

FILE

OCT 29 2021

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File No. 21-60

Fees Paid Yes _____ No _____

CITY OF LEBANON

2021
CITY OF LEBANON

Planning & Zoning Department

APPLICATION FOR **REZONE** OF PROPERTY AND AMENDMENT TO THE ZONING ORDINANCE

Project Address/ Location 1245 West State Road 32, Lebanon IN 46052
(attach legal description)

Parcel ID No. 0150384000 Area (_____ acres _____ lots)

Existing Zoning Commercial Industrial Proposed Zoning Commercial Business

Township Center Subdivision and Lot # _____

Existing land use Commercial Industrial (Hotel) Proposed land use Commercial Business (Hotel/ Build to Suit)

Name of Applicant/ Contact Person Nimesh Thakkar

Phone 765 336 1115 Fax 765 482 0372 Email nimeshthakkar@gmail.com

Address 6546 Yorkshire Cir, Zionsville IN 46077

Name of Property Owner Golden Eagle Lodging Management LLC

Phone 765 336 1115 Fax 765 482 0372 Email _____

Address 1245 West State Road 32, Lebanon IN 46052

Application Fee \$ 300.00

Procedures

1. The applicant shall first schedule a meeting with staff to discuss the proposed zoning classification in relationship to the Lebanon Comprehensive Plan prior to filing.
2. The applicant shall confer with Lebanon Utilities regarding sewer and utility availability.
3. Applicant shall submit an application, conceptual site plan and pay filing fees at least four (4) weeks prior to being placed on Lebanon Plan Commission agenda.
4. Prior to Plan Commission
 - a. Planning staff will review the conceptual site plan and prepare comments recommending approval or requesting revisions.
 - b. The Plan supporting documentation shall be available at the time of notice for the public hearing is published.
5. The Plan Commission meets the 3rd Monday of each month.

Legal Description

Part of the Southeast Quarter of Section 35, Township 19 North, Range 1 West, Center Township, Boone County, Lebanon, Indiana, more fully described by:

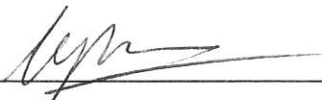
Commencing at the northwest corner of the southeast Quarter of said Section 35; thence along the approximate center line of State Road 32 and the Quarter Section line, south $89^{\circ}48'33''$ east 1127.71 feet; thence along the west described line of the State of Indiana Property recorded as Instrument #0215934, Boone County Recorder's Office, south $00^{\circ}04'00''$ east 78.94 feet to the Point of Beginning; thence along the southerly described line of said State of Indiana Property, north $48^{\circ}30'13''$ east 20.10 feet; thence along the southerly described line of said State of Indiana Property, south $89^{\circ}49'16''$ east 161.42 feet; thence along the southeasterly line of said State of Indiana Property, south $12^{\circ}01'51''$ east 117.25 feet; thence along the Quarter Quarter Section line and the westerly described line of the Robert H. Nelson Irrevocable Trust Property recorded in Deed Record 231, Pages 759-760, and the westerly described line of Tract "D" of the Nelson Trust Property as recorded in Instrument #9701347, south $00^{\circ}06'22''$ west 448.19 feet to a point on a non-tangent curve having a radius of 331.36 feet, the radius point of which bears north $19^{\circ}37'20''$ east; thence northwesterly along said curve 290.10 feet to a point which bears south $69^{\circ}47'06''$ west 331.36 feet from said radius point; thence along the easterly described line of the State of Indiana Property recorded as Instrument #0211199, north $00^{\circ}04'00''$ west 352.43 feet to the Point of Beginning, containing 2.2377 acres, more or less.

CERTIFICATE OF NOTICE

The application must list below the names and addresses of all interested parties (surrounding land owners within 300 feet of the subject property, the method by which each owner provided with notice of the application and hearing, and the date each notice was either mailed or personally delivered. Each certificate mail return and signed verification of personal service should be attached to this form.

Legal Owners Name	Address	Method of Notice		Date of Notice
		Mail/	Personal	
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

I/we affirm that the list of property owners set forth above (and attached hereto) is a true and complete listing of all owners of property located within 300 feet of the subject property and that the above information concerning the method and date of providing notice to each of them is true and accurate.



Signature

10/29/21

Date

Signature

Date