

Conejos County

Land Use Office PO Box 197, Conejos, CO 81129
PHONE 719-376-2014 FAX 719-376-6769

Zone Change - Application

APPLICANT

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____ Email: _____
City/State/Zip Code

PROPERTY OWNER/S *(If different than applicant, a notarized letter from the owner consenting to this application, must be submitted. Joint owners must also consent.)*

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____ Email: _____
City/State/Zip Code

LEGAL DESCRIPTION OF PROPERTY *(Attach ADMIN printout from County Assessor)*

Quarter Section Township Range Subdivision Lot Block

SIZE OF PARCEL: _____ (Acres/feet)

CURRENT ZONING: Agricultural Rural Residential
 Community/Town Site Commercial Industrial

Adjacent Zoning: North _____ South _____ East _____ West _____

COMMON DESCRIPTION OF PROPERTY: *(address or mileage from hwy, county road or landmarks)*

DESCRIPTION OF EXISTING USE: *(Include subject property and adjacent properties within 500 feet of the subject property)*

DESCRIPTION OF PROPOSED ZONE CHANGE & USE: *(Include the density and timing for its development)*

DESCRIPTION OF IMPACT THAT PROPOSED ZONE CHANGE MAY CAUSE: *(Include how impacts will be mitigated and zone change standards will be satisfied)*

OTHER INFORMATION:

SOURCE OF WATER: *(Please indicate how water is currently or will be provided)*

- Public Water Source – District Name: _____
- Private Well - Permit # _____

SEWAGE DISPOSAL: *(Please indicate how sewage disposal is or will be provided.)*

- Public Sewage System – District/Town: _____
- Individual Sewage Disposal System (ISDS) - Date Installed: _____
- Centralized System– Describe: _____
- Other – Describe: _____

ACCESS: *(Please indicate how access is provided.)*

- Colorado Department of Transportation Highway Access Permit
- New Conejos County Access Permit # _____
- Existing County Access
- Other – Describe

- - - - The following documents also be attached/included with this application. - - - -

CERTIFICATION OF TAXES PAID: Attach the County Treasurer’s certification of taxes paid.

VICINITY MAP – 8 ½ x 11” copy of an aerial photo locating the section in the County in which the parcel is located. The boundaries of the subject property shall be indicated on the photo.

SITE PLAN – Complete the attached site plan that best conveys the conceptual aspects of the plan and for effective public presentation.

SURROUNDING LAND OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY – Provide a list of the surrounding landowners. (LU Administrator may expand the distance up to two thousand 2500 feet for special circumstances or for large subdivisions)

OWNERSHIP - A copy of a current certificate from a title insurance company in the State of Colorado attesting to the accuracy and validity of the title to the property being platted and stating that the applicant is the land owner or is duly authorized by the land owner/s to so plat such land. The certificate shall also list all mortgages, liens judgments, easements, contracts and agreements of record regarding the land to be platted and the Board of County Commissioners may require, at its discretion, that the holders of such mortgages, liens, judgments, easements, contracts or agreements shall be required to authorize the application for final plat approval before such final plat is accepted for review.

SURVEY – A survey and legal description developed in accordance with Section 3.210B to include a) certification block for Planning Commission; b) certification block for Board of County Commissioners; c) certification block for the County Clerk & Recorder.

IMPACT ANALYSIS – A description of the impacts that the zone change may cause and complete description of how the applicant will ensure the impacts will be mitigated and Zone Change Standards will be satisfied.

PRELIMINARY SUBDIVISION PLAN APPLICATION – When a zone change is necessary in order to develop a major subdivision, then the applicant shall submit the subdivision Preliminary Plan application along with the zone change request.

FEES: A non-refundable fee of \$500.00 must be made at the time of filing this application. The application fees are payable to: CONEJOS COUNTY TREASURER

I have thoroughly read and understand the aforementioned application and by signing below I acknowledge the truth of its contents and my additions.

Applicant

Date

<i>- Office Use -</i>	
Pre-Application Conference: _____	Completeness Determination: _____
Fees \$ _____	Treasurer's Receipt # _____ Public Hearing Date _____

Site Plan

Applicant/Owner _____

Name

Address – City/State/Zip

Telephone #

Date Prepared

Please include the following information:

- Identify boundary lines of subject property Existing & proposed location of all structures & distance from lot lines Existing & proposed location of roads, railroads, irrigation ditches, utility lines, easements & rights-of-way Significant on-site features – drainage ways, wetlands, ditches, hydrologic features, rock outcrops, dams, reservoirs, and any on-site features Location of proposed & existing wastewater treatment system including leach field or sewer lines Location of proposed & existing water source and water lines Zoning of adjacent properties Other information requested by the Land Use Administrator.

Place the North Arrow here

