AGENDA
TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

TOWN OF PARACHUTE TOWN HALL
222 GRAND VALLEY WAY
August 13, 2015
6:30 PM

(A) ROLL CALL

(B) PLEDGE OF ALLEGIANCE

(C) APPROVAL OF AGENDA

(D) CONSIDERATION OF MINUTES

- Regular Meeting May 14, 2015 (*Will be a handout)*

(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The Planning and Zoning Commission welcomes you and thanks you for your time and concerns. If you wish to address the Planning and Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to **three (3) minutes**. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM THE TOWN OF PARACHUTE

APPLICANT/OWNER: Town of Parachute
222 Grand Valley Way
Parachute, CO 81635

PROJECT NAME: Revisions to its Municipal Code: Title 15 (Town of Parachute Land Use Regulations), Article 4 subdivision and more specifically,

those sections pertaining to minor sub-divisions.

PROJECT LOCATION: N/A

LEGAL DESCRIPTIONS: N/A

STAFF: DAVIS FARRAR, TOWN PLANNER
STUART McARTHUR, TOWN MANAGER

(G) MOTION TO ADJOURN

Adjourned at_____ p.m.

TOWN OF PARACHUTE
P.O. BOX 100
222 GRAND VALLEY WAY
PARACHUTE, CO 81635

LAND USE APPLICATION

Name of Applicant(s): TOWN OF PARACHUTE

(INCLUDE ADDRESS AND TELEPHONE NO.)

Project Name: Revisions to its Municipal Code

Project Location: 222 Grand Valley Way, Parachute, CO 81635

Legal Description: N/A

Existing Zoning: N/A **Proposed Zoning:** N/A

Type of Application (check all that apply):

[ ]	MINOR SUBDIVISION				
[ ]	MAJOR SUBDIVISION	[ ]	PRELIMINARY	[ ]	FINAL
[ ]	RE-SUBDIVISION	[ ]	PRELIMINARY	[ ]	FINAL
[ ]	P. U. D.	[ ]	PRELIMINARY	[ ]	FINAL
[ ]	BUILDING DIVISIONS	[ ]	PRELIMINARY	[ ]	FINAL
[ ]	AMENDED PLAT	[ ]	FINAL	[ ]	PRELIMINARY
[ ]	REZONING	[ ]	SIGN VARIANCE		
[ ]	ZONING VARIANCES	[ ]	FLOOD PLAIN DEVELOPMENT		
[ ]	SPECIAL REVIEW USE	[ ]	VACATION OF STREET, ALLEY, R.O.W.		
[ ]	GEOLOGIC DEVELOPMENT	[ ]	ANNEXATIONS		
[ ]	LOT CONSOLIDATION	[ ]	WATERSHED PERMIT		

PROPERTY OWNER: N/A

(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

PROJECT ENGINEER/SURVEYOR: N/A

(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

ADJACENT PROPERTY OWNERS: (attach separate sheet if needed)

Name	Address
N/A	N/A

MINERAL RIGHTS OWNERS & LESSEES OF SUBJECT PROPERTY (attach separate sheet if needed)

***PLEASE NOTE ALL MINERAL RIGHTS OWNERS AND LESSEES MUST BE NOTIFIED 30 DAYS IN ADVANCE TO APPLICATION REVIEW. PLEASE INDICATE ALL MINERAL RIGHTS OWNERS, & LESSEES AS (MR), OR (L)**

Name	Address
N/A	N/A

DESCRIPTION OF PROPOSAL: (INCLUDE PROPOSED USE, ACREAGE, ETC.)

Title 15 (Town of Parachute Land Use Regulations), Article 4 subdivision and more specifically, those sections pertaining to minor sub-divisions.

Describe how this Proposed Land Use Application Complies with the Town of Parachute Land Use Regulations and the Town of Parachute Master Plan 2002.
N/A

Describe any possible Flood Plain issues: N/A

Describe Traffic Impact Fees Proposal: (Standard Calculation or Individual Traffic Study)

N/A

Describe Land Dedication Proposal: N/A

Describe Water Rights Dedication Proposal: N/A

I/We Certify that the information and exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I/we am/are acting with knowledge and consent of those persons listed above without whose consent the requested action cannot lawfully be accomplished.

