



CONDITIONAL USE APPLICATION

FOR OFFICE USE ONLY

Fee \$75.00 (213)

Receipt No. _____

Date Received _____

This section to be completed by the owner of record:

Name of Owner: _____

Street Address of Property Owner: _____

City: _____ State: _____ Zip Code: _____

Phone: _____

Street Address of Subject Property: _____

City: _____ State: _____ Zip Code: _____

Present Zoning Classification: _____ Size of Property: _____ Size of Existing Buildings: _____

Reason for Conditional Use: _____

Description of present use of subject property: _____

NOTARIZATION REQUIRED FOR ALL APPLICATIONS

(to be filled out in the presense of a Notary)

I _____ BEING DULY SWORN DEPOSE AND SAY THAT I AM THE APPLICANT ABOVE NAMED AND THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

DATE

APPLICANT'S SIGNATURE

BELOW IS FOR NOTARY USE

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

Please note: By submitting this application form to the City, the Applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

To be completed by the City:

Date submitted: _____ Received by: _____

Planning Commission Date: _____

CONDITIONAL USE APPLICATION CHECKLIST

The purpose and intent of a conditional use is to allow compatible uses in zoning districts which are related to the permitted uses in the zoning district, and may be suitable and desirable only by compliance with conditions specified by the Planning Commission

All conditional use applications will be heard by the Planning Commission. Applications must be complete (see checklist below) and filed with the Community Development Department not later than 15 days prior to the Planning Commission meeting. The Planning Commission will consider the following as they relate to the proposed conditional use:

- (1) the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood;
- (2) the location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities, and service facilities in the vicinity;
- (3) the site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls, and fences, parking and loading facilities, landscaping, and such other improvements as required by this Code;
- (4) the site will be served by streets of sufficient capacity to carry the traffic generated by the proposed use;
- (5) the proposed use, upon compliance with all conditions imposed will not significantly affect other property or potential development in the vicinity, or the health, safety, convenience, or general welfare of the community;
- (6) the proposed use, upon compliance with all conditions imposed, will not significantly increase traffic, light, odor, noise, or environmental pollution generated in the vicinity;
- (7) the architectural design of proposed use, upon compliance with all conditions imposed, will not significantly vary from the architectural characteristics of other structures in the vicinity; and,
- (8) the proposed use will not involve materials which are determined by the Tooele City Fire Chief to be hazardous, dangerous, or otherwise pose a threat to the health, safety, and welfare of the community. (Section 7-5-4)

1. Fifteen (15) 11" x 17" copies, plus two (2) 24" x 36" copies of an accurate scale drawing showing the following:

- a. Existing and/or proposed streets
 - b. Existing and/or proposed buildings
 - c. Property lines
 - d. Uses
 - e. Driveways
 - f. Pedestrian walks
 - g. Off-street parking
 - h. Off-street loading areas
 - i. Landscaped areas
 - j. Date and north point, written and graphic scales
 - k. Existing topography
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2. List of names and complete addresses (street number, street name, town, zip code) of property owners of each parcel or lot located within a 200 foot radius of the subject property. (Obtain from Tooele County Recorder's Office)

3. Such information, plans, maps, diagrams, and information that may be necessary to assure full presentation of facts for the record and to assist the Planning Commission in making the determination.

- a) Commercial applicants must provide full color elevations of the project, color landscaped drawings, and an accurate color board**
 - b) Day care/preschool home occupation applicants must provide a letter stating hours of operation and number of children desired (8 maximum allowed), and a drawing of the lot (including fencing) and floor plan of home areas to be used for the business.**
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