



CONDITIONAL USE APPLICATION

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1371

FOR OFFICE USE ONLY

Date of Submittal: _____ Conditional Use Processing Fees: **\$550.00**
 Submittal Received by: _____ Amount Paid: _____ Fees Received by: _____

CONTACT INFORMATION

Property owner: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

Engineer: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

Property owner representative: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

PROJECT INFORMATION

Project name: _____
 General location of the property: _____
 Size of the subject property: _____ *acres* Number of lots: _____
 Surrounding land uses: _____
 Current Zoning: _____ *district* Proposed Zoning: _____ *district*

SUPPORTING MATERIALS

Conditional Use Permit applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

1. **APPLICATION SUBMISSION.** Two complete sets (with the exception of the title report and fee) of all supporting materials shall be submitted with this application. These complete sets

should include two large (24" x 36") and two small (11" x 17") sets of all plans.

2. **PRIOR TO MEETING.** Three (3) revised sets of large (24" x 36") and fourteen (14) small (11" x 17") plans shall be submitted prior to the application being placed on a Planning Commission /County Council meeting.
3. **POST MEETING.** If the revised sets of plans are not approved as submitted two corrected sets of plans both large and small shall be submitted that comply with the Planning Commission's approval.

Site Plan (& Survey if applicable). The applicant shall submit a site plan (and certified survey if applicable) of the proposed land area. The site plan shall require, at a minimum, the following information:

1. Subject land area acreage;
2. Adjacent uses and predominant uses in the vicinity;
3. Existing zoning designation within 100 feet of the exterior boundary of the parcel;
4. A vicinity map;
5. Drives, streets, and rights-of-way;
6. Easements;
7. Location and dimensions of structures and signs;
8. Typical elevations of such buildings;
9. Access ways, including points of ingress, egress;
10. Landscaping;
11. Topography; and
12. Specific areas proposed for specific types of land use.

Applicant Statement. A statement by the Applicant explaining the rationale for the conditional use request relative to the Conditional Use Criteria imposed by Sec 9.11.6 (Grand County LUC). In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

Sec. 9.11.6 Conditional Use Criteria:

A. Effect on Environment

The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property, nor cause substantial or permanent interference with the right to peaceful enjoyment of property.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan and schematic architectural designs shall be complementary with the character of the surrounding area with relationship to scale, height, landscaping and screening, building coverage, and density.

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through the creation of noise, glare, fumes and odors, dust, smoke, vibration, fire hazard, excessive light, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with LUC and General Plan

The proposed use will be consistent with the purposes of this LUC, the General Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses otherwise permitted in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the lot area otherwise allowed by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

Title Report. A preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property, and of the preliminary plat.

Taxes. A statement from the County treasurer showing the status of all current taxes due on the parcel.

Posting. The applicant is responsible for posting a sign noticing the public hearings (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearings.

Application Fee. The process / filing fee of \$550.00 shall be paid in full.

Operating Data & Evaluation. Any and all information, operating data and expert evaluation necessary to clearly explain the location, function and characteristics of any building or use proposed;

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, Planning Commission, or County Council or appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____ Date: _____

GRAND COUNTY
Public Hearing Notice

(Planning Commission or County Council)

For: _____
(Action requested)

Applicant Information:

(Applicant name and property address)

To be held at the Courthouse, 125 E. Center St

On: _____ **2008** at _____
(Date of Hearing) (Time of Hearing)

**For more information contact the
Grand County Planning Department
Center & 100 East
Moab, Utah
435-259-1371**

Note: It is the Applicant's responsibility to ensure the sign is in a prominent location on the land area proposed for subdivision, weather resistant, and posted at least 10 days prior to the public hearing.

The sign shall be at a minimum 17" x 22" in size (ANSI C printing option). Large format printing may be available through the Recorder's office at (435)259-1331.