

Zone Change Application



Lincoln County Planning Department
181 Main Street P.O. Box 329
Pioche, Nevada 89043
Phone: (775) 962-8071
Fax: (775) 962-5877

APPLICANT INFORMATION:

Applicant(s) Name: _____ Phone: _____

Applicant's Mailing Address: _____

City: _____ State: _____ Zip: _____

Fax: _____ Cell Phone: _____

E-Mail Address: _____ Alt Phone: _____

Owner (s) Name: _____

Signature of Owner (s): _____

Date Application Completed: _____

PROPERTY INFORMATION:

Parcel(s) APN: _____

Location of parcel: _____

Total Acreage of Subject Parcel: _____

Current Zoning: _____ Proposed Zoning: _____

Master Plan Designation: _____

Site Address: _____ Address verified? Yes / No

Water provider: _____ Fire District: _____

Power: _____ Communications: _____

Planning Overlays: _____ FEMA: _____

SITE VISITATION: Signature on this Application provides permission for site visitation by County representatives to review your request. It must be signed by the owner of the property and attested to in the affidavit of ownership and verified by the assessor's office.

Receipt # _____

AMOUNT PAID \$ _____

Zone Change Application

REQUIRED DOCUMENTATION MUST ACCOMPANY APPLICATION

FEES: See county fee schedule

<u>Required Information</u>	<u>Where Do I Find It?</u>
Copy of Assessor's plat for your parcel	Assessor's Office
Copy of Deed/Easement map	Recorder's Office
Owner's Affidavit (page 3 of this application)	Complete and notarize
Town Board Approval (if applicable)	Town Board
Plot Plan	See Page 5 of application
Statement of purpose describing request: (Supporting documents, pictures, maps, letter describing or showing why you are making this request.)	

PLEASE NOTE!! Applicants should understand that applying for a Zone Change does not guarantee your request will be granted. No refunds are available from a denied request.

All Documentation must be in the Planning Office approximately 3 weeks before the next scheduled Planning Commission Meeting, please review the planning deadline calendar in the Planning Commission Office or on county website.

Applicant or authorized representative should attend the Planning Commission meeting.

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Zone Change Application



OWNER'S AFFIDAVIT

State of Nevada)) ss
County of Lincoln)

I, _____

Being Duly Sworn, depose and say that I am an owner of the property involved in this

Planning Application _____ and having been authorized by the other property owners (*if applicable*) that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

SIGNED: _____

Print Name _____

Address _____

City _____ State _____ Zip _____

Phone: _____

Subscribed and sworn before me this _____ day _____ 20__

Notary Public in and for said County and State

My commission expires _____

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Zone Change Application

ZONE CHANGE STANDARDS

The Planning Commission may grant a zone change if all, the following can met:

1. The proposed designation or amendment is compatible with the goals, policies, land use designations and policies of the master plan.
2. The proposed designation or amendment is consistent with any other adopted policies of the county and this code.
3. Will promote the general public health, safety, welfare and economy of Lincoln County and will not injury it.
4. Rezoning should only be allowed if evidence shows that;
 - a. The land to be rezoned was zoned in error and as presently zoned is consistent with the policies of the master plan.
 - b. The area for which rezoning is requested has changed or is changing to a degree that it is in the public interest to encourage re-development of the area.
 - c. The proposed re-zoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption or update of the master plan and that such re-zoning would be consistent with the master plan.
5. The site is suitable to the proposed zone;
6. The zone change is not being requested to circumvent the land division minimum standards of the existing zoning district.

Conditions possible for a Zone Change

Reasonable conditions may be imposed as are necessary to insure the compatibility of a zone change to surrounding uses and as are necessary to fulfill the general and specific purposes of this Ordinance. Such conditions may include, but are not limited to, the following:

- a. Special yards and spaces; fences and walls;
- b. Special parking and/or loading provisions;
- c. Street dedication and improvements or bonds in lieu of improvements;
- d. Control of points of vehicular ingress and egress;
- e. Special provisions for signs;
- f. Lighting, landscaping and maintenance of grounds;
- g. Control of noise, vibration, odors, or other similar nuisances.
- h. Other operational or site constraints.

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