

ORDINANCE No. 1978-3

TITLE
AND
PURPOSE:

AN ORDINANCE OF THE TOWN OF LA JARA, COLORADO ADOPTING BY REFERENCE A CODIFICATION OF A ZONING ORDINANCE ENTITLED ZONING ORDINANCE OF THE TOWN OF LA JARA, COLORADO, 1978, PREPARED BY THE LA JARA PLANNING COMMISSION IN COOPERATION WITH THE SAN LUIS VALLEY COUNCIL OF GOVERNMENTS; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THE ZONING ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES OF THE TOWN OF LA JARA, COLORADO, IN CONFLICT OR INCONSISTENT HEREWITH; PROVIDING FOR THE MAINTENANCE OF OFFICIAL COPIES OF SUCH ZONING ORDINANCE AND PROVIDING FOR THE SALE OF COPIES OF SUCH ZONING ORDINANCE.

WHEREAS, the Board of Trustees of the Town of La Jara, Colorado, has made a thorough study of the Zoning Ordinance of the Town of La Jara, Colorado, 1978, as prepared by the La Jara Planning Commission in cooperation with the San Luis Valley Council of Governments and

WHEREAS, the Board of Trustees finds that said "Zoning Ordinance" should be adopted for the purpose of promoting the health, safety, morals and welfare of the present and future inhabitants of the Town of La Jara by regulating and restricting the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts, and other open spaces; the density of population, and the location and use of buildings, structures, and land for trade, industry, residence and other purposes; promoting coordinated and sound development, to encourage innovation and residential development or renewal so that housing demands may be met by a greater variety of types and design of housing units, to provide for higher quality in site and land planning, to conserve open space, and to provide more efficient and attractive use of open space, and

WHEREAS, the Statutes of the State of Colorado provide for adoption of such a codification by reference;

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

Section 1. Zoning Ordinance Adopted.--The Zoning Ordinance of the Town of La Jara, Colorado, 1978, as promulgated by the La Jara Planning Commission in cooperation with the San Luis Valley Council of Governments is hereby adopted and enacted by reference. The purpose of the "Zoning Ordinance" is to codify the zoning ordinance of the Town of La Jara to have the same force and effect as if set forth herein in every particular. The subject matter of the zoning ordinance includes comprehensive provisions and standards regulating and restricting the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, and other purposes.

Section 2. Amendments.--The Zoning Ordinance of the Town of La Jara, Colorado, 1978, is hereby adopted by reference without amendment.

Section 3. Zoning Ordinance Copies.--At least three (3) copies of the Zoning Ordinance of the Town of La Jara, Colorado, 1978, all certified to be true copies, have been and are now on file in the office of the Town Clerk, and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday, holidays excepted. The "Zoning Ordinance" as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Section 4. Penalties.--The following penalty clause as contained in the Zoning Ordinance of the Town of La Jara, Colorado, 1978, is herewith set forth in full and adopted:

"Section 12-110. Penalty--The owner or owners of any building or buildings or premises or parts thereof where anything in violation of this Ordinance exists or is placed or maintained, and any architect, builder, or contractor who assists in the commission of any such violation; and all persons or corporations who violate or maintain any violation of any of the provisions of this Ordinance or who fails to comply therewith or with any requirements thereof or who build in violation of any statement of plans submitted and approved thereunder shall, for each and every violation or noncompliance be guilty of a violation of this Ordinance, and, upon conviction thereof, shall be punishable by a fine of not more than THREE HUNDRED DOLLARS (\$300) or by imprisonment for not more than ninety (90) days, or by both such fine or imprisonment for each such violation. Every person violating or contributing in any way to the violation of any provision of this Ordinance shall be deemed guilty of a separate offense for each day during which such violation continues and may be punished therefor as herein provided."

Section 5. Savings Clause.--If any part, section, sub-section, sentence, clause, or phrase of this Ordinance or of the "Zoning Ordinance" adopted hereby is for any reason held to be invalid, such decisions shall not affect the validity of the remaining sections of this Ordinance or of said "Zoning Ordinance;" the Board of Trustees hereby declares that it would have passed this Ordinance and adopted said Zoning Ordinance of the Town of La Jara, 1978, in each part, section, sub-section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections, sentences, clauses or phrases, be declared invalid.

