

Moffat County Planning Department
221 West Victory Way
Craig, Co. 81625
(970) 824-9148

No. R- _____
Fee: 175.00
Date Paid _____

APPLICATION FOR ZONE VARIANCE

Applicant: _____ Phone #: _____

Email Address: _____

Address: _____

Owner: _____ Phone #: _____

Address: _____

Agent, if any: _____ Phone #: _____

Address: _____

Acreage, if applicable: _____ Zoning: _____

Legal description: _____

Proposed Variance (Describe in detail, give reasons why variance is needed): _____

List the names and addresses of adjacent property owners within a 200 foot perimeter, according to the Moffat County Assessor's Office tax

We, the undersigned owners of property hereby certify that we understand the applicant's proposed variance from the existing zoning standards and recommend that the application be granted. Signatures are desirable, but not required.

NAME	ADDRESS	SIGNATURE	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Include a map drawn to scale, showing the location of the property, roads and easements in relation to the proposed Zone Variance, and names of adjacent property owners. The map should include at least a 200-foot perimeter and show access to the property from a public road.

The below signed hereby authorizes the Moffat County Planning Director to conduct an on-site inspection of the property described herein when necessary to make an informed evaluation of the proposed Zone Variance.

Submitting Application

Application, maps and accompanying textual documents must be turned in to the Planning Department 21 days before the next Planning Commission Meeting. The Planning Commission meets the first Tuesday of each month. The application will be presented to the Planning Commission for their recommendation and then, on the second Tuesday of each month, to the Board of County Commissioners for final approval. A notice of these hearings will be mailed to all adjacent landowners and will be advertised in the Legal Section of the Craig Daily Press.

It is required that the applicant, owner, or Agent attend the Planning Commission meeting and recommended that they attend the Board of County Commissioners' meeting.

After Planning Director review, legal notices are posted by the County at least 15 days prior to consideration by the Board of County Commissioners.

The County Commissioners may grant variances from the provision of the County Zoning Resolution only where all of the following conditions are found to exist:

1. The variance would not authorize any use other than uses enumerated as a use-by-right in the zone district.
2. That an unnecessary hardship to the owner could be shown to occur if the provisions of the Zoning Resolution are literally followed.
3. That the circumstances found to constitute a hardship either were not created by the owner, or were in existence at the time of passage of the Zoning Resolution, and are not due to, nor were a result of, general conditions in the zone district, and cannot reasonably be corrected.
4. That the variance would not injure the value of, use of, or prevent the proper access of light and air to the adjacent properties.
5. That the variance would not be out of harmony with the intent and purpose of the Zoning Resolution.

Approval of a Zone Variance Application permits a designated use on a site without a time limitation.

The applicant and/or owner is responsible for ensuring that all other applicable property development standards for the zone district are complied with.

Applicant Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____

PLANNING COMMISSION ACTION:

- () Tabled
- () Denied, pursuant to the following findings:
- () Approved, pursuant to the following findings:

Chairman, Planning Commission

Date

BOARD OF COUNTY COMMISSIONERS ACTION:

- () Tabled
- () Denied, Pursuant to the following findings:
- () Approved, pursuant to the following findings:

Chairman, County Commissioners

Date

Attest: _____
(Deputy) County Clerk and Recorder

(County Seal)