

## PRIMARY PLAT

### PETITION CHECKLIST HANCOCK COUNTY AREA PLAN COMMISSION

*Filing Deadline is 11:00 AM*

The following items must be submitted before a Primary Plat petition can be scheduled for a public hearing. Any questions regarding these items should be directed to the Plan Commission office at (317) 477-1134.

- Application Form with original signatures (attached):**  
*If the petitioner is not the land owner, then the petition shall include a notarized affidavit and consent of the property owner(s) bearing the owner's original signature.*
- Primary Plat - 8 Stapled Sets (24" x 36") and 8 Stapled Sets (11" x 17"):**  
*The primary plat shall include information per Section 155.036 of the Hancock County Code in addition to the following:*
  - Watershed Map pursuant to HCC 155.036(B).
  - Drainage Plan pursuant to HCC 155.036(C).
  - Feasibility Report pursuant to HCC 155.036(D).
  - Preliminary Erosion Control Plan pursuant to HCC 155.036(E).
  - Location of Existing Cemeteries, if any.
- Affidavit of Notice of Public Hearing with list of adjoining land owners (attached):**  
*The petitioner must publish the public hearing in a local newspaper at least ten days before the hearing date. The Proof of Publication and Certificate of Mailing receipt must be submitted to the Plan Commission office by the petitioner no less than 24 hours before the hearing date.*
- Notice of Public Hearing (attached):**  
*Notice of the public hearing must be sent to all owners of property for all adjoining parcels of land to a depth of two ownerships or 600 feet, whichever is less.*
- Warranty Deed, Quitclaim Deed, or Contract:**  
*The deed or contract must be executed and recorded.*
- Filing Fee: \$ \_\_\_\_\_**  
*Cash, Check, or Money Order payable to the Hancock County Area Plan Commission or HCPC. The filing fee is not refundable.*
- Plat Approval Process:**  
*After submittal of the complete application, as determined by the Planning Department, the Primary Plat will be scheduled for review/comment by the county's Technical Committee. The Committee comments will be forwarded to the Plan Commission for final action. The Primary Plat will expire 24 months after approval unless an approved Secondary Plat has been recorded with the County Recorder's Office.*

**Please Note:** The public hearing for this project will automatically continue to the following month if supplemental information exceeding two pages (8.5" x 11") is submitted less than 10 days prior to the hearing date. Projects without Technical Committee sign-offs will be continued for two months.

**PRIMARY PLAT**

**APPLICATION  
HANCOCK COUNTY AREA PLAN COMMISSION**

**Petitioner's Contact Information:**

Petitioner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address / City / Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Project Description:**

I (We), the above listed petitioner, request a Primary Plat for property located at:

\_\_\_\_\_

Name of Subdivision: \_\_\_\_\_ Number of lots: \_\_\_\_\_

Township Name: \_\_\_\_\_ (Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_)

Present Use / Zoning of Property: \_\_\_\_\_

**Owner's Contact Information:** *If the petitioner is not the land owner, then the petitioner must provide a notarized Letter of Owner's Consent bearing the owner's original signature.*

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address / City / Zip: \_\_\_\_\_

**Registered Engineer or Surveyor Contact Information:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address / City / Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

\_\_\_\_\_  
**Petitioner or Agent Signature**

\_\_\_\_\_  
**Date**

**AFFIDAVIT OF NOTICE OF PUBLIC HEARING**

**HANCOCK COUNTY AREA PLAN COMMISSION**

**Legal Notice:** I (We) understand that a public hearing will held by the Plan Commission to consider this petition and that I (we) will prepare and pay for a legal notice consistent with the requirements of IC 5-3-1 for publication in the local newspaper. The legal notice shall appear in the newspaper no less than one time at least ten days prior to the public hearing, not including the date of the hearing. The legal notice shall include the information pursuant to HCC 156.101(A).

**Notice to Interested Parties:** In addition, I (We) will prepare, pay for, and distribute written notice of the application to all interested parties. The written notice shall be distributed at least ten days prior to the public hearing, not including the date of the hearing. In no instances shall streets, alleys, streams, or other features be considered boundaries for precluding notification. The notice shall contain the same information as the legal notice that is published in the newspaper as outlined in HCC 156.101(A). The notices will be sent by certificate of mailing no later than the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, being at least ten (10) days prior to \_\_\_\_\_, 20\_\_\_\_, the date of the public hearing.

**Notification Requirements:** I (We) will provide notification to owners of all parcels of land adjoining the subject property to a depth of two ownerships or 600 feet, whichever is less, from the exterior boundaries of the subject property. The most current **list of property owners will be obtained from the Plan Commission office and verified through the County Auditor's office.** Where any adjacent parcels of land are owned by me (us), subject property will include adjacent land owned by me (us). Attached is the list of the land owners.

\_\_\_\_\_  
**Signature of Petitioner or Agent**

\_\_\_\_\_  
**Signature of Petitioner or Agent**

\_\_\_\_\_  
**Printed Signature**

\_\_\_\_\_  
**Printed Signature**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Subscribed and sworn before me, a Notary Public, in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**Notary Public**

\_\_\_\_\_  
**County**

\_\_\_\_\_  
**Commission Expires**

**PRIMARY PLAT**

**NOTICE OF PUBLIC HEARING  
HANCOCK COUNTY AREA PLAN COMMISSION**

Notice is hereby given that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 6:30 P.M. a public hearing will be held by the Hancock County Area Plan Commission in the **Hancock County Annex, 111 American Legion Place, Greenfield, Indiana**, for the purpose of considering a petition for a Primary Plat on the following described real estate:

*Attach copy of legal description*

The subject site is located on the N/S/E/W side of \_\_\_\_\_ between roads \_\_\_\_\_ and \_\_\_\_\_ in \_\_\_\_\_ Township with a street address/city/zip of \_\_\_\_\_. The purpose of the petition is to record a Subdivision Plat for \_\_\_\_\_ lots at this location.

