

ORDINANCE NO. 1161 (2024)

AN ORDINANCE ADOPTING CERTAIN TEXT AMENDMENTS TO THE CITY OF CRAIG MUNICIPAL CODE, TITLE 16, CHAPTER 16.03.

RECITALS:

1. The City Council of the City of Craig believes it is necessary to revise certain provisions of the Land Use Code related to the development of land and land use regulations in the City of Craig.
2. The City Staff has provided text amendment revisions to Title 16 of the Craig Municipal Code as recommended by the City of Craig Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO, THE FOLLOWING:

Section 1: The Craig Municipal Code, Title 16, Chapter 16.03, Section 16.03.060, Nonconforming uses and buildings, is hereby amended as follows:

Section 16.03.060(6) is hereby deleted and replaced with the following:

Restoration. A nonconforming building which has been damaged by fire or other natural causes may be restored to its original use, condition, and overall footprint, provided that: (a) There was not an active condemnation/demolition notice on file for the structure at the time of the calamity; and (b) the work is commenced within one hundred eighty (180) days of such calamity. Note: The Building Official may grant one extension of up to one hundred eighty (180) days for reasons such as but not limited to: Insurance Claim Delays and/or contractor availability.

Section 16.03.060(7) is hereby deleted and replaced with the following:

Unsafe Buildings. Any nonconforming building or portion thereof declared unsafe by the building inspector may be strengthened or restored to safe condition. However, any nonconforming building that becomes in such disrepair that it is required by the building inspector to be demolished, or is willingly demolished by the property owner or agent shall not be reestablished, and any future use shall be in conformance with the provisions of this chapter.

Section 2: If any subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance.

Section 3: The City Council deems it appropriate to publish the title of this Ordinance, together with a summary of the Ordinance and with the statement that the text is available for public inspection and acquisition in the office of the City Clerk.

Section 4: This Ordinance shall be effective immediately upon passage.

Section 5: This Ordinance is enacted pursuant to the City's authority to act under its police power to protect and preserve the general welfare of the City and its citizens.

READ, APPROVED AND ORDERED PUBLISHED ON FIRST READING THIS _____.
DAY OF _____, 2024, BY THE CITY COUNCIL OF THE CITY OF CRAIG,
COLORADO.

Chris Nichols, Mayor

Bruce Nelson, Interim City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS _____. DAY
OF _____, 2024, BY THE CITY COUNCIL OF THE CITY OF CRAIG
COLORADO.

Chris Nichols, Mayor

Katie Carmody, City Clerk