

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2024-O-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL COLORADO ADOPTING BY REFERENCE THE 2024
EDITION OF THE CENTENNIAL PROPERTY MAINTENANCE CODE**

WHEREAS, in 2018, through Ordinance 2018-O-21, the City Council adopted by reference the Centennial Property Maintenance Code (“CPMC”) to govern the use and occupancy of property, buildings, structures and facilities to address those issues; and

WHEREAS, since 2018, City staff, including the Chief Building Official, have been implementing and enforcing the CPMC; and

WHEREAS, through these enforcement efforts, the City staff and the Chief Building Official recommend amending CPMC Section 302.2 *Grading and drainage* to remove subsection 302.2.2 regarding the ability of the code official to order the owner to install necessary remedial measure if the drainage adversely effects the adjacent property owner; and

WHEREAS, City staff and the Chief Building Official recommend that the City Council adopt a 2024 edition of the CPMC with the removed subsection 3.2.2.2; and

WHEREAS, the City Council held a public hearing, with proper notice provided, to consider adoption of the CPMC as required by law; and

WHEREAS, three (3) copies of the CPMC, 2024 edition, are available at the Centennial Civic Center, 13133 East Arapahoe Road, Centennial, Colorado, 80112, Building Department, for review and inspection by the public; and

WHEREAS, the City Council has determined, based on the evidence and testimony presented at the public hearing, that the CPMC, will further the health, safety and welfare of the inhabitants of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, ORDAINS:

Section 1. The foregoing recitals are affirmed and incorporated herein by this reference as findings of the City Council.

Section 2. Amend Sec. 18-13-10 of the Municipal Code to adopt the 2024 edition of the “Centennial Property Maintenance Code.” Section 18-13-10 of Chapter 18 of the Municipal Code shall be repealed in its entirety and replaced to read in full as follows:

Sec. 18-13-10. Centennial Property Maintenance Code adopted.

The 2024 *Centennial Property Maintenance Code* is hereby adopted by reference as if fully set out in this Article and is referred to herein as “CPMC.”

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 4. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 5. Codification Amendments. The codifier of the City’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Centennial Municipal Code.

Section 6. Public Hearing and Notice Thereof. Following the introduction of this Ordinance, a public hearing shall be scheduled and notice thereof published as required by Home Rule Charter Section 7.7 and Section 31-16-203, C.R.S.

Section 7. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 2024.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

Approved as to Form:

For City Attorney’s Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2024 and ordered published two times by title only in *The Centennial Citizen* newspaper on _____, 2024, and on _____, 2024, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE CENTENNIAL CITIZEN* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ____ DAY OF _____, 2024, BY A VOTE OF ____ IN FAVOR AND ____ AGAINST.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2024, and ordered published by title only, one time by *The Centennial Citizen* newspaper on _____, 2024 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk

Published in full on the City's website at: www.centennialco.gov on March 1, 2024 by Allie Powell, Deputy City Clerk.