



ORDINANCE NO. 344

AN ORDINANCE REZONING LOTS IN SOUTH CREEDE

WHEREAS, Colorado Revised Statutes 31-23-301 authorizes municipalities with the powers and authority to regulate zoning requirements; and

WHEREAS, the Board of Trustees approved and adopted their Land Use Code with Ordinance No. 341 on August 8, 2006; and

WHEREAS, the Board of Trustees of the City of Creede have determined the existing zoning of "Parcel 1, Tract 54" is out of compliance with its existing use; and

WHEREAS, the property owner has agreed to have the zoning changed to comply with the existing and planned future use of this property; and

WHEREAS, the Town Board has determined that the criteria for making the zoning change have been met and that the change is in the best interests of the City of Creede, and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE CITY OF CREEDE, THAT:

Section 1. The following described property shall be rezoned from B-1 (Downtown Business District) to MH (Mobile Home Park). See Exhibit "A".

Section 2. This ordinance shall take effect upon the final approval by the Board of Trustees.

PASSED, APPROVED AND ADOPTED ON THIS FIRST READING AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE CITY OF CREEDE ON APRIL 8, 2008.

City of Creede:

Rex M. Shepperd
Rex M. Shepperd, Mayor Pro-Tem

4/8/08
Date

Attest:

Pamela J. Wilson
Pamela J. Wilson, City Clerk

4/8/08
Date

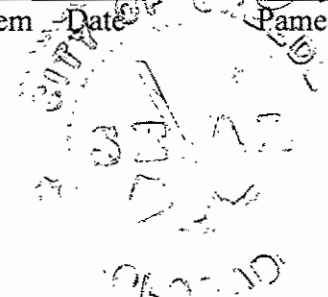




EXHIBIT "A"

A parcel of land located entirely within Tract No. 54, as designated by the Colorado State Board of Land Commissioners, and situated in the NE ¼ - SE ¼, Section 36, T. 42 N., R. 1 W., N. M. P. M., Creede, Mineral County, Colorado, containing 0.98 acres more or less, which parcel is more particularly described by metes and bounds as follows, to wit: Assuming that the closing course of said Tract No. 54 bears N. 27° 40' W, as described; thence beginning at the east corner of the parcel herin described, which corner is identical with the initial point of the closing course of the description of said Tract No. 54, whence the East Quarter corner of said Section 36 bears N. 50° 01' E., 764.36 feet distant; thence S. 9° 30' E., 85.00 feet along the east line of said Tract No. 54 to the southeast corner of the parcel herin described; thence S. 80° 30' W., 220.26 feet to the southwest corner of the parcel herin described, which corner is identical with the terminal point of the initial course of the description of said Tract No. 54; thence N. 0° 31' E., 149.28 feet along the west line of said Tract No. 54 to the south corner of that certain triangle previously conveyed to Mineral County, Colorado; thence N. 31° 32' E., 192.40 feet along the southerly line of said triangle to the east corner thereof; a point on the northeasterly line of said Tract No. 54; thence S. 27° 40' E., 218.00 feet along the northeasterly line of said Tract No. 54 to the place of beginning. Each corner of the parcel herin above described is subject to any and all existing easements and/or rights of way of whatsoever nature.

