COWETA METRO AREA PLANNING COMMISSION
AMENDMENT OF ZONING REGULATIONS
(CHANGE OF ZONING)

ITEM #1-WHO MAY APPLY-ANY PERSON, FIRM, ASSOCIATION, AND AGENCY OF GOVERNMENT MAY APPLY FOR AMENDMENT OF THESE REGULATIONS (IF NOT CURRENT OWNER, MUST PROVIDE SIGNED LIMITED POWER OF ATTORNEY FOR ZONING ISSUE)

ITEM #2-TIME FOR FILING: EACH APPLICATION SHALL BE FILED WITH THE PLANNING COMMISSION 30 DAYS PRIOR TO THE DATE OF PUBLIC HEARING AT WHICH IT IS TO BE CONSIDERED, UNLESS THE COMMISSION BY A 2/3 VOTE PERMITS A SHORTER PERIOD FOR REASONS SHOWN

ITEM#3-FILING FEE WILL BE $50.00 FOR A ZONING APPLICATION AND IS PAYABLE UPON PRESENTATION OF A COMPLETED APPLICATION TO THE PLANNING COMMISSION.

ITEM #4-NOTICE OF HEARING: SUCH LEGAL NOTICE OF HEARING SHALL BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE AREA AT LEAST (1) TIME (15) DAYS PRIOR TO THE HEARING DATE.

ITEM #5-AFFIDAVIT OF MAILING: THE APPLICANT WILL FILE A COMPLETED AFFIDAVIT OF MAILING, PREPARED BY A LICENSED ABSTRACTOR, TO THE PLANNING COMMISSION TWENTY DAYS PRIOR TO THE HEARING DATE. FAILURE TO FILE THIS WITHIN THE ALLOTTED TIME OR IF THE MAILING LIST IS FOUND TO BE INCORRECT MAY BE GROUNDS FOR THE COMMISSION TO DENY THE APPLICATION.

ITEM #6-PLOT PLANS, PHOTOS AND ANY OTHER FACTUAL INFORMATION AND EVIDENCE WHICH WILL ASSIST THE COMMISSION IN REACHING AN INFORMED DECISION SHOULD BE PRESENTED.

ITEM #7-A NARRATIVE STATEMENT AS TO INTENT AND PLANNED START DATE IS REQUIRED ON ALL ZONING REQUSTS.

ITEM #8-AS A CONDITION OF THIS APPICATION, THE APPLICANT WILL, TEN DAYS PRIOR TO THE HEARING DATE, PROVIDE THE COMMISSION WITH A WRITTEN STATEMENT FROM ALL UTILITY COMPANIES, THIS WILL INCLUDE WHAT SERVICE IS AVAILABLE TO THE PROPERTY IN QUESTION AND WHEN THE SERVICE WILL BE AVAILABLE. (THE TERM UTILITY WILL INCLUDE WATER, GAS, ELECTRIC, PHONE, ETC).

REGULAR MEETINGS OF THE COWETA PLANNING COMMISSION ARE HELD THE 4TH MONDAY OF THE MONTH AT 7:00 P.M.THE MEETINGS ARE HELD IN THE OLD COWETA COURTHOUSE AT 216 S. BROADWAY, COWETA, OK. YOU MAY CONTACT THE OFFICE AT 918-485-8123 IF YOU SHOULD HAVE ANY QUESTIONS.

APPLICATION FOR ZONING CHANGE

NOW COME THE APPLICANTS, _____
ADDRESS_____PHONE_____
TO HEREBY MAKE APPLICATION TO THE COWETA METRO AREA PLANNING COMMISSION FOR A CHANGE OF ZONING TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, STATE OF OKLAHOMA, to-wit:

THAT SAID REAL ESTATE IS PRESENTLY INCLUDED IN A ZONING CLASSIFICATION AS_____AND THAT SAID APPLICANTS DESIRE THAT SAID ZONING CLASSIFICATION BE CHANGED FROM _____TO_____. THE INTENDED USE OF THIS PROPERTY AFTER RE-ZONING WILL BE FOR A/AN_____. APPLICANT FURTHER STATES THAT A FULLY COMPLETED "AFFIDAVIT OF MAILING" ALONG WITH A LIST OF THE NAMES AND ADDRESSES OF ALL OWNERS OF RECORD OF PROPERTY WITHIN 300 FEET OF THE PROPERTY FOR WHICH THIS CHANGE OF ZONING IS REQUESTED WILL BE FILED WITH THE PLANNING COMMISSION 20 DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING AT WHICH IT IS TO BE CONSIDERED.
WHEREFORE, YOUR APPLICANTS RESPECTFULLY REQUEST THAT THIS APPLICATION BE SET FOR PUBLIC HEARING IN ACCORDANCE WITH THE LAW AND THAT DUE NOTICE THEREOF WILL BE GIVEN, AND THAT UPON PUBLIC HEARING HAVING BEEN DULY HELD THAT SAID ZONING CLASSIFICATION AS ABOVE REQUESTED BE GRANTED.

