

**REZONING
(Development Code Map Amendment)
APPLICATION FORM**



DIRECT TO: City of Sierra Vista
Department of Community Development
1011 No. Coronado Drive
Sierra Vista, AZ 85635
(520) 417-4413

Date Submitted: _____

Applicant Name: _____

Address: _____

Telephone: _____ E-mail: _____

Property Owner Name (if different): _____

Address: _____

Telephone: _____ Email: _____

Tax Parcel ID Number(s): _____

SUBMITTAL CHECKLIST

Checkmark attachments submitted with the application

___ Area map showing:

1. Boundaries of proposed rezoning
2. Current and proposed zoning of subject and adjacent properties
3. Subject property legal description(s)

Note: if the proposed rezoning boundary does not follow existing property lines of a lot, block, or parcel described in a recorded subdivision, a legal description and map must be prepared and certified by a registered surveyor licensed by the State of Arizona for the full boundary area.

___ Preliminary site plan showing:

1. Proposed use
2. Existing and proposed buildings
3. Building heights and setbacks to property lines
4. Landscaping locations and type
5. Utility connections [if not already serviced]
6. Parking spaces [for proposed commercial, industrial, and apartment properties];

___ Neighborhood meeting documents including:

1. Copy of Neighborhood Meeting Letter
2. Summary of Meeting;

Note: A neighborhood meeting shall be required for all Zoning District Map amendments. Neighborhood meetings shall be held no later than seven days prior to the Planning and Zoning Commission public hearing (commission meeting is scheduled by City staff upon receipt of a complete rezoning application). The applicant is responsible for organizing, scheduling, and supplying all materials for the neighborhood meeting. All property owners within 500 feet of the exterior boundaries of the property shall be notified. The applicant will provide the City with information on the meeting date, time, location, and purpose of the meeting. The applicant shall also provide a copy of the letter sent to the adjacent property owners notifying them of the meeting, and a written summary of the meeting to the City.

___ Letter of Agent Appointment [if applicant is not owner]:

___ Proof of Ownership;

___ Formal Request Letter;

___ Application Fee - \$1,650 **AND** \$50 per acre (up to 50 acres) **AND** minimum \$1,000 Publication Deposit

PROPOSAL QUESTIONNAIRE

1. The purpose of this proposed development code map amendment is for a:

___ Change of Existing Zoning

___ Application of Overlay District

2. Is this development code map amendment for a proposed new site construction?

___ Yes

___ No

3. Property described contains property in addition to that owned by the applicant. A petition in favor of the request made by the applicant and signed by the real property owners representing at least 75% of the land area to be included in the application is attached.

___ Yes (attachment required)

___ No

4. The proposed zoning conforms with the underlying land use designation, as defined in the latest City General Plan.
- Yes
- No (a General Plan Amendment is required to be approved by City Council prior or in conjunction with the processing of this Development Code Map Amendment application)

5. Provide the existing and proposed zoning:

Existing: _____ Proposed: _____

6. The nature and character of intended use of the subject property(ies) (including all existing and proposed buildings, structures and facilities) is:

7. What is the timeline for development / occupancy?: _____

NARRATIVE RATIONALE

Justification for approval of the proposed rezoning follows or is attached, as required. Please be as specific as possible and address the applicable following items:

- A. Will the proposed zoning be consistent with the established land use pattern in the area?

- B. Will it create an isolated district or spot zone?

Yes

No

C. What is the projected traffic impact of the rezoning on surrounding streets (number of automobiles)?

D. Are population densities expected to change? If so, how?

E. Why is this the best location for the proposed use? And was there an attempt to find alternative property that is adequately zoned?

F. Have conditions in the City changed to warrant the rezoning?

SIGNATURE

_____ of _____, a real property owner of record, of all or part of the described property which is the subject of this application, do hereby declare this, the application for a map amendment, to have been executed by me in full and faithful compliance with the statutes of the State of Arizona and the applicable ordinances of the County of Cochise and of the City of Sierra Vista, including, but not limited to the General Plan and the Development Code. All information and statements made herein, in the attachments, and in the affidavits are full and honest disclosures, to the best of my knowledge and belief. This application, with all attachments, is submitted for consideration by the City of Sierra Vista and represents a petition by the undersigned for approval of a rezoning request.

Full Signature of Owner or Authorized Agent

State of Arizona)
) ss.
County of Cochise)

This instrument was acknowledged before me this _____ day of _____, 20____, by

My commission expires: _____

Notary Public

LEGAL NOTICE

Arizona Revised Statute § 9-495 requires in any written communication between a city or town and a person to provide the name, telephone number, and email address of the employee who is authorized and able to provide information about the communication if the communication does any of the following:

1. Demands payment of a tax, fee, penalty, fine or assessment;
2. Denies an application for a permit or license that is issued by the city or town; or
3. Requests corrections, revisions or additional information or materials needed for approval of any application for a permit, license or other authorization that is issued by the city or town.

An employee who is authorized and able to provide information about any communication that is described above shall reply within five (5) business days after the city or town receives that communication.
