

**ORDINANCE NO. 2003-2**  
**TOWN OF RICO**  
**APPROVING THE CARTER REPLAT**

**WHEREAS**, the Rico Planning Commission recommended approval of the Carter Replat after conducting a public hearing on April 15<sup>th</sup>, 2003;

**WHEREAS**, the Rico Town Board conducted a public hearing on April 16<sup>th</sup>, 2003;

**WHEREAS**, the Carter Replat involves a preexisting grandfathered structure on Lot 33, Block 7, whereby an additional ½ lot (south half of Lot 34) comprising 1,250 sq.ft. is added to Lot 33 creating a larger yet still non-conforming Lot 33R which is less than the minimum 5,000 sq.ft.;

**WHEREAS**, the Rico Land Use Code, section 528.2 J allows for the approval of subdivisions that deviate from the minimum standards where a better overall design can be achieved;

**WHEREAS**, the Board of Trustees finds that the Carter Replat presents a unique situation that includes a historic grandfathered structure on a non-conforming lot and that allowing the addition of ½ lot will improve the residential use and function of the lot and will thereby promote the health, safety and general welfare of the Rico community;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO, COLORADO**, the following:

**SECTION 1. CARTER REPLAT APPROVED**

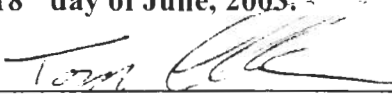
The Carter Replat for Lots 33 through 36, Block 7, to create Lots 33R and 35R is hereby approved by this Ordinance NO. 2003-2. This Ordinance NO. 2003-2 is hereby deemed to control and supercede in the event of any conflict or inconsistency with the Rico Land Use Code.


**SECTION 2. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon final adoption.

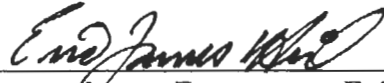
**SECTION 3. POSTING AND PUBLISHING.** This Ordinance shall be posted at the Rico Post Office and Rico Town Hall and published in the Rico Sun-Times.

**INTRODUCED, READ, APPROVED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO on the 13<sup>th</sup> day of May, 2003.**

**READ AND APPROVED ON SECOND AND FINALLY READ AFTER CONDUCTING A PUBLIC HEARING BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO on the 18<sup>th</sup> day of June, 2003.**

  
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By: Tom Clark, Mayor

  
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Attest: Linda Yellowman, Town Clerk  
[Town Seal]

  
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Approved as to Form: Eric James Heil, Esq.  
Town Attorney