

RESOLUTION NO. 2 – SERIES 2020

Town of Coal Creek, Colorado

A RESOLUTION AMENDING THE MINIMUM LOT AREA REQUIREMENTS FOR NEW DEVELOPMENTS.

WHEREAS, the guidelines for Residential, Modular, Business or Commercial in Town sets forth a minimum lot area of 12,000 square feet requirement and;

WHEREAS, the State of Colorado now has jurisdiction over all Septic Systems within the State of Colorado and;

WHEREAS, to promote coordinated and sound development, avoiding undo congestion of population and facilitating the adequate provision of water and to allow proper area and drainage for Residential or Commercial Septic Systems;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF COAL CREEK, FREMONT COUNTY, COLORADO that:

Section 1. The Board of Trustees hereby increases the minimum lot area requirement for any Modular Homes, Single Family Homes, Residential, to 21,780 (Twenty One Thousand, Seven Hundred Eighty) square feet (or 1/2 one half acre) for any future developments that may be added within the Town limits of the Town of Coal Creek. This is applicable to NEW DEVELOPMENT only.

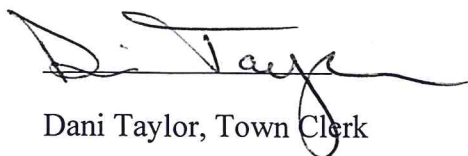
Section 2. Safety Clause: The Board of Trustees hereby finds, determines and declares that this resolution is necessary for the immediate preservation of public welfare, health and safety until such time the town and each household within connects to a standard and certified sanitary sewer system.

ADOPTED this



John Bechtelheimer, Mayor

ATTEST:



Dani Taylor, Town Clerk