



<https://logancounty.colorado.gov>

## ZONING CHANGE AND MAP AMENDMENT REQUIREMENTS

To change the zoning of a property or an area, the petitioner must show substantial evidence that the area possesses geological, physiological, or other environmental conditions, compatible with the proposed zoning classification. Zoning changes will only be allowed if the proposed change benefits all of Logan County and not just the Applicant. \*

The application and required items must be received by the Planning and Zoning Department at least **40 days** prior to the regularly scheduled Planning Commission hearing. The Planning Commission meets the third Tuesday of each month. The Applicant, or a Representative, **MUST be present** at the Public Hearing. If no one is present, the request will be postponed until the next meeting.

1. The following items must be provided with this application.
  - \$100.00 Application Fee
  - \$25.00 Fee for Map Amendment (Separate Check)
  - A plot plan, which shows location, proposed use on parcel, access, and adjacent uses.
  - May have to provide an **18"x 24" or a 24"x 36" survey plat, and an 8.5"x 11" copy**, prepared by a Registered Surveyor in the State of Colorado, if requested.
  - A current copy of the deed, to determine if there are Mineral Estate Owners. If there are Mineral Estate Owners, the applicant must certify that notification requirements have been met, and provide a complete listing of names and addresses.\*
  - A Certificate of Taxes showing all taxes applicable to such land for years prior to that year have been paid.
2. The Planning and Zoning Department will publish a Notice of the Public Hearing regarding the Zoning Change and Map Amendment request in the Sterling Journal Advocate **30 days** prior to the hearing. The Applicant will be invoiced directly for the advertisement.
3. The Applicant will be required to post a Notice of Public Hearing Sign on the property, **14 days** prior to the hearing date. \* See Attached Sign Requirements. A photo of the sign must be provided to the Planning and Zoning Department.
4. The Planning and Zoning Department will send written notice of the hearing to adjacent landowners within 500 feet. Failure to mail such notice shall not affect the validity of any hearing.
5. The Applicant is responsible for "Making his or her Case". Visual representations are helpful in the review process. Additional maps, photographs, and other visual aids should be provided when possible.

\* Refer to Logan County Subdivision Regulations and Zoning Regulations for more details.  
A Pre-Application conference with the Logan County Planner is requested.

**PETITION FOR AMENDMENT TO CHANGE THE ZONING CLASSIFICATION,  
AND TO AMEND THE OFFICIAL ZONING MAP**

TO THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO COMES NOW

(Applicant) \_\_\_\_\_ petitions the Logan County Commissioners to change the zoning classification of the following described property from \_\_\_\_\_ to \_\_\_\_\_ and to amend the official Zoning map to show such zoning classification change.

The Petitioner(s) submit that the property in question possesses geological, physiological, environmental, and or other conditions with characteristics of the \_\_\_\_\_ zone district.

**Description of Property:**

Legal: 1/4 Section \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Address: \_\_\_\_\_ Access off CR or Hwy: \_\_\_\_\_

New Address Needed: Y or N Subdivision Name: \_\_\_\_\_

Filing \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_ Lot Size \_\_\_\_\_

Date Land Purchased: \_\_\_\_\_ Deed Recorded in General System: Book \_\_\_\_\_ Page \_\_\_\_\_

**Water/Sewage Information:**

Existing Water Supply: \_\_\_\_\_

Proposed Water Supply: \_\_\_\_\_

Existing Sewer Supply: \_\_\_\_\_

Proposed Sewer Supply: \_\_\_\_\_

**Applicant:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Signature of Landowner: \_\_\_\_\_ Date: \_\_\_\_\_

**PETITION FOR AMENDMENT TO CHANGE THE ZONING CLASSIFICATION,  
AND TO AMEND THE OFFICIAL ZONING MAP  
COUNTY USE ONLY**

Application Fee: (\$100.00) Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Map Amendment Fee: (\$25.00) (Separate Check) Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

Recommendation of Planning Commission: \_\_\_\_\_ Approval \_\_\_\_\_ Denial

Recommended Conditions of the Zoning Change:

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\_\_\_\_\_  
Chairperson  
Logan County Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of the Zoning Change:

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Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Mike Brownell (Aye) (Nay)

\_\_\_\_\_  
James T. Yahn (Aye) (Nay)

\_\_\_\_\_  
Jerry A. Sonnenberg (Aye) (Nay)

**LOGAN COUNTY PETITION FOR AMENDMENT TO CHANGE THE ZONING CLASSIFICATION, AND TO AMEND THE OFFICIAL ZONING MAP**  
**SIGN REQUIREMENTS**

A sign must be posted when applying for any Land Use Application which involves a public hearing. The purpose of this requirement is to notify the public of the date, time and place of the Public Hearing and to inform the public of the Type of Land Use Application.

Sign requirements are as follows:

- The sign must be posted at least **14 days** before the Public Hearing date.
- The sign must be posted on a board such as plywood. The board must be **at least 3’x4’** and must be sturdy.
- The sign must be **4 feet above the natural grade** of the ground.
- The lettering must be at least **2 inches** in size.
- The sign must be posted in a conspicuous location on the property in question. **The sign must be visible from the public road.**
- The Applicant must provide the Planning Department with a **photograph of the sign** at the location where it is displayed.

**SAMPLE OF THE SIGN**

<b>PUBLIC HEARING</b> LOGAN COUNTY	
<u>PLANNING &amp; ZONING COMMISSION</u>	<u>BOARD OF COUNTY COMMISSIONERS</u>
DATE:	DATE:
TIME:	TIME:
PLACE: LOGAN COUNTY COURTHOUSE 315 MAIN STREET STERLING, CO 80751	
REQUEST: (A ZONING CHANGE AND MAP AMENDEMENT APPLICATION FOR .....)	
Your Name	