

**PARK COUNTY APPLICATION FOR  
REZONING  
NON-REFUNDABLE APPLICATION FEE: \$1700**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **twenty (20) collated copies, or CD media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail [pcpd@parkco.us](mailto:pcpd@parkco.us), fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

**A. APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone

(work) \_\_\_\_\_ (home) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

**B. PROPERTY INFORMATION**

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):

\_\_\_\_\_

Street Address of Property: \_\_\_\_\_

Property's Total Acreage: \_\_\_\_\_

Current Zone District of Property: \_\_\_\_\_

Proposed Zone District of Property: \_\_\_\_\_

<b>For County Use Only</b> Planning Department Confirmation of Current Zone District: District: _____ _____ Print Full Name
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**Requirements for a Rezoning  
Article V, Division 2, Section 5-201**

**C. APPLICATION REQUIREMENTS**

1. Application Fee. An application fee in the amount of \$1680.00 must be paid at the time of submission of the application. Make the check or money order to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Records office.
4. A legal description of the property proposed for the Rezoning prepared by a licensed Colorado land surveyor.
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed amendment to the Official Zoning Map, this information is at Park County Assessor's Office.
6. A Vicinity Map of where the proposed property is located within Park County.
7. A map or other description of the property proposed to be subject of the Rezoning including the following information:
  - a. The current zone district(s) of the property proposed to be subject of the Rezoning and of the adjacent properties;
  - b. A map showing the boundaries of the property proposed to be subject of the Rezoning;
  - c. Description of the existing uses on the property and on adjacent properties.
8. A map or other description of the Current Conditions of the property proposed to be subject of the Rezoning including the following information;
  - a. Topography of the property subject to rezoning, shown in elevation contours of not greater than twenty (20) or forty (40) foot increments. Applicants are encouraged to use the USGS topographic mapping or other form of commercially produced topographic map;
  - b. Points of access to the property, internal roads and trails including widths, and approximate grades. The Current Conditions Map must illustrate how access is

<b>For County Use Only:</b>
Initial Receipt of the Required Information
(1.) _____
(2.) _____
(3.) _____
(4.) _____
(5.) _____
(6.) _____
(7a.) _____
(7b.) _____
(7c.) _____
(8a.) _____

<b>For County Use Only:</b>
Initial Receipt of the Required Information
(8b.) _____
(8c.) _____
(8d.) _____
(8e.) _____
(9.) _____
(10.) _____
(1.) _____
(2a.) _____
(2b.) _____

obtained from the property subject to rezoning to the nearest county road or highway;

- c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property;
  - d. Natural features of the property subject to rezoning including, wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
  - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas.
9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements.
10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

***For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:***

- 1. The building envelope must be at an elevation of not more than 11,500 feet.
- 2. The application must include a geo-technical report prepared by a qualified Geo-technical professional utilizing the information and guidelines contained in “Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas” Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer’s qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application.
  - a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals.
  - b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of mineral extraction now and in the future.

<b>For County Use Only:</b>
Initial Receipt of the Required Information
(2c.) _____
(2d.) _____
(3.) _____
(4.) _____
(5.) _____

- c. The extent of any previous mining activity on the subject property.
- d. Prior to application submittal, the geo-technical report must have been reviewed by the Colorado Geological Survey at the applicant's expense.

3. The applicant must provide a written statement describing the impact, if any, that the approval of a Rezoning application would have on present and future operations of nearby mining concerns.
4. The mineral rights must be owned by the applicant and must continue to run with the land. If the Rezoning application is approved, the applicant must agree to a deed restriction or similar recordable documentation concerning this requirement.
5. If the Rezoning application is approved, then the applicant may be required to record documentation prepared by the County Attorney or County designee, disclosing the potential for geologic hazards at the property, assuming the risk associated with non-mining use of the property, and indemnifying Park County Government from all injury and damage claims resulting from said use of the property.