Section 6. Repeal.--Any or all Ordinances or parts of Ordinances of the Town of La Jara, Colorado, in conflict or inconsistent therewith are hereby repealed, PROVIDED, HOWEVER, that the repeal of any Ordinance or parts of Ordinances of the Town of La Jara, Colorado, shall not revive any other section of any Ordinance or Ordinances heretofore repealed or superceded. Ordinance No. 61 entitled "An Ordinance Concerning the Zoning of Districts and Regulations Relating to Restrictions Affecting the Same" adopted by the Board of Trustees of the Town of La Jara on August 21, 1945, is specifically repealed in its entirety.

Section 7. Publication.--The Town Clerk shall certify to the passage of this Ordinance, cause notice of its contents and passage to be published, and make not less than three copies of the adopted "Zoning Ordinance" available for inspection by the public during regular business hours.

Section 8. Effective Date.--This Ordinance shall be in full force and effect thirty (30) days after its final passage and publication as provided by law.

PASSED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AFTER PUBLIC HEARING AND SIGNED THIS 10th day of October, 1978.

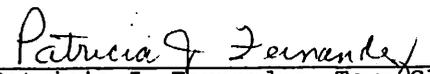
TOWN OF LA JARA, COLORADO

BY


Ben Gallegos, Mayor

(SEAL)

ATTEST:


Patricia J. Fernandez, Town Clerk

DATE OF PUBLICATION: October 13, 1978

EFFECTIVE DATE: November 13, 1978

NOTICE OF PUBLIC HEARING

NOTICE is hereby given of a Public Hearing to be held before the Board of Trustees of the Town of La Jara, Colorado, at 7:30 o'clock p.m. on the 10th day of October, 1978, at the Town Hall for the purpose of considering the adoption of an Ordinance of the Town of La Jara, Colorado, adopting by reference a codification of a zoning ordinance entitled the Zoning Ordinance of the Town of La Jara, Colorado, 1978, and to consider providing penalties for the violations of provisions of the proposed zoning ordinance and this Ordinance; setting forth amendments, if any, to the published Ordinance; providing for the repeal of certain Ordinances; providing for the maintenance of official copies of the proposed zoning ordinance and providing for the sale of copies of the proposed zoning ordinance if adopted.

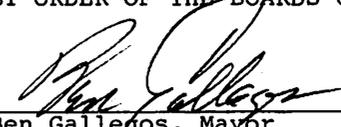
The purpose of the Zoning Ordinance of the Town of La Jara, Colorado, 1978, as promulgated by the La Jara Planning Commission in cooperation with the San Luis Valley Council of Governments is to codify a zoning ordinance of the Town. The subject matter of said zoning ordinance is the purpose of promoting the health, safety, morals and welfare of the present and future inhabitants of the Town of La Jara by regulating and restricting the height, number of stories and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, and other purposes.

Copies of the Zoning Ordinance of the Town of La Jara, 1978, being considered for adoption by reference are on file in the Office of the Town Clerk and are available for public inspection.

This notice given and published by order of the Board of Trustees of La Jara, Colorado.

DATED THIS 19th DAY OF SEPTEMBER, 1978, TOWN OF LA JARA, COLORADO.

BY ORDER OF THE BOARDS OF TRUSTEES


Ben Gallegos, Mayor

(SEAL)

ATTEST:


Patricia J. Fernandez, Town Clerk

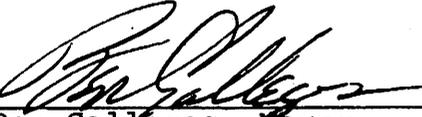
FIRST NOTICE OF HEARING: September 22, 1978

SECOND NOTICE OF HEARING: September 29, 1978

STATE OF COLORADO)
COUNTY OF CONEJOS) ss. CERTIFICATION OF ZONING ORDINANCE OF THE
TOWN OF LA JARA) TOWN OF LA JARA, COLORADO, 1978

The undersigned, do hereby certify that this Zoning Ordinance of the Town of La Jara, 1978, is a true and accurate copy of the Zoning Ordinance adopted by reference by the Town of La Jara, Colorado, under Ordinance No. 1978-3 pursuant to and as provided by Colo. Rev. Stat. 1973, Title 31, Article 16, Part Two, as amended.

Dated this 19th day of September, 1978.

