



## **GENERAL REZONE APPLICATION**

**(MRF zone change requests, please see Zoning Administrator for additional forms)**

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1371

**FOR OFFICE USE ONLY**

Date of Submittal: \_\_\_\_\_ Rezone Processing Fees: **\$500.00**  
Submittal Received by: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Fees Received by: \_\_\_\_\_

### **CONTACT INFORMATION**

**Property owner:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Engineer** (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Property owner representative:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

### **PROJECT INFORMATION**

**Project name:** \_\_\_\_\_  
General location of the property: \_\_\_\_\_  
Size of the subject property: \_\_\_\_\_ *acres*      Number of lots: \_\_\_\_\_  
Surrounding land uses: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_ *district*      Proposed Zoning: \_\_\_\_\_ *district*

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## SUPPORTING MATERIALS

Zone change applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

**Survey.** The applicant shall submit a certified survey of land area to be rezoned. Such survey map shall require at a minimum the following information:

1. Subject land area acreage
2. Adjacent uses and predominant uses in the vicinity
3. Existing zoning designation of the subject property and surrounding property.
4. A vicinity map.
5. Proposed project conceptual plan

**Applicant Statement.** A statement by the Applicant explaining the rationale for the rezone request relative to the issues for consideration (please see items #1-10 below) imposed by Sec 9.2.7 (Grand County LUC). In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

**Sec. 9.2.7 Issues for Consideration:**

1. Was the existing zone for the property adopted in error?
2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?
3. Is there a need for the proposed use(s) within the area or community?
4. Will there be benefits derived by the community or area by granting the proposed rezoning?
5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the Plan's zoning map amendment guidelines (General Plan Sec. 4.2.14 Use Reasonable Land Use Regulations to Ensure Quality Development, p. 61)?
6. Should the development be annexed to a city?
7. Is the proposed density and intensity of use permitted in the proposed zoning district?
8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?
9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?
10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?
11. Does the proposed change constitute "spot zoning"?

**Title Report.** A preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property, and of the preliminary plat.

**Taxes.** A statement from the County treasurer showing the status of all current taxes due on the parcel.

**Surrounding Property Owners.** A list of surrounding property owners and their legal mailing addresses within 100 feet of the exterior boundary of the parcel proposed to be rezoned.

**Posting.** The applicant is responsible for posting a sign noticing the public hearings (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearings.

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**Application Fee.** The process / filing fee of \$400.00 shall be paid in full.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, Planning Commission, or County Council or appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**GRAND COUNTY**  
**Public Hearing Notice**

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(Planning Commission or County Council)

**For:** \_\_\_\_\_  
(Action requested)

**Applicant Information:**

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(Applicant name and property address)

**To be held at the Courthouse, 125 E. Center St**

**On:** \_\_\_\_\_ **2008** **at** \_\_\_\_\_  
(Date of Hearing) (Time of Hearing)

**For more information contact the  
Grand County Planning Department  
Center & 100 East  
Moab, Utah  
435-259-1371**

Note: It is the Applicant's responsibility to ensure the sign is in a prominent location on the land area proposed for subdivision, weather resistant, and posted at least 10 days prior to the public hearing.

The sign shall be at a minimum 17" x 22" (ANSI C printing option) in size.