

CITY OF DELTA COLORADO
Ordinance No. 9, 2023

AN ORDINANCE OF THE CITY OF DELTA, COLORADO, AMENDING THE
ZONING DESIGNATION FOR 519 STATE HIGHWAY 92

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 519 STATE HIWGHWAY 92, located in Delta, Colorado has applied for rezoning of their property to a designation that will allow for a smaller lot size; and

WHEREAS, the City of Delta’s Planning Commission, following a duly-noticed hearing of the rezoning application on July 10, 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 Industrial to a new designation of Business 3 (B-3); 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 519 STATE HIGHWAY 92 from Industrial to Business 3 (Business 3).

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 August 8, 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