Name: (print) Stuart S. McArthur, Town Manager

Address: 222 Grand Valley Way, Parachute, CO 81635

Signature: _____ Date: August 7, 2015

INSTRUCTIONS:

1. **Read application thoroughly.**
2. **Complete all of the requested information.**
3. Descriptions of property and dedication proposals on this form should be general and brief.
4. All applications must include a **CURRENT TITLE POLICY**, indicating ownership and encumbrances.
5. All applications must include **PROOF OF TAXES PAID**.
6. Applicants should review the Town of Parachute Land Use Regulations 15.01, 15.03, 15.04, 15.05, 15.06, and any other sections specified for the proposed request.
7. **All applicants who are not property owners must present a Letter of Representation, signed and notarized by the property owners.**
8. **Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for a Planning and Zoning Commission review.**

ADMINISTRATIVE PERSONNEL:

APPLICATION FEE PAID/DATE: _____

APPLICATION RECEIVED DATE: _____

COMPLETE DATE: _____

PLANNING & ZONING HEARING DATE: _____

BOT HEARING DATE: _____

MAILINGS DATE: _____

PUBLICATION DATE: _____

P&Z APPROVAL DATE: _____

BOT APPROVAL DATE: _____

TOWN OF PARACHUTE
ORDINANCE NO. 685

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING TITLE 15 OF THE PARACHUTE MUNICIPAL CODE REGARDING MINOR SUBDIVISIONS AND LAND USE APPLICATION TIMELINES.

WHEREAS, Title 15 of the Parachute Municipal Code (the "Code") contains the Town of Parachute's land use regulations, including those governing minor subdivisions;

WHEREAS, the existing regulations governing minor subdivisions require a "two step" review process with the Planning Commission and the Board of Trustees (the "Board"), and have proven to be overly and unnecessarily burdensome for simple subdivision applications in the Town;

WHEREAS, the Board initiated a text amendment to the Code to revise the land use regulations and allow for a more streamlined process, which also allows for the referral to the Board at the discretion of the Town Manager or upon protest;

WHEREAS, the Board also wishes revise the timelines for all land use applications to allow more efficient and expedient review of land use applications requiring review by both the Planning Commission and the Board;

WHEREAS, Title 15 of the Code refers to "Town Administrator" while the Town Charter refers to a "Town Manager;" thus, the Board wishes to revise Title 15 to make it consistent with the Town Charter.

WHEREAS, the Board finds that the revised land use regulations will allow for more efficient land use approval process, while still protecting the Town and its residents' interests.

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

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

Section 2. Section 15.04.110.D of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.04.110 Types of Subdivisions.

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D. The division of previously un-subdivided land into four (4) or fewer separate parcels, lots, sites, tracts or interests **meeting the criteria set forth in Section 15.04.130** is a minor subdivision.

Section 3. Section 15.04.130 of the Parachute Municipal Code is hereby repealed and

reenacted as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.04.130 Minor Subdivisions. The purpose of the minor subdivision review is to evaluate the design of the proposed subdivision and to ensure that future residents or occupants of the subdivided property can be safely, efficiently and adequately served by public facilities, services and utilities and that the residential and nonresidential land uses conform to all land use regulations of the Town of Parachute. The minor subdivision review process does not establish types of land uses which are determined by the zoning regulations.

A parcel of land is eligible for subdivision through the minor subdivision process if it meets all of the following criteria.

A. Creates no more than four (4) lots with direct access to an existing public street;

B. Does not land-lock or prevent development of the remainder of the parcel or abutting property;

C. Does not create any new or residual parcels that do not comply with the requirements of this Title 15 or other applicable state or local regulations;

D. Does not require an exception or variance from any requirement of this Title 15;

E. Is not located, wholly or substantially, in a flood hazard area; and

F. The parcel was lawfully created at the time the existing property description was recorded.

Any subdivision not qualifying as a Minor Subdivision is a Major Subdivision. For the purpose of interpreting the requirements of these regulations, any proposed Minor Subdivision which is clearly intended to evade the Major Subdivision regulations or would result in a de facto Major Subdivision through the combination of previous contiguous and/or consecutive Minor Subdivisions is not eligible for Minor Subdivision. A Minor Subdivision shall only be used one time on a previously un-subdivided parcel of land.

Except as otherwise provided by these land use regulations, ~~T~~the design and development of Minor Subdivisions shall conform in every respect to the criteria and procedures of Title 15, the requirements of the Town of Parachute Public Works Improvements Manual, and any other applicable requirements of the Town of Parachute. ~~Minor subdivisions will be reviewed by the Planning Commission and the Board of Trustees in accordance with Chapter 15.05 of this Title 15. Minor subdivisions will be reviewed by the Board of Trustees as described in Chapter 15.05.~~

Section 4. Section 15.05.103.A of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.103 General Procedures.