_____
APPLICANT

_____
STATE OF OKLAHOMA **APPLICANT**

COUNTY OF WAGONER, ss:

_____AND_____EACH OF LAWFUL AGE AND EACH BEING FIRST DULY SWORN UPON OATH, STATE THAT THEY HAVE READ THE ABOVE AND FOREGOING APPLICATION AND THAT THE STATEMENTS HEREIN ARE TRUE AND CORRECT. **SUBSCRIBED SWORN BEFORE ME THIS ____ 20____**

_____APPLICANT **_____**
_____APPLICANT **NOTARY PUBLIC** **SEAL**

COWETA METRO AREA PLANNING COMMISSION

NOTICE TO PROPERTY OWNERS

THE WAGONER COUNTY LAND RECORDS INDICATE YOU ARE THE PRESENT OWNER OF PROPERTY LOCATED WITHIN THREE (300) FEET OF THE FOLLOWING DESCRIBED PROPERTY, to-wit:

THE OWNER OF THE ABOVE DESCRIBED PROPERTY, _____
HAS APPLIED FOR A CHANGE OF ZONING FROM_____TO_____ SO THEY MAY USE THEIR PROPERTY FOR_____
_____.
A PUBLIC HEARING ON THIS APPLICATION WILL BE HELD BY THE COWETA METRO AREA PLANNING COMMISSION, WHOSE PHONE NUMBER IS 918-485-8123. THIS HEARING WILL BE HELD ON MONDAY, _____, 20____ AT 7:00 P.M. IN THE OLD COWETA COURTHOUSE AT 216 S. BROADWAY, COWETA, OK.
YOU MAY APPEAR IF YOU SO DESIRE, EITHER IN PERSON OR BY AGENT OR BY ATTORNEY AND BE HEARD. THE HEARING OF THIS APPLICATION IS NOT LIMITED TO THOSE REVEIVING A COPY OF THIS NOTICE AND IF YOU KNOW OF AN AFFECTED PROPERTY OWNER, WHO FOR ANY REASON FAILED TO RECEIVE A COPY, IT WOULD BE APPRECIATED IF YOU WOULD INFORM THEM OF THIS HEARING.

DATE_____

_____	_____
APPLICANT	**APPLICANT**

CASE #_____

TO: WAGONER METRO AREA PLANNING COMMISSION
FOR COWETA METRO AREA PLANNING COMMISSION ZONING CASES

IN THE MATTER OF THE APPLICATION OF

_____
APPLICANT

AFFIDAVIT OF MAILING

THE AFFIDAVIT OF MAILING MUST BE COMPLETED BY A LICENSED ABSTRACTOR IN WAGONER COUNTY.

COWETA METROPOLITAN AREA PLANNING COMMISSION

LEGAL NOTICE

PURSUANT TO O.S. 866.1 TO 866.36, A PUBLIC HEARING WILL BE HELD BY THE COWETA METRO AREA PLANNING COMMISSION ON MONDAY_____, 20___, AT 7:00 P.M. AT THE OLD COWETA COURTHOUSE AT 216 S. BROADWAY, COWETA, OK, TO HEAR THE APPLICATION OF_____
TO RE-ZONE THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

THE PRESENT ZONING OF THIS PROPERTY IS_____-

THE ZONING REQUESTED IS_____.

THE INTENDED USE OF THIS PROPERTY AFTER RE-ZONING WILL BE FOR _____.

THOSE WHO MAY HAVE AN INTEREST IN THE ABOVE DESCRIBED MATTER MAY APPEAR AND BE HEARD.

_____
APPLICANT

_____
APPLICANT

COWETA METRO AREA PLANNING COMMISSON

THE FOLLOWING ARE SPECIFICATIONS FOR SIGN NOTICE ON PROPERTY:

THE SIZE OF THE SIGN IMPARTING NOTICE OF PUBLIC HEARING WILL BE FOUR FEET BY THREE FEET AND WILL HAVE A BRIGHT YELLOW BACKGROUND WITH BLACK LETTERING, CAPITAL BLOCK STYLE, STATING THE FOLLOWING INFORMATION:

NOTICE TO THE PUBLIC
IT IS PROPOSED TO CHANGE
THE ZONING CLASSIFICATION
OF THIS PROPERTY

TO A_____DISTRICT
FOR_____PURPOSES
A PUBLIC HEARING WILL BE HELD
AT THE COWETA COURTHOUSE
216 S. BROADWAY, COWETA, OK
ON MONDAY, _____, 20___
AT 7:00 P.M.

BY COWETA METRO AREA PLANNING COMMISSION
918-485-8123

LETTERING OF THE SIGN SHOULD BE ALL IN 2 INCH BLACK LETTERS

SIGNS WILL BE POSTED IN A CLEAR OPENING ON A POST NOT LESS THAN 12 INCHES NOR MORE THAN 48 INCHES FROM THE GROUND ON OR INSIDE PROPERTY LINE NO MORE THAN 30 FEET.
THE SIGN SHALL BE IN FULL VIEW FROM A PUBLIC STREET OR STREETS TOWARD WHICH IT FACES.

******PLEASE NOTE THAT ALL APPLICANTS MUST FURNISH THEIR OWN ZONING SIGN AND A PHOTO OF SUCH ZONING SIGN ON SUBJECT PROPERTY WITH DATE SIGN POSTED TO THE PLANNING OFFICE BEFORE THE STATED HEARING DATE.**

SIGN MUST BE POSTED 7 DAYS PRIOR TO THE HEARING DATE....