

**RESOLUTION OF THE
TOWN OF GARDEN CITY BOARD OF TRUSTEES**

RESOLUTION NO. 08-2022

A RESOLUTION GRANTING A USE BY SPECIAL REVIEW

WHEREAS, the owners of certain property located at 2519 7th Ave., Garden City, Colorado, and more specifically described as Lots 5 and 6, Block 2, Second Addition to the Town of Garden City, County of Weld, State of Colorado, together with that portion of the East 1/2 of the vacated alley adjoining said lots, as vacated in Ordinance 4-1984 recorded March 8, 1985, at Reception No. 2001310 (the "Property"), have filed an application for a Use By Special Review; and,

WHEREAS, the property is located in the business district and neither commercial or mixed-use residential are allowed as a use by right in the business district, and,

WHEREAS, adequate notice has been published or posted and the Board of Trustees conducted a public hearing on this matter on the 1st day of February, 2022; and

WHEREAS, the Board of Trustees held a Special Meeting on February 8, 2022, to address the Applicants use of mobile storage containers on the Property.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GARDEN CITY, COLORADO AS FOLLOWS:

Section 1 Grant of Use By Special Review. After a public hearing on this matter and no adverse comments were received, the Board of Trustees by this Resolution approves the Use by Special Review with the following conditions:

(a) The Applicant may construct a mixed-use commercial and residential building on the Property, with the first floor serving to house electrical and plumbing businesses and the top floor for use as a residential apartment.

(b) Applicant shall obtain all appropriate building permits and shall to the extent practical, bring the properties into compliance with current building standards.

(c) Signs shall comply with the Garden City sign code and any painting shall comply with the Garden City color palette requirements.

(d) Any and all mobile storage containers located on the Property must be removed within sixty (60) days of the date of construction.

Section 2. Owner. This Use by Special Review is granted to Terry Margheim, 1586 Lake Point Way, Severance, CO 80550, Property Owner.

PASSED, ADOPTED AND APPROVED THIS 15th DAY OF FEBRUARY, 2022.

TOWN OF GARDEN CITY

By: _____
Filbert Archuleta, Mayor

ATTEST:

Danielle Morado, Deputy Town Clerk