A. **Except as otherwise set forth in this Title 15, ~~L~~land** use applications are reviewed by both the Town Planning Commission and the Board of Trustees. The Planning Commission reviews an application and makes a recommendation to the Board of Trustees.

Applications are reviewed by the Board of Trustees at a public hearing with adequate notice provided to property owners in the neighborhood. The applicant is responsible for providing the public notice per the provisions of Section 15.01.106. The Planning Commission will review applications at a meeting open to the public.

It is recommended that all applicants schedule a pre-application meeting to discuss the land use proposal and to learn more about the requirements of the Town of Parachute. The pre-application process is described below.

Section 5. Section 15.05.104 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.104 Pre-application Conference. The pre-application conference is an opportunity for an applicant to meet with the Town ~~Administrator~~**Manager** and any other Town staff or consultants directed to attend by the Town ~~Administrator~~**Manager** to learn more about application requirements, review standards and review procedures. The pre-application conference is required. The pre-application conference does not substitute for any of the review processes required by these Regulations. No land use application can be approved without the appropriate review by the Planning Commission**,** ~~and/or~~ the Board of Trustees**, or as otherwise provided by this Title 15.**.

The applicant shall bring plans and drawings to the pre-application conference in order to adequately present the proposed land use application. Topics that may be discussed at a pre-application conference include the nature of the application, time periods of review, schedules of review meetings, and other details of the review process. The Town ~~Administrator~~**Manager** should also explain the intent, purpose, and relevance of any review criteria, policies, and the Parachute Plan.

Section 6. Section 15.05.201 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.201 Administrative Procedures, Purpose and Applicability. The purpose of the application review is to give the Planning Commission and the Board of Trustees an opportunity to review all relevant facts of an application in the context of the Town's review standards, policies and the Parachute Plan. For most applications, the Planning Commission

and Board of Trustees review is the only review procedure which is required. The Board may approve, approve with conditions, or deny an application. Conditions may be imposed on length of permit approval or other aspects of the activity designed to ensure compatibility with the standards of this Code and any policies or other adopted standards of the Town.

The application reviews by the Planning Commission and The Board of Trustees is the review process required of an application for a:

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~~H. Minor Subdivisions.~~

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Section 7. Section 15.05.202 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.202 Application. Complete applications must be submitted to the Town Clerk at least ~~forty-two (42)~~ **thirty (30)** calendar days prior to a regularly scheduled meeting of the Town Planning Commission **or, if applicable, meeting of the Board of Trustees**. The application shall include all of the items identified in Chapter 15.06 of these Regulations for the type of approval sought. Incomplete applications will not be reviewed.

Section 8. Section 15.05.203 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.203 Determination of Completeness. The Parachute Town ~~Administrator~~**Manager** will review the application for completeness within five (5) working days of submittal**, unless extended upon notice to the applicant**. If the application is determined to be complete, it will be accepted for review. If the application is incomplete, the applicant will be notified of the information needed to complete the application and the application will be withdrawn from the review process until the required information is submitted. Applications must be complete at least ~~forty-two (42)~~ **thirty (30)** calendar days prior to a regularly scheduled meeting of the Town of Parachute Planning Commission **or, if applicable, meeting of the Board of Trustees**.

Section 9. Section 15.05.204 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.204 Review and Referral of the Application. The Parachute Town ~~Administrator~~**Manager** will review the application for completeness within five (5) working days of submittal**, unless extended upon notice to the applicant**. If the application is determined to be initially complete, it will be accepted for review pending a review of technical adequacy and completeness by the Town Engineer, Town Attorney or other consultants to the Town or the Town staff. If the application is incomplete, the applicant will

be notified of the information needed to complete the application and the application will be withdrawn from the review process until the required information is submitted. Applications must be complete at least ~~forty-two (42)~~ **thirty (30)** calendar days prior to a regularly scheduled meeting of the Town of Parachute Planning Commission **or, if applicable, meeting of the Board of Trustees**.

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C. Inadequate, Incomplete or Incorrect Applications. The referral agencies including but not limited to the Town Attorney, the Town Engineer and other professionals retained by the Town as well as the Town staff may determine that an application contains erroneous information or is technically deficient, incomplete or does not comply with Town standards and regulations as well as any other standards and regulations of the reviewing agencies and all applicable federal, State or local regulation and laws. Incomplete, inadequate or incorrect applications will be withdrawn from the review process and will not be rescheduled for review until the inadequate, incomplete or incorrect application is corrected or required additional information is submitted. Revised applications must be completed or corrected at least ~~forty-two (42)~~ **thirty (30)** calendar days prior to a regularly scheduled meeting of the Town of Parachute Planning Commission **or, if applicable, meeting of the Board of Trustees**.

