

Gunnison City Offices
38 West Center – Gunnison, Utah 84634



www.gunnisoncity.org
(435) 528-7969

Determination of NonConforming/NonComplying 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: \$
Section of Land Use Ordinance provision for consideration:		
Location/Address of Subject Property:		
Current Land Use Designation and Zoning District:		
Total Acreage (square feet or acres) of Subject Property:		
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: _____

**DETERMINATION OF LEGAL NONCONFORMING USE OR
LEGAL NONCOMPLYING STRUCTURE APPLICATION REQUIREMENTS:**

All applications for a Determination of Legal Nonconforming Use or Legal Noncomplying Structure Application shall include and provide the following information:

- ❑ Determination of Legal Nonconforming Use or Legal Noncomplying Structure Application, accompanied by the payment of all required fees.
- ❑ Two (2) copies of a site plan, drawn at a scale of 1 inch = 40 feet, or as required by the Zoning Administrator, plus four (4) 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 date of the creation of the lot or parcel and the date of establishment of all uses, and the date of construction of all buildings or structures located on the property.
- ❑ All information and materials, including text and map materials, as determined necessary by the Applicant to identify and demonstrate that a legal nonconforming use, noncomplying structure, or other legal nonconformity exists and complies with the requirements of the City's Land Use Ordinances, or their prior enactments. Information, materials, and other evidence provided should include the source of such information. The applicant shall have the burden of proof of establishing the existence of a legal nonconforming use, legal noncomplying structure, lot, sign, or other legal nonconformity, as provided and required by the Act.
- ❑ All other information, including text and map materials, as determined necessary by the Zoning Administrator or LUHO to review the Land Use Ordinance Amendment Application.

FIGURE 2-17

Determination of Legal Nonconforming Use, Noncomplying Structure, or Other Nonconformity Application Review Procedures

