

REZONING PROCESS

An application for rezoning, under Grand Lake's Town Code and Colorado state statute is viewed as an amendment to the Town's zoning map and zoning code. To start the process, the Board of Trustees (BOT) makes a motion to pursue rezoning of the specific properties involved. Once the BOT has initiated the process, then the Town staff prepares a rezoning application. This application goes through a two step process. First it is considered by the Planning Commission (PC), and then by the BOT.

Process before the PC

The PC must conduct a public hearing to consider the Town's zoning application. Notice will be published in the Sky-HI Newspaper three consecutive weeks before the proposed meeting. Certified Mailings will be sent by registered mail, return receipt requested to the owners of record of each parcel of property that is to be rezoned, as well as to the owners of property within 200 feet of the property that is to be rezoned. The Town will post the notice at 500 foot intervals along the front of the property. This posted notice will be posted on the Town's right of way immediately adjacent to the properties the Town seeks to rezone.

The Planning Commission will listen to comments from the property owners and audience members. At the conclusion of the public hearing, the PC must issue an "Advisory Report" indicating its recommendation to the BOT as to whether the rezoning request of the Town should be granted, granted in part, or denied.

Process before the BOT

After the BOT receives the PC's Advisory Report, then the BOT must also conduct a public hearing to consider the Town's application. As with the PC hearing, notice of the BOT public hearing should be published in the newspaper for three consecutive weeks, sent by certified mail to each of the owners of the property to be rezoned, as well as the owners of property within 200 feet of the land to be rezoned, and posted at intervals of 500 feet along the Town's right of way immediately adjacent to the properties to be rezoned.