***Note: Refer to Park County Land Use Regulations Article V, Standards for Approval of Map Amendment and if required; Standards for Evaluation of Application to Rezone Property Currently Zoned for Mining.***

**D. APPLICANT AND LANDOWNER SIGNATURES:**

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

**Applicant:** Signed: \_\_\_\_\_  
Print name: \_\_\_\_\_  
If company, state Title/Position: \_\_\_\_\_

**Owner:** Signed: \_\_\_\_\_  
Print name: \_\_\_\_\_  
If company, state Title/Position: \_\_\_\_\_

**E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION**

This application was submitted to the Park County Planning Department on the following date and time:

\_\_\_\_\_, 20\_\_\_\_  
Month Day Year

<b>For County Use Only:</b> Verification of Date of Delivery and County Receipt of Application Date: _____ Print Name: _____
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Payment of the Applicant Fee was made by:

\_\_\_\_\_ Personal Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_  
\_\_\_\_\_ Cash Amount \$ \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_ Amount \$ \_\_\_\_\_

**APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.**

**ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.**

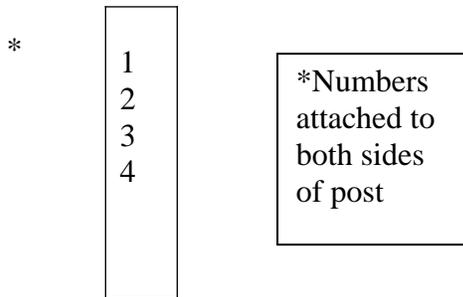
**“POSTED” ADDRESS REQUIREMENTS**

Park County Land Use Regulation  
Section 7-1207 Address Number Signage

Park County requires properties undergoing development to have a permanent address posted. This address post is permanent and is not just for the inspector but is for the use of the Fire Department, Sheriff and Emergency Services. The street address numbers need to be posted on the property prior to the preliminary inspection of the driveway.

- ❑ Numbers shall be attached to a 4” X 4” treated wood or redwood post.
- ❑ The post shall be placed at the driveway no further than 5 feet from the property line. **Note: The post must not be placed in the county road right-of-way.**
- ❑ The top of the post shall be installed, in a permanent fashion, a minimum of 48 inches above the ground. If the ground is frozen, place the post in a 5 gallon bucket filled with sand or rock until the post can be permanently installed into the ground.

The sign specifications are shown with the below two examples.

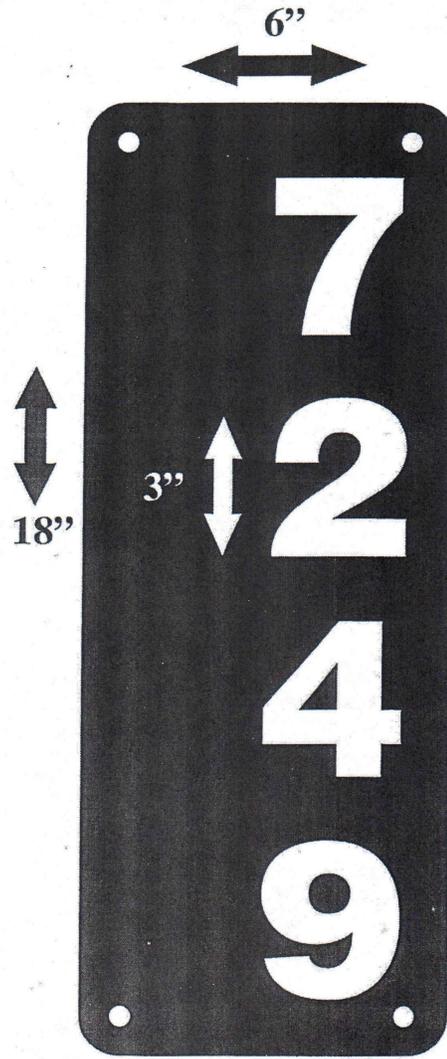


Note: Contact your local Fire Protection District for signage information  
Type of Sign specifications for numbers is attached.

# SIGN SPECIFICATIONS

**Standard Size - 6" x 18"**

**Standard Color – Green Background with White Reflective Numbers**



↑  
4 Holes for Easy  
Mounting

↑  
Rounded  
Corners  
For Safety