



STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB-12

ORDINANCE NUMBER: 2020-12

TITLE: A BILL FOR AN ORDINANCE REZONING LOT 1, BLOCK 1 OF MINERS MESA SUBDIVISION FILING NO. 4 FROM HILLSIDE DEVELOPMENT (HD) TO COMMERCIAL/BUSINESS SERVICES (C/BS) ZONING DISTRICT, AND AMENDING THE CITY'S ZONING MAP TO CONFORM THEREWITH

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. Findings of Fact.

a. An application was submitted for rezoning the property described in the attached **Exhibit A** (the "Property") from Hillside Development (HD) to Commercial/Business Services (C/BS) pursuant to the City of Black Hawk Zoning Ordinance.

b. Public notice has been given of such rezoning by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing of such amendment.

c. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

d. A need exists for rezoning the Property pursuant to Section 16-361 of the City of Black Hawk Zoning Ordinance as follows:

i. A need does exist for the zoning, rezoning will implement the objectives of the City of Black Hawk Zoning Ordinance;

ii. The proposal for rezoning conforms with and is not inconsistent with the Comprehensive Plan;

iii. Additional growth opportunities and placemaking in the City of Black Hawk have changed and the proposal warrants new uses on the property;

iv. Adequate circulation exists in the area to support the rezoning, and infrastructure will be constructed and extended to accommodate full build-out of the proposed project; and

v. Any additional cost for municipal-related services resulting from the proposal will not be incurred by the City.

Section 2. The Property is hereby rezoned to Commercial/Business Services (C/BS).



Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

Section 4. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk

READ, PASSED AND ORDERED POSTED this 13th day of May, 2020.


David D. Spellman, Mayor

ATTEST:


