

ORDINANCE 4, SERIES 2014

AN ORDINANCE SETTING FORTH PROCEDURES FOR LOT LINE ADJUSTMENTS BETWEEN PROPERTY OWNERS

WHEREAS, The Town is authorized by state statutes, including but not limited to C.R.S. §§ 31-23-101 et seq. to plan and regulate use and development of land, and

WHEREAS, The Town Board of Trustees wished to set forth administrative processes to more easily enable adjustment of lot lines between property owners, and

WHEREAS, The Board of Trustees wishes to ensure that any such adjustments are uniform and in conformance with Town ordinances and policies, and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF JAMESTOWN, COLORADO:

Section 1. Applicability: Lot line adjustments and may be made between platted lots having a common border and consenting owners provided the following process is followed:

Section 2. Prohibitions:

- The lot line adjustment shall not create any new lot or other division of land.
- The lot line adjustment shall not cause any lot or structure to become out of conformance with any Town ordinance.
- Drainage easements or rights-of-way reserved for drainage shall not be changed unless the application is accompanied by engineering data acceptable to the Town.
- Street locations and street rights-of-way shall not be changed.

Section 3. Submittal Requirements (Application Documents): A lot adjustment drawing to (nominal) scale shall be submitted to the Town Clerk on 18x24 inch paper or larger. The drawing shall contain the following information:

- In the following format (as applicable) : “Subdivision Name:_____ Replat, being a replat of lot number ____, block number____ (prior subdivision name), Town of Jamestown, County of Boulder, State of Colorado”
- A survey and legal description of the lot line adjustment and area of each lot, and tract performed by a licensed surveyor. This shall include a description of any existing or proposed easements.
- In addition, the following must be provided:
 - A short letter explaining the nature and purpose of the lot line adjustment and signed by all principals of each affected lot.
 - Payment of the permit fee in the amount of \$100 to cover recording, publishing and administrative costs relating to the adjustment.
 - Ownership and encumbrance report from title company(s) showing all holders of legal interest in the affected properties.

Section 4. Review and Recording: The Town Clerk shall ensure that the application documents are complete and scheduled as new business at the next meeting of the Town Board of Trustees. If approved by the Board, proponents shall submit one signed original mylars of the plats to the Town Clerk for recording by the Boulder County Clerk and Recorder.


Section 5. Repeal: All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. Severability: If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part thereof irrespective of the fact that any one part be declared invalid.

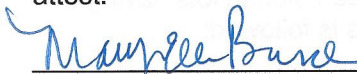
Section 7. Safety Clause: Ordinance Immediately Effective: The Board of Trustees herewith finds, determines and declares that this ordinance is necessary to the immediate preservation of the public health and safety in order to timely provide for safety of citizens and preservation of property. This ordinance shall be effective upon adoption and signing by the Mayor if approved by three-fourths of the members of the Board of Trustees.

INTRODUCED, READ, ADOPTED, APPROVED, SIGNED AND ORDERED PUBLISHED BY
TITLE THIS 21st DAY OF JANUARY, 2014.

TOWN OF JAMESTOWN, COLORADO


Tara Schoedinger, Mayor

attest:


Mary Ellen Burch, Town Clerk