

ORDINANCE NO. 2303

AN ORDINANCE PROVIDING FOR THE PAYMENT AT DEVELOPMENT OF A DEVELOPMENT FEE ON LANDS FOR WHICH A LOCAL IMPROVEMENT DISTRICT DEFERMENT OF ASSESSMENT PROCESS WAS GRANTED OR ON LANDS OCCUPIED BY A SINGLE-FAMILY RESIDENCE AT THE TIME OF THE LOCAL IMPROVEMENT.

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

That subsection 2-2-2G of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended by reentitling the subsection as APPLICATION AND DEVELOPMENT FEE SCHEDULE, numbering the title "APPLICATION FEE SCHEDULE" as (a), and adding a subsection (b), reading as follows:

"(b) DEVELOPMENT FEE SCHEDULE

The following fees shall be charged where applicable upon the development of properties within the City:

1. Upon the development of lots or lands which were included previously in a local improvement district, were assessed for improvements constructed in the district, but were assessed an amount based upon the fact the lots or lands were undeveloped or were partially developed or the fact the lots or lands were zoned for and fully occupied by single-family residences, a development fee shall be charged which shall be the difference between the amount already paid and the amount a developer would be required to pay for the improvement were it constructed at the time of development, using the estimated construction costs at the time of the proposed development and the assessment method being used at that time. The fees shall be used for street improvements."

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

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2303, 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

Neva B. Lockhart, CMC
City Clerk

Published: August 8, 1986

Published: August 22, 1986

Effective: September 21, 1986