

**ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN  
COUNTY, COLORADO, GRANTING A REZONING FROM AFR-10 TO AH FOR THE  
RAYBURN PROPERTY**

Ordinance No. 98-15

**Recitals**

1. Don Rayburn and Raydo, Inc. (hereafter "Applicant") has applied to the Pitkin County Board of County Commissioners (hereafter "Board") for a rezoning approval to create a deed-restricted lot for employee housing.
2. The property is described on Exhibit "A" attached and consists of approximately 2.60 acres.
3. The proposed zone change is from AFR-10 (Agriculture, Forestry and Residential, 10 acre lot size) to AH (Affordable Housing, lot size by Special Review).
4. The Planning and Zoning Commission heard this rezoning application at their regularly scheduled public meeting on September 6, 1996, at which time they recommended approval of the requested zoning change.
5. The Board heard the rezoning request at their regularly scheduled and duly noticed public hearing on April 8, 1998, at which time evidence and testimony were presented with respect to this application.
6. The Board finds that this rezoning application allows the owner to provide affordable housing mitigation for the impacts of his subdivision, provides for affordable housing opportunities in close proximity to the Aspen area, and that the Aspen Area Community Plan and the Aspen/Pitkin County Affordable Housing Guidelines promote the housing opportunities created by this type of application which seeks to deed restrict an existing dwelling for affordable housing.

**NOW THEREFORE BE IT ORDAINED** by the Pitkin County Board of County Commissioners that it hereby rezones the proposed 2.6 acre Rayburn/Raydo, Inc. lot from AFR-10 to AH, as described in Exhibit A attached, subject to the rezoning being effective upon the approval and recordation of the Final Plat for the Rayburn/Raydo, Inc. (Two Moon) Subdivision.

INTRODUCED AND FIRST READ at a regular meeting and public hearing on the 8th day of April, 1998.

NOTICE OF PUBLIC HEARING PUBLISHED IN THE ASPEN TIMES on the 28th day of March, 1998.


  
416828 05/13/1998 04:03P ORDINANC DAVIS SILVI  
1 of 3 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO

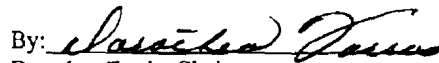
APPROVED AND ADOPTED AFTER SECOND READING on the 22<sup>nd</sup> day of April, 1998.

May PUBLISHED AFTER ADOPTION IN THE ASPEN TIMES on the 23<sup>rd</sup> day of 1998.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF PITKIN COUNTY, COLORADO

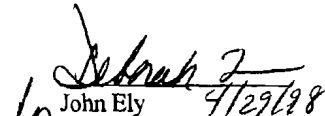
  
Lynette Jones  
Deputy Clerk and Recorder

By:   
Dorothea Farris, Chairman

DATE: 4-29-98


APPROVED AS TO FORM

RECOMMENDED FOR ADOPTION

  
John Ely  
County Attorney  
4/29/98

  
Cindy Houben  
Community Development Director  
3.31.98

lance/raybord.doc

  
418828 05/13/1998 04:03P ORDINANC DAVIS SILVI  
2 of 3 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN LOT 13, SECTION 16, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 82 BEING ALSO THE POINT OF BEGINNING OF A TRACT OF LAND DESCRIBED IN BOOK 770 AT PAGE 270 WHENCE THE NORTHWEST CORNER OF SAID SECTION 16 BEARS NORTH 33°41' WEST 3685.55 FEET;

THENCE SOUTH 14°20'58" EAST 230.02 FEET ALONG THE BOUNDARY OF SAID TRACT DESCRIBED IN BOOK 770 AT PAGE 270 ALONG SAID EASTERLY LINE OF STATE HIGHWAY NO. 82;

THENCE NORTH 75°39'00" EAST 320.25 FEET ALONG SAID BOUNDARY DESCRIBED IN BOOK 770 AT PAGE 270 TO A WITNESS CORNER BEING A RED PLASTIC CAP SET BY LS 9010;

THENCE NORTH 75°36'38" EAST 192.43 FEET ALONG SAID BOUNDARY DESCRIBED IN BOOK 770 AT PAGE 270 TO AN ILLEGIBLE RED PLASTIC CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID BOUNDARY;

THENCE NORTH 23°40'00" WEST 233.05 FEET ALONG SAID BOUNDARY DESCRIBED IN BOOK 770 AT PAGE 270;

THENCE SOUTH 75°39'00" WEST 135.93 FEET ALONG SAID BOUNDARY DESCRIBED IN BOOK 770 AT PAGE 270 TO A WITNESS CORNER, A RED PLASTIC CAP SET BY LS 9010;

THENCE SOUTH 75°39'00" WEST 330.49 FEET ALONG SAID BOUNDARY DESCRIBED IN BOOK 770 AT PAGE 270 TO SAID EASTERLY LINE OF STATE HIGHWAY NO. 82, THE POINT OF BEGINNING;

CONTAINING 2.607 ACRES, MORE OR LESS.

