



Zoning Case No. _____

Application Date _____

Application Fee: \$400

APPLICATION

ZONING CHANGE [REZONING]

We, the undersigned, ask the City Council of the City of Choctaw, Oklahoma, to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and will observe and conform in all aspects of the Zoning Regulations, as amended, of the City of Choctaw and have received a copy of the Policies and Procedures regulating the Zoning Amendment application. We hereby agree to pay all advertising and mailing notification costs differences which are greater than the amount paid with this application for the public hearings as required by the Choctaw Zoning Regulations. The City of Choctaw is authorized to prepare and publish all required legal advertising and mail notifications, the cost difference of which is to be billed to the name listed below for payment.

Present Zoning Classification _____ Requested Zoning Classification _____

Legal Description of Property Requested to be Rezoned [attached additional sheets if needed]:

Street Address or Other Common Property Description:

Property Owner's Name(s) _____

If corporation, Corporate Official Name and Seal: _____

Mailing Address _____

Telephone: _____ Fax: _____

PROPERTY OWNER'S SIGNATURE: _____

[Not necessary if there is an authorized representative. Authorized representative must sign below].

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name _____

Address _____

Signature _____

Telephone _____

QUESTIONS ON REZONING APPLICATION

[Attach additional sheets if necessary]

1. What is the current use of the property? _____

2. Why are you requesting a change in zoning? _____

3. Are there any deed restrictions or restrictive covenants that would affect the use of this property? If so, what are they and attach a copy to this application? _____

4. Has a rezoning ever been requested for this property in the past by the current owner? If so, what zoning classification was requested and when? _____

5. If the rezoning is approved, does the applicant intend to develop the property?

**APPLICATION CHECKLIST
ZONING CHANGE [REZONING]
City of Choctaw, Oklahoma**

This checklist is provided to help you make sure that you submit everything that is required for a complete rezoning application. The application must be complete and all items listed on the checklist must accompany the application or this case WILL NOT be processed for hearing. The application must be submitted no later than 3:00 p.m. to Choctaw City Hall, at least forty-five [45] days prior to the Planning Commission public hearing at which the request for rezoning will be heard. Contact the City Clerk at 405.390.8198 for filing deadlines and meeting dates.

APPLICATION FORM:
List the current zoning classification of the property.
List the zoning classification you are requesting. See the Choctaw Zoning Regulations, Chapter 12, for specific zoning district classifications.
Provide the legal description of the property to be rezoned. You may attach the legal description on a separate sheet.
Current property owner must sign the application unless there is an authorized representative. If authorized representative, include power of attorney.
Incomplete applications will not be considered and completed application must be submitted forty-five days prior to the Planning Commission hearing.
Provide a copy of Warranty Deed (as evidenced by OK County). If filed with County less than five (5) years – show proof of receiving legal lot split approval.
Provide one (1) Certified survey of total site with the following information: <ol style="list-style-type: none"> 1. Legal description of total area and computed area to the hundredth of an acre; 2. Scale, North Point and Date; 3. Key map showing the location of the tracts referenced to existing and proposed major streets and section line roads; 4. Location of existing buildings (size and type) and dedicated streets at the point where they adjoin and/or are immediately adjacent to the site; 5. Length of boundaries of the tracts created and proposed location and width of streets, alleys, and types of easements and building setback lines where applicable; 6. Location of utilities including existing or proposed, whether on or adjacent to site; 7. General drainage shown by use of directional arrows; and 8. Surveyor's Certificate: Original signature and seal of the registered land surveyor properly notarized.
Provide an answer to questions 1-5 on the application.
APPLICATION FEE: \$400.00 which includes \$45 for signage; application fee of \$200; legal advertising and publication costs of \$155 for public hearings and ordinance.
PROPERTY OWNERS NOTIFICATION:
Provide a certified abstractor's list of all property owners' names and addresses within 300' of the area to be rezoned that has been compiled and prepared by a title company authorized to issue title policies in the State of Oklahoma.
EASEMENTS:
If located on a section line road, the property owners requesting rezoning must provide the City with a 17' road and utility easement and shall be submitted with this application.
NOTE:
The Choctaw Planning Commission SHALL NOT forward its recommendation to the City Council when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the City Council SHALL NOT be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.

Submit Application To:
Choctaw City Hall
2500 North Choctaw Road
P.O. Box 567
Choctaw, OK 73020

For mail delivery, use the post office box address and for hand delivery or parcel delivery, use the street address.