Section 10. Section 15.05.205 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.205 Planning Commission Review. The Town Planning Commission will review the application at its next regularly scheduled meeting date at least ~~forty-two (42)~~ **thirty (30)** calendar days after the submittal of a complete application. The Planning Commission will conduct a public meeting to review the application.

Section 5. Section 15.05.206.C of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.206 Review Criteria and Planning Commission Recommendation.

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C. Record of Planning Commission Proceedings. The Planning Commission shall maintain a record of its proceedings in the form of minutes or a written resolution. The record shall include comments of the reviewing agencies and other interested parties as well as the recommendations of the Planning Commission. A written copy of the minutes or resolution will be made available to any interested party within ~~fifteen (15)~~ **seven (7)** working days of the conclusion of the public meeting.

Section 11. Section 15.05.208 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.208 Board of Trustees Review and Decision.

A. General. Not less than ~~fifteen (15)~~ **seven (7)** or more than ~~forty-five (45)~~ **thirty (30)** calendar days after the receipt of the Planning Commission recommendation, the Board of Trustees shall conduct a public hearing to consider the application. The Board of Trustees will consider all the evidence presented by the applicant and other interested parties, the recommendation of the Parachute Planning Commission, comments of review agencies, recommendations of the Town ~~Administrator~~**Manager**, and comments from the public. The Board may, in its sole discretion, continue the public hearing to another regularly scheduled Board meeting date for the purpose of receiving additional information or public input before making a decision. In no event shall the public hearing be continued for more than ninety (90) calendar days beyond the date of the initial public hearing. The applicant or any other interested party may request a continuation of the public hearing for good cause shown, satisfactory to the Board. The Board of Trustees shall by a majority vote of the members present approve, approve with conditions or disapprove the application.

Section 12. Section 15.05.212 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.05.212 Delegated Administrative Decision.

A. Review Procedures. The Town ~~Administrator~~**Manager** will review complete applications for boundary line adjustments**, minor subdivisions, and other applications over which the Town Manager has discretion to review** and render a decision to approve, approve with conditions, or deny the application within ~~forty-five (45)~~ **thirty (30) calendar** days of receipt of a complete application **satisfaction of notice requirements under Section 15.01.106 and 15.05.213**. Alternatively, the Town ~~Administrator~~**Manager** may, on a case-by-case basis, refer the application to the Planning Commission and**/or, as applicable,** the Board of Trustees for review and decision under the provisions of Section 15.05.201~~(M)~~.

B. Review Criteria. The Town ~~Administrator~~**Manager** shall consider all the evidence presented by the applicant and other interested parties, comments of review agencies, recommendations of the Town Engineer, staff and consultants and comments from the public. At a minimum, the Town ~~Administrator~~**Manager** shall also consider the following criteria:

1. Conformance of the proposal with the Town of Parachute Municipal Code;

2. The compatibility of the proposal with the character of the surrounding area including, but not limited to the architectural character of the neighborhood;

3. The desirability for the proposed use in the specific area of the Town;

4. The potential for adverse environmental effects that might result from the proposed use;

5. Compatibility of the proposed use and the site plan with the Parachute Plan;

6. Conformance of any **minor subdivision and/or** boundary line adjustment with the requirements of the Town of Parachute Public Works Improvements Manual;

7. Verification that the **minor subdivision and/or** boundary line adjustment will not result in a nonconforming lot or any other deviation from Town zoning and land use requirements.

8. Verification that the minor subdivision will conform to the requirements of Article 4: Subdivision of this Title 15.

Section 13. Chapter 15.05 of the Parachute Municipal Code is hereby amended through the addition of a new Section 15.05.213 as follows:

15.04.213 Minor Subdivision Review Process.

A. Simplified Review. Eligible minor subdivisions involve a simplified review and approval process in conformance with Section 15.05.212, allowing for administrative approval of a final plat showing the layout of lots, access, recreation area and easements. Any proposed improvements shall conform to the Town of Parachute Public Works Improvement Standards.

It is recommended that any person seeking approval of a minor subdivision first schedule a pre-application meeting with Town Manager, and any other Town staff or consultants directed to attend by the Town Manager, and pursuant to Section 15.05.104, for a review of the process, eligibility, applicable requirements, standards and to obtain the application forms and checklists.

