



Land Use Authority

76 North Main Street, Kanab, Utah 84741

(435) 644-4966 or (435) 644-4964

planning@kanab.utah.gov

Application for Mobile Home Park

Fee: \$1000

Property information and location

Parcel # _____ Total acreage of parcel: _____ Area occupied by this use: _____

Current Zone: _____ Current use of land: _____

Property Owner Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Agent Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone _____ E-mail: _____

APPLICATION IS HEREBY MADE TO THE LAND USE AUTHORITY REQUESTING THAT:

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Document Checklist:

- Record of Survey Map
- Tax Statement
- Lien Holder Statement/Lender's Consent
- Title Report
- Parcel map from Kane County Recorder

***Incomplete applications will be returned.**

Land Use Authority Action

- Approve
- Deny

Planning Commission Chairman

Date

Commission Approval: _____



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Mobile Home Park Application Process

1. The application must contain all requested information and be submitted to the Kane County Land Use Administrator office for review 30 days prior to the next regularly scheduled meeting. (Planning Commission meetings are held on the second Wednesday of every month)
2. Fee must be paid before the application can be accepted for review.
3. Adhesive address labels for the notification letter for property owners within 500 ft. of proposed Lot Joinder must be typed and ready to place on envelopes. The letter will be prepared by Land Use Authority.
4. Submit a location map, site map and building plan.
5. Notarized affidavit by owner that agent has authority to act on their behalf
6. Title Report and Deeds need to be provided.
7. Provide paid tax statement for current year.
8. The Land Use Authority will review the application and recommend approval, approval with conditions, or disapproval to the Kane County Commission; after approval a recommendation and referral to the Kane County Board of Commissioners agenda will be made.
9. All regulations for Mobile Home Parks are located in the Kane County Land Use Ordinance 9-17-(1-4).
10. Final approval by the County Commission and recording of the plat and documents are required before any building permit is issued.

*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.

Mobile Home Park Applications Requirements

1. An overall plan for development of a mobile home park shall be submitted to the Land Use Authority Administrator for review. The plan shall be drawn to a scale no smaller than one inch to 50 feet. At least eight copies of the plan shall be submitted. The plan shall show:
2. The topography of the site represented by contours, shown at intervals not greater than two feet when required by the Kane County Engineer.
3. A grading and drainage plan detailing geologic and flood hazards shall be submitted to the Land Use Authority Administrator with the application.
4. The proposed site plan for:
 - a. The proposed street and mobile home space layout.
 - b. Tabulations showing percent of area to be devoted to parks, playgrounds and open spaces, number of mobile home spaces, and total area to be developed.
 - c. Proposed locations of parking spaces.
 - d. Detailed landscaping and utility plan, including locations of sewer, water, electricity, gas lines, and fire hydrants.
 - e. The location and width or size of roadway and walkways, parking areas, and access to the public thoroughfares.
 - f. Any proposed reservations for parks, playgrounds, open space.
 - g. Property ownership, if other than applicant.
5. The applicant of plans for a mobile home park or mobile home subdivision shall pay to the Land Use Authority Administrator at the time of application a plan check fee, in addition to all other required fees. The plan check fee shall be established by the Kane County Commission.
6. Upon receipt of the application and all other required materials by the Land Use Authority Administrator and review by the County Engineer the Land Use Authority Administrator will place application on the Land Use Authority agenda for review and approval. Should approval be denied the applicant has 30 days to appeal, in writing, to the Appeal Authority.
7. Guarantees: Adequate and reasonable guarantees may be required for installation of the required improvements, as set forth in this section, if determined by the conditional use permit. Guarantees may be in the form of a bond, or other acceptable form in the sum to be determined by the County Engineer.
8. Record Final Plat: After receiving final approval of the mobile home plat by the County Commission, the approved plat shall be recorded in the office of the County Recorder. The final plat shall be prepared by a registered engineer, architect. No building permit shall be issued for said mobile home park until final plans have been approved by the County Commission and recorded with the County Recorder and a financial guarantee

posted guaranteeing that required improvements will be installed without cost to the county.