**Petitioner's Contact Information:** (Name / Mailing Address / Phone Number) \_\_\_\_\_

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**Available Plans:** The project plans are available for examination at the office of the Hancock County Area Plan Commission.

**Written Comments:** Written comments on the application will be accepted prior to the public hearing and may be submitted to the Planning Director.

All interested persons desiring to present their views on the petition will have an opportunity to be heard. Pursuant to the Americans With Disabilities Act, any individual interested in attending the hearing should contact the Hancock County Area Plan Commission and advise what, if any, accommodation is needed to attend the hearing. Said hearing may be continued from time to time without further notice.

For more information, contact the Hancock County Plan Commission at (317) 477-1134. The Commission office is located at 111 American Legion Place, Suite 146, Hancock County Annex Building, Greenfield, IN 46140.

***Note to Publisher: This notice must appear at least one (1) time not less than ten (10) days prior to the hearing date.***

STATE OF INDIANA, )  
 ) SS:  
 HANCOCK COUNTY)

PS Form 3817, January 2001

**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
 MARION D THOMAS  
 4671 Mohr Estates S.D.  
 New Palestine IN 46163

One piece of ordinary mail addressed to:  
 JOHN CAUDELL  
 4676 Mohr Estates S.D.  
 New Palestine In 46163

00028856-02  
**\$1.05**

U.S. POSTAGE  
 PAID  
 NEW PALMESTINE, IN  
 MAY 01 2008  
 AMOUNT



**VARIANCE NOTICE OF PUBLIC HEARING HANCOCK COUNTY AREA PLAN COMMISSION**

Notice is hereby given that on the 29th day of May, 2008 at 8:30 PM a public hearing will be held by the Hancock County Area Board of Zoning Appeals in the Hancock County Annex, 111 American Legion Place, Greenfield, Indiana, for the purpose of considering a Variance petition for the following described real estate:

Lot Number Seven (7) in Mohr Estates, Final Section, as the same appears in Plat Book 5, page 117, in the Office of the Recorder of Hancock County, Indiana. ALSO, an undivided 1/20 interest in Lot "A" of the above described subdivision as provided by the provision of the plat of said subdivision.

The subject site is located on the South side of Mohr Estates Dr. between roads S 450 W and S 500 W in Sugar Creek Township with a street address of 4671 Mohr Estates Dr. New Palestine, IN 46163. The purpose of the petition is to build a detached garage 7 feet in front of the property line versus the required 10 feet in the R1 zone.

The supporting information is available for examination at the office of the Hancock County Area Board of Zoning Appeals.

Written comments on the application will be accepted prior to the public hearing and may be submitted to the Planning Director.

All interested persons desiring to present their views must appear at the hearing. If no appearance is made to attend the hearing, said hearing may be continued from time to time without further notice.

For more information, contact the Hancock County Area Board of Zoning Appeals at (317) 477-1134. The Board office is located at 111 American Legion Place, Suite 140, Hancock County Annex Building, Greenfield, IN 46140.

Marion D. Thomas  
 4671 Mohr Estates S. Dr.  
 New Palestine, IN 46163  
 May 2, 2008

BE IT REMEMBERED, That on this 2nd day of May, 2008, personally came the undersigned, Emily J. Strickland of the DAILY REPORTER, a daily newspaper of general circulation in said County and State, printed and published in the City of Greenfield, County and State aforesaid, whom on her oath, says the notice hereunto attached was published in said paper once each week for one Weeks the first of said publication being on the 2nd May, 2008. And further deponent says not.

*Emily J. Strickland*  
 EMILY J. STRICKLAND

Subscribed and sworn to before me this 2nd day of May, 2008.

*Carol Edge*

Carol Edge, Notary  
 My Commission Expires January 3, 2014  
 My County of Residence is Hancock



Name and Address of Recipient:  
 PRITZKE & DAVIS, LLP  
 720 NORTH STATE STREET  
 P.O. BOX 39  
 GREENFIELD, IN 46140

Check type of mail or service:

- Certified  
 COD  
 Delivery Confirmation  
 Express Mail  
 Insured
- Recorded Delivery (International)  
 Registered  
 Return Receipt for Merchandise  
 Signature Confirmation

Affix Stamp Here  
 (If based on a certificate of mailing or for additional copies of this MS) Postmark and Date of Receipt



033 217

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1.	Andy Maurice E. & Micken R. 3134 N. WHITE TAIL TR. McCordsville IN 46055											
2.	Angen Self Storage, LLC 910 Leeward Exp. Indpls IN 46056											
3.	Pom Creek at Great Homeowners Assn. 1111 N. College Ave. Carmel IN 46032											
4.	Pora, Christine Ann 15325 Sycamore Dr. Morgan Hill, CA 95037											
5.	Carl Dale E. 6200 W. 900 N. McCordsville IN 46055											
6.	Callie Kay A. & Luis Carlos Corderos 5916 W. Decatur Blvd. McCordsville IN 46055											
7.	Caroline Homys 3210 Ashlan Road 2144 St. 200 Indpls IN 46250											
8.	George Leslie & John 5816 N. White Tail Tr. McCordsville IN 46055											

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 Total Number of Pieces Received at Post Office: \_\_\_\_\_

Postmark, Per Article of Mailing (Optional)

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