

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE NO. 5-2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, CUSTER
COUNTY, COLORADO, REZONING AND AMENDING THE TOWN'S ZONING MAP REGARDING
BLOCK 33 – LOTS 15-28, AND LABELING AND DESIGNATING TOWN LOTS
33A AND 34A**

WHEREAS, the Town of Westcliffe, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, the Board of Trustees of the Town of Westcliffe are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code, 10-1-11; and

WHEREAS, the Town Planning Commission recommends that the Board of Trustees rezone Block 33 – Lots 15-28, from “Residential Single Family” to “Multi-Family District”; and

WHEREAS, the Town Planning Commission, has determined that the rezoning is reasonable and not adverse to the interests of the Town or adjacent landowners and that such rezoning is in compliance with the Westcliffe Master Plan; and

WHEREAS, the Board of Trustees recognizes that certain portions of Town-owned property adjacent to the east of Block 33 and Block 34 are without label and designation on the Town Zoning Map; and

WHEREAS, the Board of Trustees has determined that labeling and designating those orphaned lots as 33A and 34A is not adverse to the interests of the Town or adjacent landowners and that such is in compliance with the Westcliffe Master Plan; and

WHEREAS, the Board of Trustees determines that it is the best interests of the Town to rezone Block 33 – Lots 15-28 and to label and designate lots 33A and 34A as “Multi-Family District” and to amend the Town's Zoning Map to reflect the same.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMEND THE TOWN'S ZONING MAP AS FOLLOWS:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.

2. **Rezoning.** The following described property in the Town of Westcliffe, Custer County, Colorado are hereby rezoned from “Residential Single Family” to “Multi-Family District”:

Block 33 - Lots 15-28 – Town Zoning Map

3. **Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is further amended to designate the zoning of Block 33 – Lots 15-28 as “Multi-Family District” as denoted in Exhibit A, attached hereto and hereby incorporated by reference.
4. **Designation and Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is amended to label Lots 33A and 34A and designate the same as “Multi-Family District” as denoted in Exhibit A, attached hereto and hereby incorporated by reference.
5. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
6. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
7. **Posting, Publication and Effective Date.** Following the passage of this Ordinance, the Ordinance shall take effect 30 days after final publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 19th DAY OF NOVEMBER, 2024.

TOWN OF WESTCLIFFE

By: George Mowry
George Mowry, Mayor Pro-Tem

ATTEST:

Kathy Reis
Kathy Reis, Town Clerk