

**TOWN OF PARACHUTE, COLORADO**  
**ORDINANCE NO. 779-2020**

---

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REZONING LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD**

**WHEREAS**, pursuant to Section 15.02.245 of the Parachute Municipal Code (“PMC” or “Code”), Emergent Investment Partners, LLC (the “Applicant”) submitted an application to rezone real property (the “Application”) described as Lot 6, Block 3 of the Parachute Park PUD and identified by Garfield County Parcel No. 2409-123-02-006 (the “Property”);

**WHEREAS**, C&B Land Holdings, LLC (the “Owner”) owns the Property and authorized the Application;

**WHEREAS**, the Applicant is under contract to purchase the Property from the Owner;

**WHEREAS**, the Property is zoned Service Commercial (SC) District and the Application requests rezoning to the Limited Industrial (LI) District;

**WHEREAS**, pursuant to the Review Procedures Chart (Table 1.1) at Section 15.01.220 of the Code, an application for rezoning is a two-step review process and the Planning Commission reviews an application and makes a recommendation to the Town Council;

**WHEREAS**, pursuant to Section 15.02.245.B of the Code, the Town Council may not determine that the zoning map should be amended (rezoning of property) unless the rezoning is consistent with the goals and policies of the comprehensive plan and promotes the general welfare of the community;

**WHEREAS**, pursuant to Section 15.02.245.C of the Code, the Planning Commission and Town Council may consider the following evaluation criteria for the analysis of rezoning applications: (1) the compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics; (2) the impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site; (3) the impacts of the land uses of the proposed rezoning upon expected environmental quality including air and water quality; (4) the community need for the proposed rezoning and the relationship of the proposed rezoning to the goal of overall community balance; and (5) compatibility with the comprehensive plan

**WHEREAS**, upon review, the Planning Commission found that Limited Industrial (LI) District zoning is appropriate for the Property pursuant PMC Section 15.02.245 and recommended Town Council approve the Application and rezoning; and

WHEREAS, the Town Council wishes to approve the Application and zone the Property as Limited Industrial (LI) District and incorporate such zoning into the Official Zoning Map pursuant to PMC Section 15.02.105.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL, OF THE TOWN OF PARACHUTE, COLORADO THAT:**

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Town Council hereby approves Applicant's Application and establishes the Property as part of the Limited Industrial (LI) District and incorporates such zoning into the Official Zoning Map pursuant to PMC Section 15.02.105. The Town staff is further directed to comply with all provisions of the Parachute Land Use Regulations contained in Title 15 of the Parachute Municipal Code to implement the provisions of this Ordinance.

**INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY** by a vote of 4 to 0 of the Council of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 16<sup>th</sup> day of January 2020 and approved by the Mayor on the 16<sup>th</sup> day of January 2020.



TOWN OF PARACHUTE, COLORADO

Roy McClung  
Roy McClung, Mayor

ATTEST:

Lucy Cordoya  
Lucy Cordoya, Town Clerk

**PUBLIC NOTICE**

Public notice is hereby given that an Ordinance entitled:

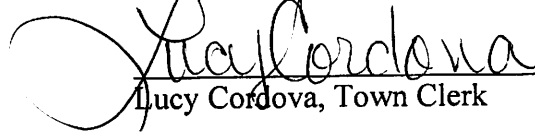
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE,  
COLORADO, REZONING LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD**

was introduced before the Town Council on January 16, 2020; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Town Council held on January 16, 2020, and approved by the Mayor on January 16, 2020.

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado and available on the internet at <http://www.parachutecolorado.com>.

Dated this 16 day of January, 2020.

**TOWN OF PARACHUTE**

  
Lucy Cordova, Town Clerk