

CHAPTER 20 - PLANNING AND DEVELOPMENT

Sec. 20-22. Land Use Appeals; diminution in value of real property; procedures

(a) The City Attorney's Office Claims Management Program shall serve upon the administrative hearing officer, the Director of Community Development and the Owner of Real Property that filed the claim a notice of referral of the claim and the claim for diminution in value of real property

(b) The Community Development Department shall within twenty (20) days of receipt of the claim, write a report with a recommendation and forward the report and the claim to the administrative hearing officer and the Owner of Real Property that filed the claim for diminution in value of real property.

(c) The Owner of Real Property that filed the claim for diminution of value of real property shall have twenty (20) days to file a response to the report and recommendation of the Community Development Director.

(d) Within twenty days following the filing of the response by the Owner of Real Property that filed the claim, the Administrative hearing officer shall hold a hearing on the matter. The parties may stipulate and agree to additional time. All parties shall receive not less than ten (10) days notice of the hearing.

(e) Once the matter is set for hearing, the City shall:

1. Post on the City's website information related to the claim, including the name(s) of the Owner filing the claim, the location of the property, the regulation(s) identified in the claim, and the requested relief sought by the Owner of Real Property.

2. Notify by e-mail or any reasonably practical means any neighborhood groups who have requested notification of land use matters pursuant to the zoning ordinance of the city.

3. Notify all owners and occupants of property within 300 feet of the perimeter of the subject property.

(Ord. No. 07-30, 09/04/07, Enacted) SUPP 2007-4