



337 E. Bennett Ave, PO Box 430, Cripple Creek, CO 80813 (719) 689-3588 Fax 689-3288

APPLICATION FOR REZONING REQUEST

DATE FILED _____
FEE RECEIVED _____
NOTIFICATION # _____

APPLICANT NAME: _____

ADDRESS: _____

PHONE: _____

OWNER NAME: _____

ADDRESS: _____

PHONE: _____

LEGAL DESCRIPTION OF PROPERTY or ATTACH LEGAL DESCRIPTION: _____

PRESENT ZONE / PROPOSED ZONE: _____

ADDITIONAL INFORMATION MAY BE REQUIRED BY THE CITY, DEPENDING ON THE NATURE OF THE APPLICATION.

I hereby certify that I am the owner of the property, or am authorized by the owner as the applicant named herein, that I understand the attached instructions with respect to preparing and filing this request, and that the foregoing statements are true and accurate to the best of my knowledge.*

Applicant Date Applicant Date

* If applicant is not the owner attach a letter of authorization.

PLANNING COMMISSION RECOMMENDATIONS:

HEARING DATE: _____ RECOMMENDATIONS: _____

CITY COUNCIL ACTION:

HEARING DATE: _____ APPROVED: _____/DENIED: _____

CITY OF CRIPPLE CREEK
Community Planning & Development

REZONING REQUEST REGULATIONS

The applicant must submit a written application for Rezoning through the City Clerk to the Planning Commission. The application shall contain all of the following information:

- (1) Legal description of land area to be rezoned, and requested new zone district classification, along with a sketch to scale showing boundaries of area requested to be rezoned, along with an indication of the existing zoning on all adjacent sides of the area proposed to be rezoned.
- (2) A statement of justification for the re-zoning, including one of the following conditions:
 - (a) Change of conditions in the City or change of circumstances in the neighborhood of the area proposed to be re-zoned, since the date of approval of the existing zoning.
 - (b) Error in the existing zoning.
 - (c) Peculiar suitability of the proposed area to be rezoned to uses permitted in the proposed new zone district.
- (3) Description and sketches of buildings or uses proposed in the area proposed to be rezoned, along with a description of land and building uses within two hundred (200) feet of the boundary of the area proposed to be rezoned, in all directions.
- (4) Time schedule for any contemplated new construction or uses.
- (5) Effect that the rezoning would have on uses of adjacent properties in the neighborhood of the area proposed to be rezoned, and on the City generally.

All Rezoning Requests must be approved by the Planning Commission and the City Council at Public Hearings. The City shall compose a NOTICE OF PUBLIC HEARING containing the following information: Name of Applicant; Legal description of property; Present zoning; Rezoning requested; Dates and location for Planning Commission and City Council Hearings; Location and phone number of public office where additional information may be obtained. The City shall be responsible for submitting this NOTICE for publication in The Gold Rush newspaper not more than 30 days or less than 10 days prior to the Planning Commission and City Council hearing dates.

Applicant shall be responsible for posting this NOTICE OF PUBLIC HEARING on the subject property at least 14 days prior to the Planning Commission Hearing date. This sign must be at least TWO SQUARE FEET in size with lettering at least one inch in height.

In addition the applicant shall be responsible for providing a list of property owners within 250 feet of the subject property to the City Clerk prior to hearings. The County Assessor's Office, located at 101 W. Bennett Ave. (689-2941), will provide a list.

Applicant must either contact said property owners to obtain their comments and signatures regarding the proposed Rezoning on the application form or must mail a copy of the NOTICE to the respective owners by certified letter with return receipt requested. All green certified return cards must be returned to the City of Cripple Creek Planning Dept., PO Box 430, Cripple Creek, CO 80813 and include the Notification # in the lower right hand corner of the green card. At the time of application the applicant must provide proof that neighboring property owners have been contacted or that a certified letter has been sent to them.

The following steps are recommended to pursue a Rezoning Request:

- 1) Meet with the Planning Department to discuss need for Rezoning.
- 2) Notify adjoining property owners of rezoning and submit proof of such contact as detailed above.
- 3) Submit a complete Application for Rezoning Request with \$250.00 application fee.
- 4) Post said property with NOTICE OF PUBLIC HEARING as detailed above.
- 5) Applicant or a designated representative should be present at both hearing dates.

Note: This narrative is taken from the language of the Zoning Ordinance, Article 10 and 13. A copy of the ordinances can be obtained from the Office of the City Clerk. More information can be obtained at 719-689-3905.