

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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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 MAINTAINED BY THE CITY. ACCESS CONTROLLED ARTERIAL SHALL MEAN 104TH AVENUE, 112TH AVENUE, 120TH AVENUE, HURON STREET AND WASHINGTON STREET.

INTRODUCED, READ, AND POSTED this ____ day of _____, 2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

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