

STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB19

ORDINANCE NUMBER: 2023-19

**TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN CITY-OWNED AND BUREAU OF LAND MANAGEMENT-OWNED PROPERTIES KNOWN AS THE QUARTZ VALLEY/MARYLAND MOUNTAIN - 2023 ANNEXATIONS 1 THROUGH 5 TO THE HISTORY APPRECIATION RECREATION DESTINATION (HARD) ZONE DISTRICT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. Findings of Fact.

A. The City Council previously has considered the annexation of certain City-owned and Bureau of Land Management-owned real property described in attached **Exhibit A** (collectively, the "Property").

B. The City previously thereafter instituted the procedure for the initial zoning of the Property.

C. An application was submitted by the City for initially zoning the Property to the History Appreciation Recreation Destination (HARD) Zone District pursuant to the City of Black Hawk Zoning Ordinance.

D. Public notice has been given of such zoning by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing of such amendment.

E. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

F. A need exists for rezoning the Property pursuant to Section 16-365 of the City of Black Hawk Municipal Code to the extent provided herein.

Section 2. The Property more particularly described in **Exhibit A** is hereby rezoned to the History Appreciation Recreation Destination (HARD) Zone District.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

Section 4. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is

promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5.     Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6.     Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 14th day of June, 2023.

  
David D. Spellman, Mayor

ATTEST:

  
Melissa Greiner, CMC, City Clerk



EXHIBIT A

**QUARTZ VALLEY / MARYLAND MOUNTAIN - 2023 ANNEXATION NO. 1,**  
LOCATED WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE  
73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF  
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1-2 OF THE MOUNTAIN CLUB MS 14918 TO  
BEAR NORTH 66°50'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN  
RELATIVE THERETO.

GOVERNMENT LOTS NO. 14 AND NO. 15 - PARCEL 1

BEGINNING AT A POINT ON LINE 1-2 OF THE MOUNTAIN CLUB MS 14918 AND THE  
NORTH LINE OF SAID SECTION 12; THENCE SOUTH 89°59'53" EAST ON THE NORTH  
LINE OF SAID SECTION 12, A DISTANCE OF 86.90 FEET TO A POINT ON LINE 3-4 OF  
THE SANS SOUCI MS 793; THENCE SOUTH 57°24'25" WEST ON LINE 3-4 OF SAID  
SANS SOUCI MS 793, A DISTANCE OF 65.88 FEET TO CORNER 3 OF SAID SANS  
SOUCI MS 793; THENCE SOUTH 32°35'35" EAST ON LINE 2-3 OF SAID SANS SOUCI  
MS 793, A DISTANCE OF 150.00 FEET TO CORNER 2 OF SAID SANS SOUCI MS 793;  
THENCE NORTH 57°24'25" EAST ON LINE 1-2 OF SAID SANS SOUCI MS 793, A  
DISTANCE OF 215.65 FEET TO A POINT ON LINE 36-37 OF THE BONANZA TUNNEL  
NO. 9 MS 7417; THENCE SOUTH 06°06'35" EAST ON LINE 36-37 OF SAID BONANZA  
TUNNEL NO. 9 MS 7417, LINE 32-33 OF BONANZA TUNNEL NO. 8 MS 7417 AND LINE  
28-29 OF BONANZA TUNNEL NO. 7 MS 7417, A DISTANCE OF 289.74 FEET TO A  
POINT ON LINE 3-4 OF THE ALONZO FURNALD MS 440A AND TO POINT "A";  
THENCE NORTH 26°44'32" WEST ON LINE 3-4 OF SAID ALONZO FURNALD MS 440A,  
A DISTANCE OF 147.70 FEET TO CORNER 3 OF SAID ALONZO FURNALD MS 440A;  
THENCE SOUTH 63°15'28" WEST ON LINE 2-3 OF SAID ALONZO FURNALD MS 440A,  
A DISTANCE OF 187.68 FEET TO THE EXTENDED LINE 1-6 OF THE SECURITY MS  
5863; THENCE NORTH 26°35'00" WEST ON THE EXTENDED LINE AND ON LINE 1-6  
OF SAID SECURITY MS 5863, A DISTANCE OF 82.56 FEET; THENCE SOUTH 66°05'18"  
WEST A DISTANCE OF 55.37 FEET TO A POINT ON LINE 3-4 OF THE ALLIE MS 795;  
THENCE NORTH 24°35'16" WEST ON LINE 3-4 OF SAID ALLIE MS 795, A DISTANCE  
OF 136.36 FEET TO CORNER 3 OF SAID ALLIE MS 795; THENCE SOUTH 66°03'52"  
WEST ON LINE 2-3 OF SAID ALLIE MS 795, A DISTANCE OF 543.28 FEET TO A POINT  
ON LINE 1-6 OF THE CASTLE ROCK MS 9169; THENCE NORTH 06°14'00" WEST ON  
LINE 1-6 OF SAID CASTLE ROCK MS 9169, A DISTANCE OF 74.74 FEET TO CORNER 6  
OF SAID CASTLE ROCK MS 9169; THENCE SOUTH 75°43'00" WEST ON LINE 5-6 OF  
SAID CASTLE ROCK MS 9169, A DISTANCE OF 308.75 FEET TO A POINT ON LINE 2-3  
OF THE MOUNTAIN CLUB MS 14918; THENCE NORTH 71°21'00" EAST ON LINE 2-3  
OF SAID MOUNTAIN CLUB MS 14918, A DISTANCE OF 391.83 FEET TO CORNER 2 OF  
SAID MOUNTAIN CLUB MS 14918; THENCE NORTH 66°50'45" EAST ON LINE 1-2 OF  
SAID MOUNTAIN CLUB MS 14918, A DISTANCE OF 528.88 FEET TO THE POINT OF  
BEGINNING, CONTAINING 106,881 SQUARE FEET OR 2.45 ACRES MORE OR LESS.  
TOGETHER WITH, PARCEL 2 COMMENCING AT SAID POINT "A", THENCE SOUTH  
06°06'35" EAST ON LINE 28-29 OF SAID BONANZA TUNNEL NO. 7 MS 7417, A  
DISTANCE OF 2.45 FEET TO LINE 1-4 OF THE ALONZO FURNALD MS 440A AND THE  
POINT OF BEGINNING; THENCE SOUTH 06°06'35" EAST ON LINE 28-29 OF SAID