

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1576

SPONSOR: COUNCIL MEMBER GARNER

TITLE: A BILL FOR AN ORDINANCE AMENDING SECTION 11-6-13(H) OF THE ZONING ORDINANCE TO CLARIFY MAINTENANCE RESPONSIBILITY IN ARTERIAL STREETS RIGHTS-OF-WAY ADJACENT TO SINGLE-FAMILY HOMES.

PURPOSE: SECTION 11-6-19(H) CURRENTLY REQUIRES PROPERTY OWNERS TO MAINTAIN STREET RIGHTS-OF-WAY WHICH ABUT THEIR PROPERTY. THE ONLY EXCEPTION LISTED IS SINGLE-FAMILY PROPERTIES WHICH BACK ONTO ARTERIAL STREETS. THERE ARE A NUMBER OF SINGLE-FAMILY PROPERTIES WHICH ABUT AN ARTERIAL RIGHT-OF-WAY ON A SIDE LOT LINE. TAKEN LITERALLY, 11-6-19(H) WOULD REQUIRE OWNERS TO MAINTAIN ARTERIAL RIGHTS-OF-WAY ADJACENT TO THESE SIDE PROPERTY LINES.

THERE IS NO PARTICULAR REASON THAT SINGLE-FAMILY LOTS ABUTTING AN ARTERIAL ON A SIDE LOT LINE SHOULD BE TREATED DIFFERENTLY THAN THOSE ABUTTING ON A REAR LOT LINE. THIS DISTINCTION HAS CREATED CONFUSION OVER MAINTENANCE RESPONSIBILITIES AND MAINTENANCE REQUIREMENTS AND HAS BEEN INCONSISTENTLY APPLIED OVER THE YEARS. THIS CB PROPOSES TO CLARIFY SINGLE-FAMILY PROPERTY OWNER MAINTENANCE REQUIREMENTS ON ARTERIAL STREETS AND AVOID ANY FUTURE CONFUSION.

ADDITIONAL EXPLANATORY REMARKS:

SPONSORED BY: COUNCIL MEMBER GARNER

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-1576
Series of 2006

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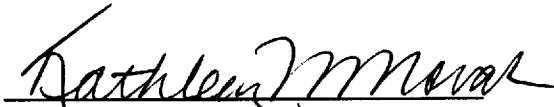
A BILL FOR AN ORDINANCE AMENDING SECTION 11-6-13(H) OF THE ZONING ORDINANCE TO CLARIFY MAINTENANCE RESPONSIBILITY IN ARTERIAL STREETS RIGHTS-OF-WAY ADJACENT TO SINGLE-FAMILY HOMES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

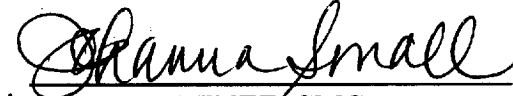
Section 1. Amending Section 11-6-13(h) of the Zoning Ordinance. Section 11-6-13(h) of the Zoning Ordinance is hereby amended to read as follows:

(h) All properties owners ~~must~~ SHALL landscape and maintain THE UNPAVED PORTION OF City right-of-way abutting their property with the exception of ~~those~~ OWNERS OF SINGLE-FAMILY residential properties ~~whose properties backs up to~~ ABUTTING access controlled arterials. ALL CITY RIGHT-OF-WAY IN ACCESS CONTROLLED ARTERIALS ABUTTING SINGLE-FAMILY RESIDENTIAL PROPERTIES SHALL BE MAINTINED BY THE CITY. ACCESS CONTROLLED ARTERIAL SHALL MEAN 104TH AVENUE, 112TH AVENUE, 120TH AVENUE, HURON STREET AND WASHINGTON STREET.

INTRODUCED, READ, AND POSTED this 24th day of August, 2006.


KATHLEEN M. NOVAK
Mayor

ATTEST:


for DIANA L. LENTZ, CMC
City Clerk

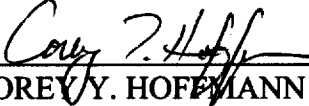
PASSED ON SECOND AND FINAL READING this _____ day of _____,
2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney