

TOWN OF PAONIA, COLORADO
ORDINANCE NO. 25-09
AN ORDINANCE OF THE TOWN OF PAONIA FOR A LIMITED REZONING AND
AMENDING THE OFFICIAL ZONING MAP REGARDING PROPERTY KNOWN AS
201 BOX ELDER AVENUE

WHEREAS, the Town of Paonia, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

WHEREAS, the Town of Paonia acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, the Board of Trustees ("BOT") of the Town of Paonia ("Town") are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code Section 16-1-10 et seq.; and

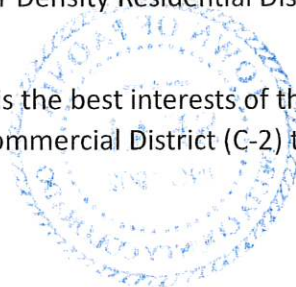
WHEREAS, a Re-Zone Application ("Application") has been submitted pursuant to Municipal Code Chapter 16 – Zoning, requesting rezoning from Community Commercial District (C-2) to Higher Density Residential District (R3), for certain property located within the Town referred known as 201 Box Elder Avenue which is depicted on Exhibit A and described on Exhibit B attached hereto and incorporated herein (the "Property"); and

WHEREAS, On September 8, 2025, the Town Planning Commission conducted a public hearing and considered the Application, the testimony of the Applicant and members of the public, and other evidence presented at such hearing and subsequently approved a recommendation for the BOT, amending the official zoning map regarding property known as the 201 Box Elder Avenue, changing the zoning on the subject parcel Community Commercial District (C-2) to Higher Density Residential District (R3) subject to the conditions of approval, if any, as stated by the Town Planning Department; and

WHEREAS, On September 23, 2025, the BOT has considered the recommendation of the Planning Commission, the report, if any, of the Town Planning Department, the testimony of the Applicant and members of the public, and other evidence presented at such hearing; and

WHEREAS, the BOT finds and determines that a limited rezoning of the Property from Community Commercial District (C-2) to Higher Density Residential District (R3) is in the best interests of the Town; and,

WHEREAS, the BOT determines that it is the best interests of the Town to amend the Town's Zoning Map by rezoning Community Commercial District (C-2) to Higher Density Residential District (R3); and



NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO as follows:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
2. **Zoning Approval.** The Application is hereby approved, changing the base zoning classification of the Property from Community Commercial District (C-2) to Higher Density Residential District (R3), subject to the conditions of approval, if any, as stated in the report of the Town Planning Department.
3. **Amendment of Zoning Map.** The official zoning map of the Town of Paonia, as amended from time to time, is further amended to designate the base zoning of the Property as Higher Density Residential District (R3).
4. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
5. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
6. **Posting, Publication and Effective Date.** Following the passage of this, the Town Clerk shall publish this Ordinance in full in a newspaper published within the limits of the Town. This Ordinance shall take effect 30 days after such publication.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, UPON A MOTION DULY MADE, SECONDED, AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAONIA ON THE 23RD DAY OF SEPTEMBER, 2025.

TOWN OF PAONIA

By: Paige Smith
Paige Smith, Mayor

ATTEST:

Samira M. Vetter
Samira M. Vetter, CMC, Town Clerk



Approved as to form and contents:

Clayton M. Buchner, Town Attorney

Property Record Card

DELTA COUNTY Delta County Assessor

ROLF LORETHA A

PO BOX 511
PAONIA, CO 81428-0511

Account: R009088

Tax Area: BR- - - BR-
Acres: 0.350

Parcel: 324506139004

Situs Address:
201 BOX ELDER AVE
PAONIA, 81428

Value Summary

Value By:	Market	Override
Land (1)	\$106,000	N/A
Extra Features (1)	\$0	N/A
Multi (1)	\$453,605	N/A
Total	\$559,605	\$559,605

Legal Description

201 BOX ELDER AVE PAONIA 81428 S: 6 T: 14S R: 91W
Subdivision: FOOTE/WILLIAMSON ADDITION Block: 3 Lot: 37
THRU:- Lot: 40 AND:- Lot: A TOTAL 0.35 AC+-LOTS 37 THRU 40 &
LOT A BEING ADJ LOT 40 & ALSO PT OF VACATED ALLEY. SEC
6 T14S R91W 6PM BK 431 PG 797 (R-332573) BK 441 PG 1613 (R-
345600) BK 662 PG 389 R-678685DC R-684709 ESMNT R-696198SA
R-696159 R-697563CORR



Public Remarks

Entry Date	Model	Remark
11/26/2002		MAIL ADD CHNGD AS PER OWNER'S REQ/TREAS 11-02 GW
05/18/2004		UPDATED INVENTORY PER SITE VISIT AND CONVERSATION WITH OWNER 05/04 RH
05/18/2004		FUS IS 62% COMPLETE AS OF 5/04 ESTIMATED TOTAL COMPLETE AT 85% FOR SFR RH
02/10/2016		CHANGED ABSTRACT CODES ON IMP FROM 1212 TO 1215 TO MATCH LAND AND BVAL
06/29/2017		SENT LETTER TO OWNER, LEGAL IS WRONG, SB LOT A NOT LOT 1 - MM 125 X 125 SITE 12/85 JC

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B: 662 P: 389	08/08/1990	WJ	UV	Y	\$58,000	964.84	\$58,000	964.84	\$58,000	964.84

Land Occurrence 1

LVal	100411 - PAO TOWN LOT > .13 AC	Abstract Code	1115 - 1115 - duplex/triplex land
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Adj 3	100	Adj 4	100
Neighborhood	41001 - PAONIA	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	3 - PAONIA - CHRIS	Subdivision	40002 - PAONIA ORIGINAL
Use Code	1000	Review Date	200405 - 4-May

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$106,000	106,000.00		106,000.00

Extra Features Occurrence 1

CODE	15400 - SHED INVENTORY 10 X 10 OR LESS	Abstract Code	1215 - DUPLEX/TRIPLEX IMPROVEMENTS
DIM1	10	DIM2	10
Neighborhood	41001 - PAONIA	ECONAREA	1 - ECONAREA-TOWNS
Review Date	May-04		

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	100			100
Total	100.00			100.00
	Value	Rate	Rate	Rate
	\$0			

Multi Occurrence 1

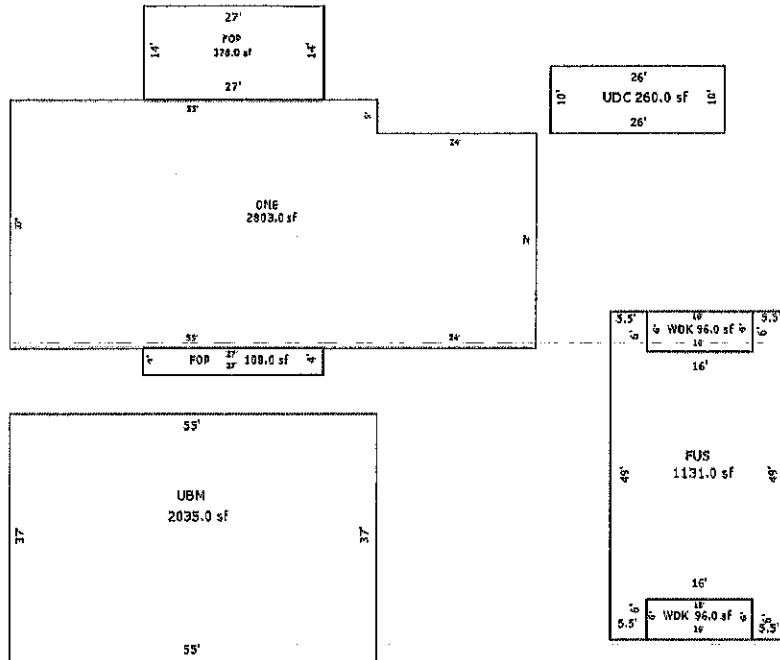
BVAL	121500 - DUP/TRI	Arch Style	3 - DUPLEX/TRIPLEX
Exterior wall	31 - VINYL	RCVR	2 - COMP/SHING
RSTR	4 - GABLE/HIP	Interior Wall	4 - DRYWALL
Flooring	6 - HARDWOOD 12 - FORMICA/LAMINATE	Heating Fuel	3 - GAS
Heating Type	5 - HOT WATER	Air Conditioning	4 - ROOF TOP
QUAL	3 - AVERAGE	Frame type	1 - WOOD FRAME
STYS	1.5 - STYS	Subdivision	40019 - FOOTE/WILLIAMSON ADDITION TO P
Number of Baths	3	RMS	9
Number of Bedrooms	7	Actual Year Built	1930
Effective Year Built	1970	Use Code	RESIDENTIA
DEPR01	1970 - DEPR01		

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
FOP - F.OPN/PORC	146			486
FUS - F.UPPERST	905	1,131	1,131	1,131
ONE - ONE STORY	2,803	2,803	2,803	2,803
UBM - BASMT/UNF.	407			2,035
UCP - CARPRT/UNF	52			260
WDK - WD DECK/BL	38			192
Total	4,351.00	3,934.00	3,934.00	6,907.00
	Value	Rate	Rate	Rate
	\$453,605	104.25	115.30	65.67

Property Record Card

DELTA COUNTY Delta County Assessor

Multi Occurrence 1



Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
1115	1115 - duplex/triplex land	\$106,000	\$6,625	\$106,000	\$7,473	\$106,000	\$6,625
1215	1215 - duplex/triplex- improvement	\$453,605	\$28,350	\$453,605	\$31,979	\$453,605	\$28,350
Total		\$559,605	\$34,975	\$559,605	\$39,452	\$559,605	\$34,975

Account: R009088

[<-Prev](#) 7 of 14 Results [Next->](#)

Location

Situs Address 201 BOX ELDER AVE

City PAONIA

Tax Area Id BR- - BR-

Parcel Number 324506139004

Legal Summary 201 BOX

ELDER AVE PAONIA 81428 S.

6 T: 14S R: 91W Subdivision:

FOOTE/WILLIAMSON

ADDITION Block: 3 Lot: 37

THRU: - Lot: 40 AND: - Lot: A

TOTAL 0.35 AC+-LOTS 37

THRU 40 & LOT A BEING ADJ

LOT 40 & ALSO PT OF

VACATED ALLEY, SEC 6 T14S

R91W 6PM BK 431 PG 797 (R-

332573) BK 441 PG 1613 (R-

345600) BK 662 PG 389 R-

678685DC R-684709 ESMNT

R-696198SA R-696159 R-

697563CORR

Owner Information

Owner Name ROLF LORETHA A

Owner Address PO BOX 511 PAONIA, CO 81428-0511

Assessment History

Actual (2025)

\$559,605

School Assessed

\$39,452

Non-School Assessed

\$34,975

Tax Area: BR- Mill Levy Total: 73.3220

Mill Levy School:30.6430 Mill Levy Non-School:42.6790

Type	Base Actual	Actual (School)	Actual (Non-School)	Assessed (School)	Assessed (Non-School)	Acres	SQFT	Units
Improvements	\$453,605	\$453,605	\$453,605	\$31,979	\$28,350	3934.000	3.000	
Land	\$106,000	\$106,000	\$106,000	\$7,473	\$6,625	0.350	0.000	1.000

Transfers

Sale Date

08/09/2022

06/21/2017

01/04/2006

08/08/1990

Sale Price

\$0

\$0

\$0

\$58,000

Doc Description

QUIT CLAIM DEED

QUIT CLAIM DEED

DEATH CERTIFICATE

WARRANTY DEED/JOINT TEN

Images

- [Photo](#)
- [Sketch](#)
- [GIS](#)



