

TOWN OF GREEN MOUNTAIN FALLS

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS ZONING CERTAIN RECENTLY ANNEXED PROPERTY TO PUBLIC LANDS DISTRICT (RED DEVIL MOUNTAIN PARCEL ANNEXATION)

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO:

Section 1. Findings of Fact.

a. The Town desires to zone certain property recently annexed to the Town and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), to Public Lands District (PL).

b. Public notice has been given as follows and as required by C.R.S. § 31-23-304 and Green Mountain Falls Code Sec. 16-711:

i. One publication in a newspaper of general circulation within the Town at least 15 days before the public hearing of such rezoning; and

ii. Notice of such hearing was posted on the Property.

c. A need exists for zoning the Property to Public Lands District (PL) and doing so will meet the following criteria in Green Mountain Falls Code Sec. 16-711:

i. The zoning will promote the public health, safety, and general welfare;

ii. The zoning furthers the goals and policies of the Comprehensive Plan; and

iii. The rezoning is consistent with the purpose statement of the Public Lands District (PL) zoning district, which is to provide appropriate land for the continuation and expansion of public, active, recreational pursuits and passive open space use and preservation.

Section 2. Based on the foregoing findings, the Property is hereby zoned Public Lands District (PL), and the Town's Zoning Map is hereby amended accordingly.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 4. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 5. Effective Date. This Ordinance shall take effect 30 days after publication following adoption.

ADOPTED AND ORDERED PUBLISHED the 19th day of January, 2021, at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls, Colorado 80819.



Jane Newberry
Jane Newberry (Jan 21, 2021 12:31 MST)
Jane Newberry, Mayor

ATTEST:

Matthew Gordon
Matthew Gordon (Jan 21, 2021 15:30 MST)

Matthew Gordon, Town Clerk/Treasurer

Published in the Pike Peaks Courier, December 23 and December 30, 2020.

EXHIBIT A
Property

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°005'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°005'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.