

SECTION 30

AMENDMENTS

POWERS OF CITY COUNCIL: IT SHALL BE LAWFUL FOR THE TOWN COUNCIL IN CONJUNCTION WITH THE PLANNING COMMISSION FROM TIME TO TIME AS NECESSITY MAY ARISE, TO CHANGE OR MODIFY THE BOUNDARIES OR SUCH DISTRICTS, OR ANY OF THEM, OR ANY REGULATIONS OR RESTRICTIONS WITH RESPECT TO ZONING OR BUILDINGS OR USE OF LAND.

APPLICATION FOR AMENDMENT- INITIATION: AN APPLICATION FOR AMENDMENT MAY BE INITIATED BY THE TOWN COUNCIL. AMENDMENTS MAY ALSO BE INITIATED BY AN APPLICATION OF ONE OR MORE PROPERTY OWNERS OF PROPERTY AFFECTED BY THE PROPOSED AMENDMENT, IN WHICH CASE THE APPLICATION SHALL BE ACCOMPANIED BY A FEE (set in the Elsinore Town Fee Schedule), NO PART OF WHICH SHALL BE RETURNABLE TO THE APPLICANT. UNLESS INITIATED BY THE CITY COUNCIL, NO AMENDMENT SHALL BE CONSIDERED WITHOUT EVIDENCE OF ACQUIESCENCE THEREIN OF THE OWNERS OF THE PROPERTY (IES) INVOLVED.

ACCOMPANYING DATA: AN APPLICATION FOR AMENDMENT, EXECUTED IN TRIPPLICATE, SHALL BE FILED WITH THE TOWN COUNCIL AND SHALL BE ACCOMPANIED BY THE FOLLOWING:

- MAPS, DRAWINGS, AND OTHER DATA NECESSARY TO PARTICULARIZE THE REQUEST.
- AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY, OR PROPERTIES.

REFERRAL TO THE TOWN COUNCIL: UPON RECEIPT OF A PETITION FOR AMENDMENT, THE ENFORCEMENT OFFICIAL SHALL SUBMIT SAME TO THE PLANNING COMMISSION FOR CONSIDERATION AND RECOMMENDATION. THE TOWN COUNCIL MAY OR MAY NOT, IN THEIR DISCRETION, GIVE NOTICE AND HOLD A PUBLIC HEARING THEREON. AFTER DUE CONSIDERATION, THEY SHALL MAKE A RECOMMENDATION NO LATER THAN THIRTY (30) DAYS AFTER REFERRAL TO IT.

PUBLIC HEARING AND NOTICE: BEFORE ANY ORDINANCE SHALL BE PASSED BY THE TOWN COUNCIL MAKING ANY CHANGE IN THE ZONING ORDINANCE OR IN THE ZONING MAP, A PUBLIC HEARING SHALL BE HELD BY THE PLANNING COMMISSION, NOTICE OF WHICH SHALL BE GIVEN TO THE PUBLIC BY A LEAST ONE (1) PUBLICATION IN A NEWSPAPER PUBLISHED AND OF GENERAL CIRCULATION IN ELSINORE TOWN, AT LEAST SEVEN (7) DAYS PRIOR TO SAID HEARING. NOTICE SHALL BE POSTED, ALSO, FOR SEVEN (7) DAYS PRIOR TO THE HEARING IN A CONSPICUOUS LOCATION IN THREE (3) PLACES OF PUBLIC ASSEMBLY.