

CITY OF DELTA COLORADO
Ordinance No. 10, 2023

AN ORDINANCE OF THE CITY OF DELTA, COLORADO, AMENDING THE
ZONING DESIGNATION FOR DELTA COUNTY ACCOUNT NUMBER
R014219 PARCEL 345713404001 AKA 102 GRAND AVENUE, DELTA, CO

WHEREAS, the City of Delta (“City”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Delta Home Rule Charter (“Charter”), as amended; and

WHEREAS, the owner of DELTA COUNTY ACCOUNT NUMBER R014219 PARCEL 345713404001 AKA 102 GRAND AVENUE, located in Delta, Colorado has applied for rezoning of their property to facilitate a boundary adjustment; and

WHEREAS, the City of Delta’s Planning Commission, following a duly-noticed hearing of the rezoning application on August 7, 2023, found that the requested zoning change will not be adverse to the public health, safety and welfare and that the requested zoning is in substantial conformity with the Master Comprehensive Plan, thus satisfying the criteria for a zoning change as set forth in Delta Municipal Code Section 17.04.270, and has recommended that the zoning classification for the property be changed from the present designation of B-2 (Business 2) to a new designation of R-4 (Residential 4); and

WHEREAS, pursuant to Section 17.04.290 of the Delta Municipal Code, City Council may, without further review, implement a recommended zoning change by adoption of a rezoning ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DELTA, COLORADO, as follows:

Section 1. The foregoing recitals are hereby incorporated as findings of the City Council.

Section 2. The City Council hereby changes the zoning designation for the property in the City of Delta, Colorado that is specifically described as DELTA COUNTY ACCOUNT NUMBER R014219 PARCEL 345713404001 AKA 102 GRAND AVENUE from B- 2 (Business 2) to R-4 (Residential 4) with the following conditions:

1. The Rezoning is subject to approval of a Boundary Adjustment plat.
2. The Boundary Adjustment plat must be recorded at the time the Rezoning becomes effective, but no later than five business days following the effective date of the Rezoning ordinance.

Section 3. The official zoning map of the City shall be amended as soon as practicable to reflect the zoning change for the subject property as approved by this ordinance.

INTRODUCED on September 5, 2023, at which time copies were available to the Council and to those persons in attendance at the meeting, read by title and number, passed on first reading, and ordered published as required by the Charter.

CITY OF DELTA, COLORADO

/s/ Kevin Carlson
Mayor

ATTEST:

Jolene E. Nelson
City Clerk

INTRODUCED a second time at a regular meeting of the City Council on September 19, 2023,
read by title and number, passed, approved, and ordered published as required by the Charter.

CITY OF DELTA, COLORADO

/s/ Kevin Carlson
Mayor

ATTEST:

Jolene E. Nelson
City Clerk