

C-LINE #62033  
CLEAR TOPPER

ORDINANCE # 516

ORDINANCE GRANTING SUBDIVISION EXEMPTION APPLICATION OF TRIPLE CROWN BUILDERS, INC., FOR LOTS 1, 2, and 3, SWEETBRIAR SUBDIVISION TO THE CITY OF LAS ANIMAS, BENT COUNTY, COLORADO.

WHEREAS, the Planning Commission of the CITY OF LAS ANIMAS, Colorado, on January 24, 1985, approved the subdivision exemption application of TRIPLE CROWN BUILDERS, INC., concerning the real property described as follows, to-wit:

Lots 1, 2, and 3, Sweetbriar Subdivision  
to the City of Las Animas, in Bent County,  
Colorado,

and

WHEREAS, the City Council of the City of Las Animas, Colorado, at its meeting on February 5, 1985, conditionally approved said subdivision exemption application; and

WHEREAS, the zoning regulations for the City of Las Animas, Colorado, require final approval of said subdivision exemption application by the City Council of the City of Las Animas, Colorado, by appropriate ordinance; and

WHEREAS, extraordinary hardships and practical difficulties may result from strict compliance with the subdivision regulations now in effect in the City of Las Animas, Colorado; and

WHEREAS, THE PURPOSES OF THE SUBDIVISION REGULATIONS MAY BE SERVED TO A GREATER EXTENT BY GRANTING THE PROPOSED SUBDIVISION EXEMPTION APPLICATION: AND

WHEREAS, the requested exemption shall not have the effect of nullifying the intent and purpose of the subdivision regulations; and

WHEREAS, the Las Animas City Council has determined that it is in the best interests of the citizens of the City of Las Animas, Colorado, to recognize the existence of the utility easement on the south property line of the subject property; and

WHEREAS, substantial justice may be done and the public interest secured.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAS ANIMAS, COLORADO:

1. That the subdivision exemption application of TRIPLE CROWN BUILDERS, INC., pertaining to Lots 1, 2, and 3, Sweetbriar Subdivision to the City of Las Animas, in Bent County, Colorado, be and is hereby granted.

2. It is hereby recognized that a Five Foot Utility Easement exists along the south property line of the subject property.

INTRODUCED PASSED ON FIRST READING AND ORDERED PUBLISHED IN ITS ENTIRETY THIS 7th DAY OF May, 1985.

ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY ON THE 4th DAY OF June, 1985

CITY OF LAS ANIMAS, COLORADO

By Leonard Hudnall  
LEONARD HUDNALL, MAYOR

ATTEST:

Lila M. Maupin  
LILA M. MAUPIN, CITY CLERK