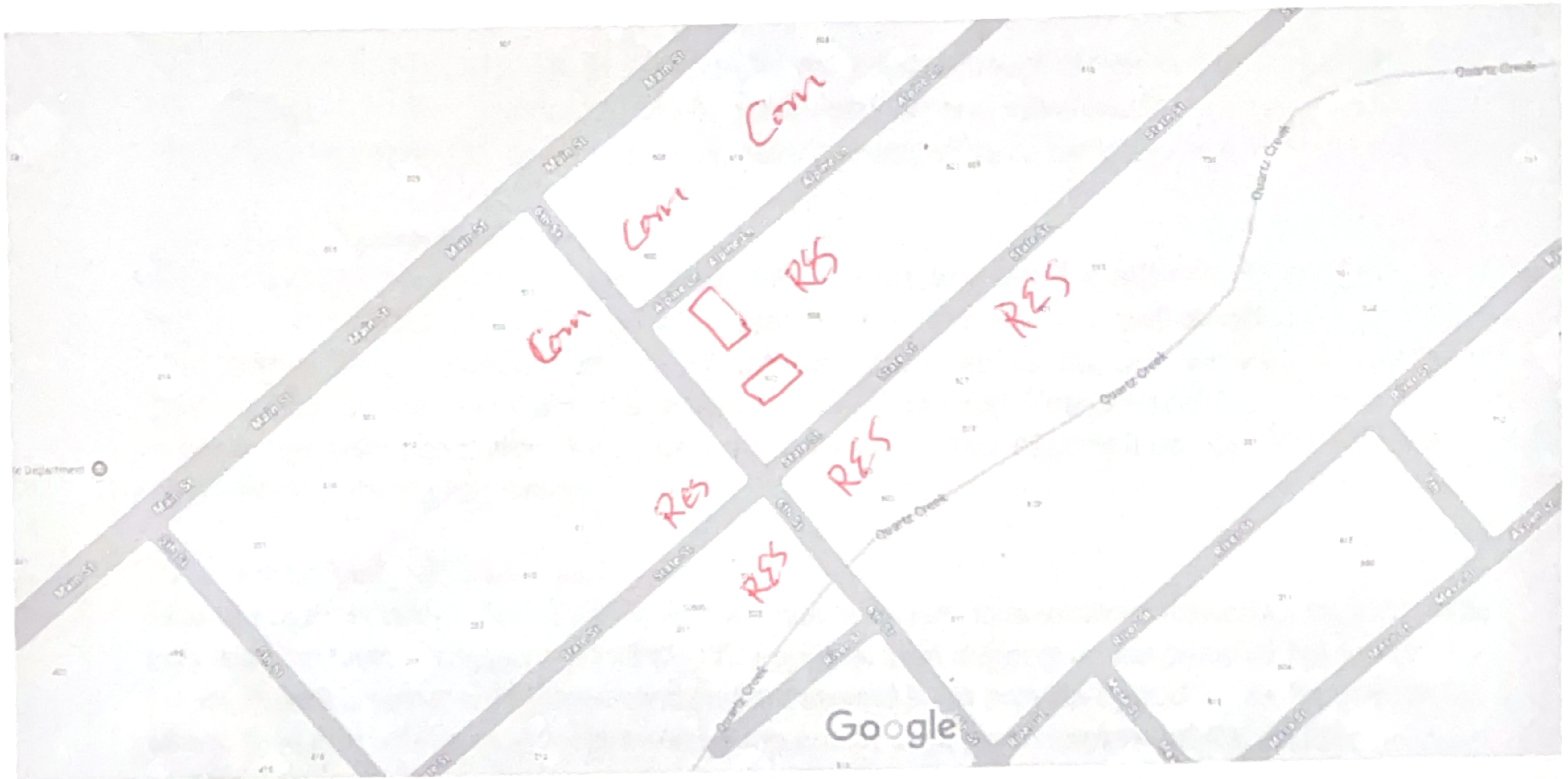


- B.** Zoning change requests and amendments to the official zoning map shall be made in writing and filed with the Town Clerk. The request shall contain the following information and diagrams as a minimum:
1. Description of the land area to be re-zoned, requested new classification and a drawing to scale showing all boundaries of the area involved along with an indication of the existing zoning on all adjacent sides of the area.
 2. A statement of justification for the re-zoning, including one or more of the following conditions:
 - a. Changing area conditions.
 - b. Error in original zoning.
 - c. Suitability of the site to a certain use.
 - d. Optional: A letter from adjacent property owners showing no objection to the change.
 3. Description and plot plan of buildings or proposed uses if re-zoning is granted, along with a diagram of land and building uses of adjacent properties without respect to streets and alleys.
 4. Justification for any new business zoning.
 5. Anticipated effects the new zoning will have on adjacent uses and users and the Town of Pitkin.
 6. Upon receipt of request Town Clerk will notify Board of Zoning Adjustment and Board of Trustees of proposed request. Board of Zoning Adjustment shall, within forty-five (45) calendar days, convene to review the request and make a timely referral recommendation to the Board of Trustees for final decision. Additional study time and further investigation may be required before referral can be completed and submitted to the Board of Trustees.
 7. Once the referral is presented to the Board of Trustees, the Board of Trustees will set a date for a public hearing. The final decision will be made by the Board of Trustees.
 8. Before any approval for change to the Zoning Map is enacted, a public hearing shall be held, with fifteen (15) calendar days advance notice of the time and place to be published in a newspaper having general circulation with the town and at the official Town of Pitkin posting location(s).
- C.** All final decisions for changes to Zoning and/or the Official Zoning Map will be made by the Board of Trustees. The final decision will be conveyed by the Town Clerk to the applicant within fifteen (15) calendar days.