Melissa A. Greiner, CMC, City Clerk



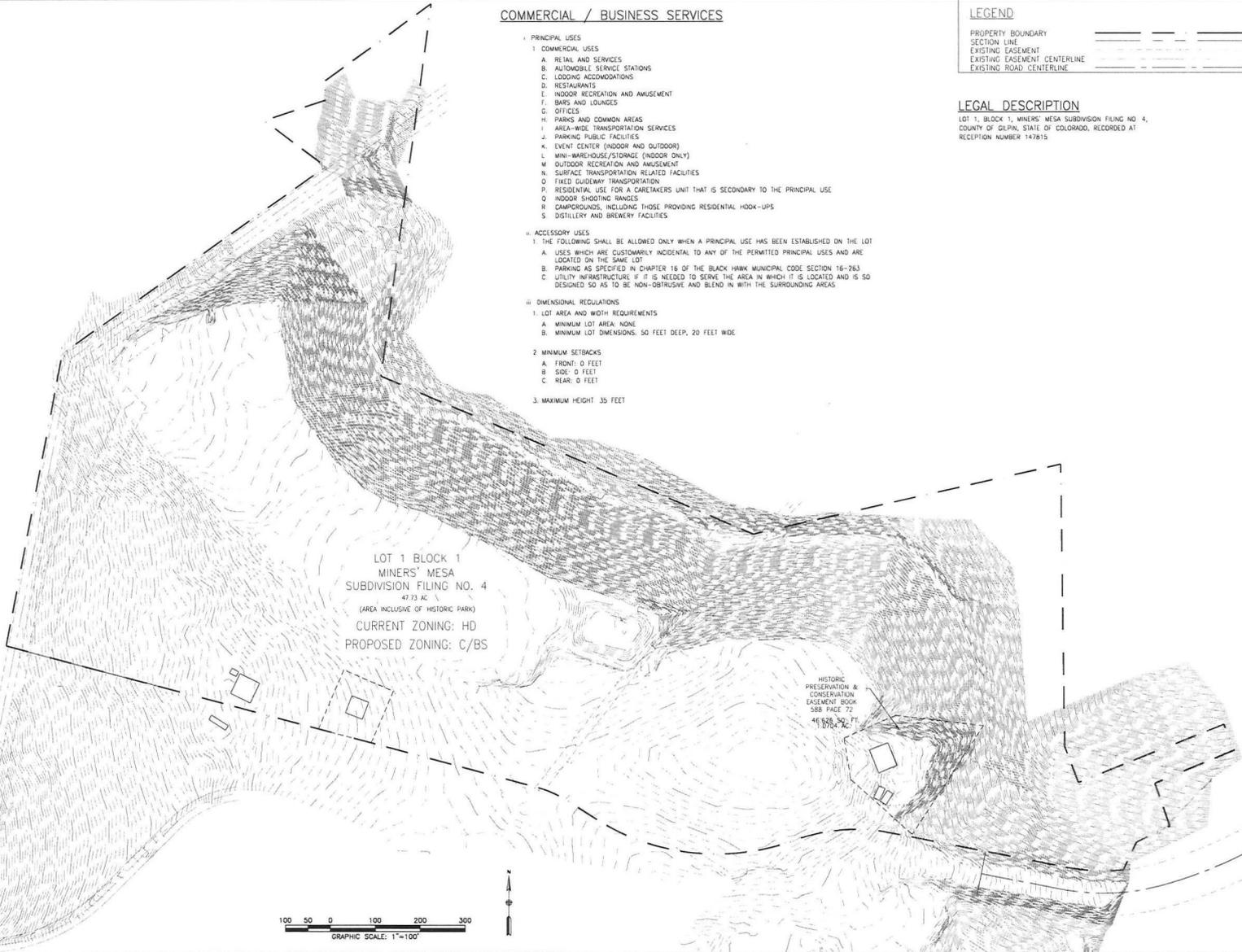


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05/14/2020 02:52 PM
SHERIFF MICHAEL GILPIN COUNTY, CO
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288 ORDINANCE TotalFee:23.00 DocFee:0.00



05/14/2020 02:52 PM
SHERIFF MICHAEL GILPIN COUNTY, CO
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COMMERCIAL / BUSINESS SERVICES

- I. PRINCIPAL USES
- 1. COMMERCIAL USES
 - A. RETAIL AND SERVICES
 - B. AUTOMOBILE SERVICE STATIONS
 - C. LODGING ACCOMMODATIONS
 - D. RESTAURANTS
 - E. INDOOR RECREATION AND AMUSEMENT
 - F. BARS AND LOUNGES
 - G. OFFICES
 - H. PARKS AND COMMON AREAS
 - I. AREA-WIDE TRANSPORTATION SERVICES
 - J. PARKING PUBLIC FACILITIES
 - K. EVENT CENTER (INDOOR AND OUTDOOR)
 - L. MINI-WAREHOUSE/STORAGE (INDOOR ONLY)
 - M. OUTDOOR RECREATION AND AMUSEMENT
 - N. SURFACE TRANSPORTATION RELATED FACILITIES
 - O. FIXED GUIDEWAY TRANSPORTATION
 - P. RESIDENTIAL USE FOR A CARETAKERS UNIT THAT IS SECONDARY TO THE PRINCIPAL USE
 - Q. INDOOR SHOOTING RANGES
 - R. CAMPGROUNDS, INCLUDING THOSE PROVIDING RESIDENTIAL HOOK-UPS
 - S. DISTILLERY AND BREWERY FACILITIES
- II. ACCESSORY USES
 - 1. THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT
 - A. USES WHICH ARE CUSTOMARILY INCIDENTAL TO ANY OF THE PERMITTED PRINCIPAL USES AND ARE LOCATED ON THE SAME LOT
 - B. PARKING AS SPECIFIED IN CHAPTER 16 OF THE BLACK HAWK MUNICIPAL CODE SECTION 16-263
 - C. UTILITY INFRASTRUCTURE IF IT IS NEEDED TO SERVE THE AREA IN WHICH IT IS LOCATED AND IS SO DESIGNED SO AS TO BE NON-OBTRUSIVE AND BLEND IN WITH THE SURROUNDING AREAS.
 - III. DIMENSIONAL REGULATIONS
 - 1. LOT AREA AND WIDTH REQUIREMENTS
 - A. MINIMUM LOT AREA: NONE
 - B. MINIMUM LOT DIMENSIONS: 50 FEET DEEP, 20 FEET WIDE
 - 2. MINIMUM SETBACKS
 - A. FRONT: 0 FEET
 - B. SIDE: 0 FEET
 - C. REAR: 0 FEET
 - 3. MAXIMUM HEIGHT: 35 FEET

LEGEND

PROPERTY BOUNDARY	---
SECTION LINE	---
EXISTING EASEMENT	---
EXISTING EASEMENT CENTERLINE	---
EXISTING ROAD CENTERLINE	---

LEGAL DESCRIPTION

LOT 1, BLOCK 1, MINERS' MESA SUBDIVISION FILING NO. 4, COUNTY OF GILPIN, STATE OF COLORADO, RECORDED AT RECEPTION NUMBER 147815

BLACK HAWK PARK
REZONE PLAN
GILPIN COUNTY

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.337.8020
Tucson - San Diego - Phoenix - Orange
Sacramento - San Jose - Chicago - Phoenix
rickengineering.com

REVIEWED FOR COMPLIANCE BY:

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

REVISIONS:

NO.	DESCRIPTION	DATE
1		

SCALE: 1"=100'
DATE: 04/20/2020
DRAWN BY: JG
CHECKED BY: JK
JOB NO: 001055

PROJECT NO: 001055
DRAWING NO:

SHEET NO 1 OF 1 SHEETS

NOT TO SCALE