



Part I

Section 4

Amendments to the Elbert County Zoning Regulations



PART I, SECTION 4: AMENDMENTS TO THE ELBERT COUNTY ZONING REGULATIONS

A. INTENT

Amendment shall mean a revision to the Elbert County Zoning Regulations. Amendment requests may be initiated, in writing, by the Board of County Commissioners, the Planning Commission, the Board of Adjustments or Community and Development Services.

B. PROCEDURE

1. Community and Development Services shall be responsible for processing all amendment requests.
2. Any amendment(s) proposed shall be submitted to the Planning Commission for its review and recommendation prior to any action at a public hearing by the Board of County Commissioners.
3. In addition to amendments processed throughout the year, Community and Development Services shall review the Zoning Regulations once a year to determine appropriate amendments as necessary.

C. PROCESSING

1. Community and Development Services, following a recommendation by the Planning Commission, shall submit the proposed amendment(s), in writing, and shall schedule a public hearing before the Board of County Commissioners subject to the required Notice of Hearing outlined in Subsection D of this Section 4.
2. If the proposed amendment(s) is(are) approved by the Board of County Commissioners, it shall become effective on that date. A certified copy of the regulation containing the text of the amendment shall be forwarded to the Planning Commission Secretary.
3. Community and Development Services shall insert said amendment in all official copies of the Zoning Regulations of Elbert County.

D. NOTICE OF HEARING

1. At least thirty (30) days notice of the time and place of public hearing before the Board of County Commissioners shall be given in at least one (1) publication of a newspaper of general circulation in Elbert County. The notice shall read as follows:



"NOTICE OF PUBLIC HEARING"

"Notice is hereby given that on _____ (day of week), _____ (month) _____ (year), at _____ (time A.M.), or as soon as possible thereafter, in the Hearing Room of the Elbert County Commissioners at Kiowa, Colorado, or at such other time and place as this hearing may be adjourned, a public hearing will be held for a proposed amendment to the Elbert County Zoning Regulations on file with Elbert County Community and Development Services, 215 Comanche Street, Kiowa, Colorado 80117, Telephone: 621-3136."

Date of Application: _____

Date of Publication : _____