The applicant shall submit all required materials specified in Section 15.06.100 through 15.06.103 and Section 15.06.208, review fee and a paper copy of the final plat to the Clerk, and use the submittal checklist to ensure completeness.

B. Review Procedure. In addition to Section 15.05.212, the following regulations and procedure shall apply to the review of minor subdivisions. After an application is submitted, a determination of completeness shall be made in conformance with Section 15.05.203. Any identified deficiencies shall be remedied before the application can be deemed complete. When an application is accepted as complete, the application may be sent to referral agencies in conformance with Section 15.05.204 for review of technical adequacy and completeness.

The applicant shall be notified of any deficiencies which shall be remedied within ten

(10) working days of the notice of deficiency in order to avoid expiration of the application submittal. The Planner may approve the application only if it meets all applicable standards and requirements.

Upon determination of a complete application, an applicant shall be required to give notice to the parties identified in Section 15.01.106 and in the manner identified in Section 15.01.106. Administrative action to approve an application shall occur not less than thirty (30) days following providing notice under Section 15.01.106.

If the application is approved, the applicant must record the minor subdivision final plat in conformance with Section 15.05.211 with the Garfield County Clerk and Recorder within thirty (30) days after the approval date and deliver a copy of the recorded Mylar Minor Subdivision Final Plat to the Town Clerk; otherwise, the approval expires.

Recordation of an approved record plat legally establishes the lots, dedications and obligations shown on the plat and authorizes sale of lots and the submittal of applications for permits necessary to develop the lots.

If the application is denied, the applicant may appeal the denial to the Parachute Board of Trustees, provided the appeal is made within thirty (30) days after the administrative decision.

C. Appeal of Administrative Denial of Minor Subdivision. Within thirty (30) days after an administrative denial of a minor subdivision, the owner/applicant and/or representative shall submit a written request appealing the administrative denial and requesting review of the denial before the Board of Trustees at the next available regular meeting.

The applicant's written appeal shall set forth in clear and concise language the basis of appeal of the decision and demonstrating that the denial was not based upon the requirements of this section or otherwise was inconsistent with these regulations.

If the appeal is upheld, the Board of Trustees shall set forth in the record the basis of approval and list any conditions of approval for the minor subdivision. If the Board of Trustees concurs with the administrative denial, the Trustees shall so state their agreement in the record.

D. Referral to Board of Trustees. Pursuant to Section 15.05.212, the Town Manager, in his sole discretion, may, on a case-by-case basis, refer the application for minor subdivision to the Board of Trustees for review and decision as set forth in this Chapter 15. In addition, an application for minor subdivision shall be referred to the Board of Trustees upon the submission of a written request for referral from a person receiving notice of the application under Section 15.01.106. Written requests for referral shall state a basis for the need of such referral and shall be submitted to the Town within thirty (30) days of determination of completeness and receipt of notice under Section 15.01.106, whichever is

period is longer.

Section 14. Section 15.06.208 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

15.06.208 Final Subdivision Plan. In addition to the common submittal requirements of Section 15.06.102, all applications for approval of a final subdivision plan shall include the following information.

The number of copies of the required application information will be determined on a case by case basis. The applicant shall be required to submit all copies specified by the Town ~~Administrator~~**Manager** or by another Town official designated by the Town ~~Administrator~~**Manager**. Subdivision plats, engineering plans and any other technical information specified by the Town Engineer shall also be submitted in *AutoCad* computer file format.

A. Final Subdivision Plat.

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11. Minor subdivision plats shall contain: (a) addresses for each resulting parcel; and (b) a plat note stating "No Parcel, Lot, Tract or subdivision of land created by a minor subdivision shall be further subdivided or re-subdivided thorough the Minor Subdivision process."

Section 15. Title 15 of the Parachute Municipal Code shall hereby be amended to replace references to the "Town Administrator" with "Town Manager," which is the title contained in the Town Charter.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of _____ to _____ of the Board of Trustees of the Town of Parachute, Colorado at its regular meeting held on the _____ day of _____ 2015.

BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO

By: _____
Roy McClung, Mayor

ATTEST:

_____

Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING TITLE 15 OF THE PARACHUTE MUNICIPAL CODE REGARDING MINOR SUBDIVISIONS AND LAND USE APPLICATION TIMELINES.

was introduced before the Board of Trustees on _____, 2015; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Board of Trustees held on _____, 2015, and approved by the Mayor on _____, 2015.

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 _____ day of _____ 2015.

TOWN OF PARACHUTE

_____
Denise Chiaretta, Town Clerk