

Gunnison City Offices
38 West Center – Gunnison, Utah 84634



www.gunnisoncity.org
(435) 528-7969

Conditional Use Application

Date of Application:		
APPLICANT INFORMATION		
Contact Person:	Phone:	
Name of Applicant:		
Applicant Address:		
City:	State:	Zip:
Phone:	Fax:	
Email:		
LAND USE APPLICATION		Fee Amount: \$
Proposed Conditional Use:		
Location/Address of Subject Property:		
Current Zoning District:		
Total Acreage (square feet or acres) of Site:		
Name of Property Owners: _____ (Provide Additional Sheet, if needed) _____		
GUNNISON CITY OFFICE USE ONLY		
Date Received:	Date Determined Complete:	Fees Paid:

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF SANPETE}

I (we), _____, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)

My commission expires: _____

.....

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)

My commission expires: _____

CONDITIONAL USE APPLICATION REQUIREMENTS:

All applications to establish a Conditional Use, or expand an existing Conditional Use, shall include and provide the following information:

- Conditional Use Application, accompanied by the payment of all required fees.
- Four (4) copies of a site plan, drawn at a scale of 1 inch = 40 feet, or as required by the Zoning Administrator, and prepared by a licensed engineer or architect, plus eight (8) eleven (11) inch x seventeen (17) inch copies of a site plan that clearly identifies the following;
 - a) The location and dimension of the property boundaries and all existing and proposed uses and buildings, and other structures located on the property.
 - b) The location of all existing buildings and structures located within one-hundred (100) feet of the property.
 - c) The setbacks for the Zoning District in which the property is located and the exterior dimensions of any proposed buildings and structures.
 - d) Existing property lines and existing fence lines.
 - e) The location of all existing and proposed easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned.
 - f) The location of all roads and streets serving the site, or proposed to serve the site, and including any permits as required by Gunnison City, Sanpete County or the Utah Department of Transportation, as applicable.
 - g) The location, number and dimension of all existing and proposed ingress and egress points, off-street parking, and loading spaces.
 - h) The location and dimension of all existing natural features including, but not limited to wetlands, drainage ways, flood plains, and water bodies.
 - i) Existing site grade, and the proposed finished grade, shown at a maximum contour interval of two (2) feet, or as required by the Zoning Administrator.
 - j) The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
 - k) The types and sizes of all existing and proposed signage, if any. Any proposed new signs shall be required to submit a separate Conditional Use Sign Application.

- Located on the site plan sheet(s), or on separate sheets, as may be proposed by the applicant, or required by the Zoning Administrator for readability, the following information shall be provided:
 - a) The location and sizes of all existing water, sewer, storm drainage, power, gas, and telephone lines, and other utility facilities.
 - b) The design plans for all new water, sewer, storm drainage, power, gas, and telephone lines, and other utility facilities, as applicable. Access points to all utilities and locations of utility connections shall be shown.
 - c) The design and cross-section of all new roads and streets proposed, meeting the design and construction requirements of the City, or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the Zoning Administrator.
 - d) Landscape plan(s) shall be included, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes.
 - e) Fences and Walls. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
- Building Plans.** The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing building materials and colors proposed. This information shall color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
- Site and Building Lighting Plans.** Plans shall be provided identifying all proposed site and building lighting identifying the type, design, location, intensity, height, and direction of all site and building lighting.
- Waste Collection.** The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed methods of screening.
- Erosion Control Plan(s).** Plans identifying proposed temporary and permanent erosion control measures.
- Construction Plan(s).** Plans identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s), as applicable.

- A narrative, accompanied by necessary tables and other information, as applicable, describing the proposed uses and construction sufficient to assist the Commission review the proposed use and site plan, and including:
 - a) A calculation, identifying all pervious and impervious areas.
 - b) A description of all proposed uses and buildings, including the total site area and building square footage, by building.
 - c) Projected increase in traffic trips.
 - d) Projected water and sewer demand.
- All information and materials required by the Building Code, as adopted, for a complete Building Permit Application, as applicable.
- All other information, as may be required by the Zoning Administrator, Commission, Council, or City Building Official necessary to review the Conditional Use Application.

FIGURE 2-6

**Conditional Use Application Procedures
For Approval by the City Council**

