

Draft Disclosure Statement

Owner of Record: _____

Legal Description: _____

Street Address: _____

Current Zoning: _____

Proposed Zoning: _____

Future Land Use: _____

- This Disclosure Statement is required to be sent to all properties, recently annexed and temporarily zoned No Use District, when the City is rezoning the property to the appropriate zoning designation, based on the Rapid City Comprehensive Plan.
- If, in the future, the property owner wishes to change the zoning designation of this property, the property owner will be required to submit a rezoning application. The cost of that application is \$250.00. In addition, certified letters to adjacent property owners within 250 feet, at a cost of \$5.54 each, must be mailed prior to the hearing on the rezoning request, at the property owner's expense. The property owner must also pay \$20 for the list of names and a letter that will be mailed to each property within the 250 feet. If a Conditional Use Permit, Planned Development, Comprehensive Plan Amendment, or Variance application is required, those requests are also \$250.00 each. In addition, certified letters to adjacent property owners within 250 feet, at a cost of \$5.54 each, must be mailed prior to the hearing on the request, at the property owner's expense. The property owner must also pay \$20 for the list of names and a letter that will be mailed to each property within the 250 feet.
- The applications may require a professional to complete drawings, plans or studies, and the property owner should seek information regarding the costs of such possible professional fees from those professionals.
- A sign is required to be posted on the property for any Rezoning, Conditional Use Permit, Planned Development, or Comprehensive Plan Amendment application. The cost of the sign deposit is \$40.00, to be reimbursed to the applicant upon final determination of the request and return of the sign.
- Once a complete application is submitted for any Rezoning, Conditional Use Permit, Planned Development, or Comprehensive Plan Amendment, and all information has been provided, the Planning Commission will hear the application within 4 – 6 weeks. The Rezoning and Comprehensive Plan Amendment applications go before the City Council for a public hearing at the next meeting following the Planning Commission meeting. Conditional Use Permits or Planned Developments are heard at a public hearing before

the Planning Commission. The Planning Commission's action is final unless the applicant, Planning Commission, or interested party should appeal the decision of the Planning Commission. In that case, the application will be appealed to the City Council at their second meeting after the Planning Commission meeting. Please note that the property owner may not prevail in such applications or hearings.

- Once a complete application is submitted for a Variance, the Zoning Board of Appeals will hear the application at a public hearing within a 4-6 week timeframe. All decisions by the Zoning Board of Appeals are final and can only be appealed through the judicial system. Please note that the property owner may not prevail in the variance hearing.
- It appears that the use of this property is for a single family dwelling. That use is allowed as a permitted use in the Low Density Residential District. If the use of the recently annexed property is not a legal use within the zoning regulations of the City, but is a legal conforming use within the County zoning ordinances, then that use will be considered a legal non-conforming use in the City after annexation and may continue. If, however, the legal non-conforming use changes, is removed, or is expanded after annexation, then the legal non-conforming status is lost and the property must conform to the regulations of the City's current zoning district on the property.

I hereby acknowledge that I have read and understand the information provided.

Signed: _____

Date: _____