

ORDINANCE NO. 3

Series 2017

AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER  
CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE  
(Gold Pan Shops Dipping Station – Tract B, Placer Ridge Townhomes Subdivision)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,  
COLORADO:

Section 1. Findings. The Town Council of the Town of Breckenridge finds and determines as follows:

- A. The Town of Breckenridge owns the hereinafter described real property. Such real property is located within the corporate limits of the Town of Breckenridge, County of Summit and State of Colorado.
- B. The Town of Breckenridge filed an application pursuant to Chapter 11 of Title 9 of the Breckenridge Town Code seeking to have the hereinafter described real property designated as a landmark (“**Application**”).
- C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of the Breckenridge Town Code in connection with the processing of the Application.
- D. The improvements located on hereinafter described real property are more than fifty (50) years old.
- E. The hereinafter described real property meets the “Architectural” designation criteria for a landmark as set forth in Section 9-11-4(A)(1)(a)(1) of the Breckenridge Town Code because the property exemplifies specific elements of architectural style or period, and Section 9-11-4(A)(1)(a)(5) because the property is of a style particularly associated with the Breckenridge area.
- F. The hereinafter described real property meets the “Social” designation criteria for a landmark as set forth in Section 9-11-4(A)(1)(b)(2) of the Breckenridge Town Code because the property exemplifies cultural, political, economic or social heritage of the community.
- G. The hereinafter described real property meets the “Geographical/ Environmental Importance” designation criteria for a landmark as set forth in Section 9-11-4(A)(1)(c)(2) of the Breckenridge Town Code because the property is an established and familiar natural setting or visual feature of the community.
- H. The hereinafter described real property meets the “Physical Integrity” criteria for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code because:
- (i) The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation and;
  - (ii) The property retains original design features, materials and/or character.
- I. In accordance with the requirements of Section 9-11-3(B)(3) of the Breckenridge Town Code, on December 6, 2016 the Application was reviewed by the Breckenridge Planning Commission. On such date the Planning Commission recommended to the Town Council that the Application be granted.
- J. The Application meets the applicable requirements of Chapter 11 of Title 9 of the Breckenridge Town Code, and should be granted without conditions.
- K. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final approval of an application for landmark designation under Chapter 11 of Title 9 of the Breckenridge Town Code be made by ordinance duly adopted by the Town Council.

Section 2. Designation of Property as Landmark. The following described real property:

Tract B, Placer Ridge Townhomes Subdivision, Town of Breckenridge, County of Summit, and State of Colorado; also known as 504 South Ridge Street, Breckenridge, Colorado 80424

is designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town Code.

Section 3. Police Power Finding. The Town Council finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort, and convenience of the Town of Breckenridge and the inhabitants thereof.

Section 4. Town Authority. The Town Council finds, determines and declares that it has the power to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

Section 5. Effective Date. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 13th day of December, 2016.

This ordinance was published in full on the Town of Breckenridge website on December 15, December 16, December 17, December 18 and December 19, 2016.

A public hearing on this ordinance was held on January 10, 2017.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 10th day of January, 2017. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

\_\_\_\_\_/s/\_\_\_\_\_  
Helen Cospolich, CMC, Town Clerk

\_\_\_\_\_/s/\_\_\_\_\_  
Eric S. Mamula, Mayor

APPROVED IN FORM

\_\_\_\_\_/s/\_\_\_\_\_  
Town Attorney                      Date

This Ordinance was published on the Town of Breckenridge website on January 13, January 14, January 15, January 16 and January 17, 2017. This ordinance shall become effective on February 16, 2017.