Section 22. Repeal of Ordinance No. 5. Series of 2017. Ordinance No. 5, Series of 2017, and any other prior Zoning Ordinances or Zoning Codes, are repealed on the effective date of this

601 Main St Pitkin, CO 81241

Google Maps



Map data ©2024 Google 50 ft

The proposed project is a...
 which includes...
 to improve...
 the quality of life in Pitkin.

Recommendations...
 the jurisdiction for...
 to enhance the...
 and...
 and...
 and...

Thank you for...
 and...

Appendix...
 and...

To Whom It May Concern,

We are pleased to present this justification for the establishment of new business zoning in the Town of Pitkin. As our community grows in popularity among travelers, it is essential to adapt our zoning regulations to foster economic development while enhancing the visitor experience.

****Increasing Popularity of Pitkin:****

Pitkin has seen a significant rise in tourist traffic, particularly with the recent opening and the year-round operation of the Stumbling Moose and the Pitkin Hotel. These establishments not only provide accommodations and dining options but also act as catalysts for attracting visitors who seek to explore the unique charm and history of our town. The potential for additional businesses to flourish in this vibrant environment is immense, making it an opportune time to consider new zoning regulations.

****Enhancing Visitor Experience:****

One of the most compelling reasons for new business zoning is to allow visitors to engage more fully with the historical aspects of Pitkin. The original train depot is a vital piece of our town's heritage, and creating a business environment around it will provide opportunities for visitors to spend time in this historic site. By establishing businesses that complement the depot's significance, we can create a cohesive experience that highlights our town's narrative and encourages exploration.

****Economic Development:****

New business zoning will not only enhance the visitor experience but also contribute to the overall economic vitality of Pitkin. By allowing for diverse business opportunities, we can attract entrepreneurs who are eager to invest in our community. This, in turn, will create jobs, increase local revenue, and support the sustainability of existing businesses. A thriving economy will benefit all residents and enhance the quality of life in Pitkin.

****Conclusion:****

In summary, the justification for new business zoning in the Town of Pitkin is rooted in our community's growing popularity, the need to enhance the visitor experience, and the potential for economic development. By embracing these changes, we can ensure that Pitkin remains a welcoming destination for travelers while preserving and celebrating our rich history.

Thank you for considering this important initiative. We look forward to the positive impact it will bring to our town and its residents.

Sincerely,

Jake and Robin Schellenberg
Schellenberg Enterprises Inc

****Statement of Justification for the Rezoning of 601 State St.****

To Whom It May Concern,

We respectfully submit this statement of justification for the proposed rezoning of the property located at 601 State St known as the historic train depot. This request is driven by the evolving dynamics of our town, which is experiencing an increase in visitors drawn by its rich history and cultural significance.

****Changing Area Conditions:****

Over recent years, we have witnessed a notable influx of tourists, many of whom are eager to explore the historical aspects of our community. This shift in visitor interest underscores the need for properties that can accommodate commercial activities, particularly those that celebrate and enhance our town's heritage. The rezoning of 601 State St. aligns with this trend, providing an opportunity to utilize the site as a gateway for tourists looking to immerse themselves in the history of Pitkin.

****Historical Significance of the Train Depot:****

The train depot, constructed in 1900, serves as a cornerstone of our town's historical narrative. It is not merely a building; it is a testament to the growth and development of Pitkin. By rezoning this property, we aim to create a space that honors this legacy, allowing visitors to engage with a pivotal piece of our history. The depot's architectural charm and historical importance make it an ideal location for a commercial establishment designed to welcome and educate visitors about our town's past.

****Errors in Original Zoning:****

Furthermore, it is important to note that the original zoning designation may not accurately reflect the historical use of the train depot as a commercial entity. Given its nature and the role it played in the town's development, it stands to reason that the property was always intended for commercial use. This oversight in the original zoning plan should be corrected to better reflect the historical context and current needs of our community.

****Conclusion:****

In conclusion, the proposed rezoning of 601 State St. is not only a response to the increasing tourist traffic but also a means of preserving and promoting Pitkin's rich history. By embracing the historical significance of the train depot and recognizing the changing dynamics of our town, we can create a vibrant commercial space that attracts visitors and fosters a deeper appreciation for our heritage. We believe that this initiative will benefit both the local economy and the cultural landscape of Pitkin.

Thank you for considering our request for rezoning. We look forward to the opportunity to contribute positively to our community's future.

601 STATE ST

ANTICIPATED EFFECT THE NEW ZONING WILL HAVE ON ADJACENT USES AND USERS
AND THE TOWN OF PITKIN

The introduction of new zoning is set to attract more visitors to our town, eager to experience Pitkin's rich history and unique cultural heritage. By fostering an environment that encourages tourism, we can expect an increase in foot traffic, which will benefit local businesses and enhance community engagement.

Moreover, the establishment of a historic building for visitors will serve as a central attraction, further highlighting the town's historical significance. This initiative is likely to lead to improved property values in the area, as a thriving tourist destination often encourages investment and development in adjacent properties.

In summary, we are optimistic about the anticipated effects of the new zoning regulations. We believe they will not only enhance the town's appeal and vibrancy but also contribute to the long-term prosperity of Pitkin.