

ORDINANCE NO. 2302

AN ORDINANCE PERMITTING THE DEFERMENT OF THE ASSESSMENT PROCESS IN LOCAL IMPROVEMENT DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That Section 18-6 of Chapter 18 of the Code of Ordinances of the City of Grand Junction be amended by the addition of a subsection (c), reading as follows:

"(c) (1) CITY COUNCIL MAY DETERMINE TO DEFER A PART OF THE ASSESSMENT PROCESS ON UNIMPROVED LANDS OR TRACTS WHICH ARE PARTIALLY IMPROVED WITHIN AN IMPROVEMENT DISTRICT.

(2) IF AN OWNER OF UNIMPROVED OR PARTIALLY IMPROVED LAND DESIRES TO HAVE THE CITY COUNCIL CONSIDER DEFERMENT OF A PART OF THE ASSESSMENT PROCESS AS TO HIS UNIMPROVED LANDS, HE SHALL MAKE THAT REQUEST IN WRITING TO THE CITY COUNCIL. THE CITY COUNCIL MAY THEN DETERMINE TO PERMIT THE PAYMENT OF A MINIMUM ASSESSMENT, AS THAT MAY BE DETERMINED WITHIN THE IMPROVEMENT DISTRICT, ON THE ASSESSMENT BASIS ESTABLISHED FOR THE DISTRICT. UPON DEVELOPMENT OF THE LANDS, THE DEVELOPER SHALL PAY, AS A DEVELOPMENT FEE, THE DIFFERENCE BETWEEN THE AMOUNT PAID IN THE IMPROVEMENT DISTRICT AND THE AMOUNT A DEVELOPER WOULD BE REQUIRED TO PAY FOR THE IMPROVEMENT HAD THE IMPROVEMENT BEEN CONSTRUCTED AT THE TIME OF THE DEVELOPMENT.

(3) THE DEVELOPMENT FEE SHALL BE CHARGED ALSO AGAINST THOSE LANDS UPON WHICH A MINIMUM ASSESSMENT HAD BEEN LEVIED IN AN IMPROVEMENT DISTRICT FOR THE REASON THAT THE TRACTS ARE FULLY OCCUPIED BY SINGLE-FAMILY RESIDENCES IN THE EVENT THOSE LANDS ALONE OR IN CONJUNCTION WITH OTHER LANDS ARE DEVELOPED TO A HIGHER DENSITY OR REZONED TO A LESS RESTRICTIVE USE.

(4) EVIDENCE OF THE DEFERMENT OF THE ASSESSMENT PROCESS SHALL BE RECORDED ON APPROPRIATE FORM WITH THE MESA COUNTY CLERK AND RECORDER."

PASSED and ADOPTED this 20th day of August, 1986.

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2302, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular

meeting of said body held on the 6th day of August, 1986, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of August, 1986.

Neva B. Lockhart, CMC

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Neva B. Lockhart, CMC  
City Clerk

Published: August 8, 1986

Published: August 22, 1986

Effective: September 21, 1986