



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

REZONE APPLICATION

REZONE FEE: \$250

Applicants must submit a complete application, which includes applicable fees and proof of ownership. **Proof of ownership shall show how Title is held on the property, while demonstrating the legal authority to apply for this application. Proof of ownership include: Deeds, Title Reports, Proof of Authority (Company-owned/Trust-owned lands, etc.).** When filling out the application please use **blue** or **black** ink. Incomplete applications are not considered filed; meaning, the application is incomplete.

We accept Cash, Check and all major Debit/Credit Cards (service fee applied at check out)

Please make checks payable to **DELTA COUNTY**

If you wish to pay online, you can do so [here](#). Please make sure you include the term “Rezone” in the Payment Notes.

GENERAL INFORMATION

SITE ADDRESS: _____

ASSESSOR’S ACCOUNT (R#123456) OR PARCEL ID (Ex: 999999999999):

PROPERTY OWNER(S): _____

MAILING ADDRESS: _____

PHONE: _____

E-MAIL: _____

☐ Check here if property owner is same as applicant.

APPLICANT(S): _____

MAILING ADDRESS: _____

PHONE: _____

E-MAIL: _____

NOTE: If Applicant is not the owner, authorization (e.g., Power of Attorney), from owner(s) of all properties associated with this permit is **REQUIRED**

ACKNOWLEDGEMENT AND AUTHORIZATION

I certify that the information provided herein is complete and accurate to the best of my knowledge. I certify that I am the property owner of record, or that I, the undersigned, am authorized to act on the property owner’s behalf. I certify that I have read and understand the requirements of this application, including that all materials required by Delta County must be submitted prior to the application being processed. I understand that if deemed necessary, a pre-application conference may be scheduled and/or additional information/materials may be required to help understand the project. I understand that plans, supplemental information, reports and/or additional fees may be required to process the application accordingly. I understand that by signing below, I am consenting to allow Delta County Staff involved in this application, or their designees, to come onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

Applicant Signature: _____ DATE: _____

Owner Signature: _____ DATE: _____



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REZONE

The Board of County Commissioners may approve an application for rezoning if it finds that:

- The rezone of the property would not create or facilitate the creation of development rights or entitlements that would either: 1) reduce the level of protection for significant natural resources, or 2) expose additional people or property to unmitigated natural hazards that are present on the subject property (e.g., fire, flood, or geological hazards)
- The proposed zoning district, as applied to the property, is consistent with its land use designation in the Delta County Master Plan or an amendment to the Master Plan prior to (or concurrently with) the approval of the rezoning application and that adequate public facilities are available to serve development in the proposed zoning district.

Additionally, the Board of County Commissioners may approve an application for rezoning upon a determination that at least one (1) of the following three (3) criteria has been met.

- Alternative #1: Plan Implementation. The proposed zoning district is more appropriate than the existing zone to implement an adopted or approved current County plan that was developed with public input.
- Alternative #2: Change in Character of the Area. The proposed zoning district is more appropriate than the existing zoning district because: 1) There has been a change in character or capacity of public facilities in the area (e.g., installation of public facilities, other rezonings, new growth trends, deterioration, development transitions, etc.), 2) The proposed zone allows for the reasonable development or redevelopment of the subject property in a manner that will be compatible with its existing or planned context, and 3) The proposed zone better reflects the surrounding character.
- Alternative #3: Need for Zoning District to Increase Land Inventory. The proposed zoning district is more appropriate than the existing zoning district because: 1) There is greater need in the County for land in the proposed zoning district than the existing zoning district based on market conditions, and 2) The proposed zoning district will promote a balance of land uses in the County that will improve economic opportunity or community mobility.

Request to amend the Delta County Zoning Maps by changing

FROM: ☐ RES-1 ☐ RI/C ☐ A-2.5 ☐ A-5 ☐ A-20 ☐ A-35 Zoning District

TO: ☐ RES-1 ☐ RI/C ☐ A-2.5 ☐ A-5 ☐ A-20 ☐ A-35 Zoning District

Area that would change zoning: _____ Acres

Describe the proposed amendment (if you need more room, please attach separate sheets to this application):

(OFFICE USE ONLY)

PLN#: _____ R&B DISTRICT: _____ DATE RECEIVED: _____



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NOTARY

COLORADO NOTARY ACKNOWLEDGMENT

State of Colorado
County of Delta

This record was acknowledged before me on this _____ day of _____, 20 _____,

by _____

Notary's Official Signature

(seal)

Title of Office: _____

My Commission Expires: _____