Land Use Authority

180 West 300 North
Kanab, Utah 84741
Phone (435) 644-4966
Or 435-644-4901
Fax (435) 644-4963
planning@kane.utah.gov

Conditional Use Permit Application

Fee $150.00

Property information and location

(All lines applicable to this site must be filled in)

Section_____Township_____Range_____
Parcel # _____
You MUST include a parcel map obtained from the Kane County Recorder's Office with this application!

Property Owner(s) Information

Name(s):_____

Address per tax rolls:_____

City/County:_____State:_____Zip:_____

Office/home phone: _____Fax phone:_____

Mobile phone: _____Message phone:_____

E-mail address:_____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

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(for office use only)

CUP# _____Fee: $150.00 Receipt #_____

Is this an amendment? ☐ Yes ☐ No

This application MUST be submitted no later than 14 days before the scheduled Land Use Authority Meeting!

ATTACH A LOCATION MAP, SITE AND BUILDING PLAN, AND DETAILED DESCRIPTION OF PROPOSED USE

Revised August 2013

Agent for the property owner(s) information

Name(s):_____

Address per tax rolls: _____

City/County: _____**State:**_____**Zip:**_____

Office/home phone: _____**Fax phone:** _____

Mobile phone: _____**Message phone:** _____

E-mail address: _____

Notarized affidavit by owner that agent has authority to act on their behalf

There shall be no presumption of approval of any aspect of the process. Each application for a Conditional Use Permit shall have all required submittals before it is accepted as a complete application. *It is highly recommended that the applicant or their authorized agent be present at the Planning Commission meeting that the Conditional Use Permit is an agenda item. Electronic appearance is acceptable if prior arrangements are made.

APPLICATION IS HEREBY MADE TO THE LAND USE AUTHORITY REQUESTING THE FOLLOWING CONDITIONAL USE:_____

OTHER COMMENTS: _____
_____
_____

Total acreage of parcel: _____Area occupied by this use:_____

Current zoning designation: _____Current use of land:_____

I (We) understand that the Land Use Authority shall not authorize a Conditional Use Permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Kane County Land Use Ordinance for such use.

Date signed: _____

Signature of owner(s) or agent(s)

_____

Land Use Authority Action Date:_____

☐ Approve ☐ Deny

Planning Commission Chairman_____

KANE COUNTY
CONDITIONAL USE PERMIT

_____ _____
Name of Applicant Date of Application (attached)

ATTACHMENTS

Exhibit "A"…….. Application for conditional use permit

Exhibit "B"……...Legal description of property for which conditional use is requested

Exhibit "C"……. Site map approved by Commission

FINDINGS OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission has reviewed the application for a conditional use permit submitted in this matter, has held a regularly scheduled meeting to consider the application and having had an opportunity to fully consider the matter, the Commission hereby makes the following findings:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community; and

2. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity; and

3. That the proposed use is in harmony with the intent of the Master Plan and the zone in which it is located; and

4. _____
_____
_____
_____

5. _____
_____
_____
_____

CONDITIONAL USE PERMIT GRANTED

Based on the application submitted and based on the forgoing findings of fact, the Commission hereby grants the conditional use as outlined below, subject to all conditions listed herein and any other conditions enforceable in law or in equity. In the event that any of the conditions of this permit are not followed, the Commission reserves the right to revoke, in whole or in part, the conditional use granted herein.

Applicant is hereby granted the following conditional use:

_____
_____
_____
_____
_____
_____

CONDITIONS OF PERMIT

1. The holder of this permit must obey all state, local and federal laws in regard to use of the land on which this conditional use permit is granted. This includes compliance with all local ordinances, zoning ordinances, rules, regulations or other local laws.

2. Holder agrees to appear, when summoned in writing, at any meeting held by the Kane County Planning and Zoning Commission or the Kane County Commission, to address or answer any questions regarding the conditional use granted herein, including but not limited to holder's compliance or non-compliance with the conditions of the permit. Holder further agrees to make written response regarding compliance or non-compliance when requested by the Kane County Planning and Zoning Commission or the Kane County Commission.

3. Holder is allowed to construct and maintain the facilities, structures, and/or landscaping outlined in the site map which is attached hereto as Exhibit "C" and is hereby approved as part of this conditional use permit. Holder is not allowed to construct any additional facilities, structures, and/or landscaping unless said additions are approved by the Planning and Zoning Commission as part of this conditional use or are approved as activities that are acceptable within the zone.

4. Holder shall maintain all property and facilities used under this conditional use permit in good condition and repair and shall not allow their activities to cause or create a circumstance which causes or creates disturbance to persons or properties in the area surrounding the property which is the subject of this conditional use permit.

5. The conditional use permit will expire after one **(1) year** unless substantial work shall have been accomplished towards completion of the use. Whether or not substantial work has been accomplished shall be determined by the Planning and Zoning Commission.

6. This conditional use permit is granted with the use of the land, unless otherwise revoked or modified by the Planning and Zoning Commission as outlined herein, or as otherwise allowed by law and equity. If holder fails to complete the project within a reasonable time after **one (1) year** from the date of this permit, the Planning and Zoning Commission reserves the right to revoke the conditional use permit granted herein and the term above specified will no longer apply. Before the expiration of any term specified herein, holder may apply to extend the conditional use permit granted herein.

7. The holder of this permit shall allow members of the Planning and Zoning Commission, members of the Kane County Commission, the Kane County Building Inspector, and their designated agents to inspect the premises during the course of construction, and thereafter, to insure that holder is complying with the conditions of the conditional use permit.

8. This conditional use permit may not be transferred or assigned without express written consent of the Planning and Zoning Commission.

9. _____
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10. _____
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_____
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11. _____
_____
_____
_____

12. _____
_____
_____
_____

This conditional use permit may be revoked in whole or in part or may be modified based on any failure to observe any of the conditions outlined herein or those enforceable in law or in equity.

EXHIBIT “A”

Application for conditional use permit

EXHIBIT “B”

Legal descriptions of property for
which conditional use is requested

EXHIBIT “C”

Site map approved by Commission