By: 
Ben Gallegos, Mayor

(SEAL)

ATTEST:


Patricia J. Fernandez, Town Clerk

LA JARA GAZETTE

COUNTY OF CONEJOS)
) ss.
STATE OF COLORADO)

I, Mary Mudd do solemnly swear that I am the publisher of the LA JARA GAZETTE, that the same is a weekly newspaper printed in whole or in part, and published in the County of Conejos, State of Colorado, and has a general circulation therein, that said newspaper has been published continuously and uninterruptedly in said County of Conejos for a period of more than fifty-two weeks next prior to the first publication of the annexed legal notice or advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the procession of the act of congress of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the laws of the State of Colorado.

That the annexed legal notice, or advertisement was published in the regular and entire issues of every number of said weekly newspaper for a period of 2 consecutive insertions, and that the first publication of said notice was in the issue of said newspaper dated Sept 22, 1978, and that the last publication of said notice was in the issue of said newspaper dated Sept 29, 1978.

In witness whereof I have here unto set my hand this 10th day of Oct, 1978.

Mary Mudd
Publisher

Subscribed and sworn to before me, a Notary Public in and for the county of Conejos, and state of Colorado this 10th day of Oct, A. D. 1978.

Notary Public

My Commission expires 6/1/79, 1979.

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The purpose of the Zoning Ordinance of the Town of La Jara, Colorado, 1978, as promulgated by the La Jara Planning Commission in cooperation with the San Luis Valley Council of

Governments is to codify a zoning ordinance of the Town. The subject matter of said zoning ordinance is for the purpose of promoting the health, safety, morals and welfare of the present and future inhabitants of the Town of La Jara by regulating and restricting the height, number of stories and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, and other purposes.

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This notice given and published in order of the Board of Trustees of La Jara, Colorado.

DATED THIS 19th DAY OF SEPTEMBER, 1978, TOWN OF LA JARA, COLORADO.

BY ORDER OF THE BOARD OF TRUSTEES

BEN GALLEGOS, Mayor

(SEAL)
ATTEST:
PATRICIA J. FERNANDEZ,
FIRST NOTICE OF HEARING:
September 22, 1978
SECOND NOTICE OF HEARING:
September 29, 1978
Published Sept. 22, 29, 1978
Published La Jara Gazette

LA JARA GAZETTE

COUNTY OF CONEJOS)
) ss.
STATE OF COLORADO)

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That the annexed legal notice or advertisement was published in the regular and entire issues of every number of said weekly newspaper for a period of 1 consecutive insertions, and that the first publication of said notice was in the issue of said newspaper dated Oct 13, 1978, and that the last publication of said notice was in the issue of said newspaper dated Oct 13, 1978.

In witness whereof I have here unto set my hand this 10th day of Nov, 1978. Mary Mudd Publisher

Subscribed and sworn to before me, a Notary Public in and for the county of Conejos, and state of Colorado this 10th day of Nov, A. D. 1978.

Leon C. Surjan Notary Public

My Commission expires December 29, 1980

ORDINANCE NO. 1978-3

TITLE AND PURPOSE:

AN ORDINANCE OF THE TOWN OF LA JARA, COLORADO ADOPTING BY REFERENCE A CODIFICATION OF A ZONING ORDINANCE ENTITLED A ZONING ORDINANCE OF THE TOWN OF LA JARA, COLORADO, 1978, PREPARED BY THE LA JARA PLANNING COMMISSION IN COOPERATION WITH THE SAN LUIS VALLEY COUNCIL OF GOVERNMENTS; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THE ZONING ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES OF THE TOWN OF LA JARA, COLORADO, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING FOR THE MAINTENANCE OF OFFICIAL COPIES OF SUCH ZONING ORDINANCE AND PROVIDING FOR THE SALE OF COPIES OF SUCH ZONING ORDINANCE.

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of or who build in violation of any statement of plans submitted and approved thereunder shall, for each and every violation or noncompliance be guilty of a violation of this Ordinance, and, upon conviction thereof, shall be punishable by a fine of not more than THREE HUNDRED DOLLARS (\$300) or by imprisonment for not more than ninety (90) days, or by both such fine or imprisonment for each such violation. Every person violating or contributing in any way to the violation of any provision of this Ordinance shall be deemed guilty of a separate offense for each day during which such violation continues and may be punished therefor as herein provided."

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PASSED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AFTER PUBLIC HEARING AND SIGNED THIS 10th day of October, 1978.

TOWN OF LA JARA, COLORADO BY: Ben Gallegos, Mayor (SEAL) ATTEST:

PATRICIA J. FERNANDEZ, Town Clerk Date of Publication, October 13, 1978 Effective Date: November 13, 1978 Published La Jara Gazette