



GENERAL LAND USE APPLICATION

Iron County Planning, Building & Zoning
 82 N 100 E, Suite 102, Cedar City, UT 84720
 Phone: (435) 865-5350 Email: building.group@ironcounty.net

Note: Applicant must carefully review the applicable sections of the County Land Management Code, and visit with County staff prior to filing this application.				[Office Use] Meeting Date: _____ Staff Name: _____	
Applicant Name _____					
Applicant Mailing Address _____				City _____	
				State _____	Zip _____
Mobile Phone _____		Fax Number _____	Other Phone _____		Email _____
Legal Description of Subject Property (Lot, Block, Subdivision / Section, Township, Range / etc.) _____					
Property Address _____				City _____	
				State _____	Zip _____
Assessor Parcel Number(s): _____			Current Zoning Classification _____		Property Acreage _____
Owner of Property _____		Owner Phone _____		Owner Email _____	
Person Representing Application _____		Representative Phone _____		Representative Email _____	
Engineer / Surveyor Name _____		Engineer Phone _____		Engineer Email _____	
Application Must Include: <ul style="list-style-type: none"> <input type="checkbox"/> A completed "General Land Use Application" <input type="checkbox"/> A completed checklist appropriate for the land use desired <input type="checkbox"/> Application fee (see schedule) <input type="checkbox"/> Affidavit of Legal Interest <input type="checkbox"/> Digital copy of maps & legal description – can be emailed <input type="checkbox"/> Other – Any other supporting documentation that may be required or will assist in review and permitting 					
Land Use Request: <ul style="list-style-type: none"> <input type="checkbox"/> Land Management Code Amendment (___ General Plan; ___ Zoning Ordinance; ___ Subdivision Ordinance; Other) (\$250) <input type="checkbox"/> Zoning Map Amendment (Current Zone _____, Desired Zone _____) (\$250) <input type="checkbox"/> Conditional Use Permit (\$250) <input type="checkbox"/> Administrative Land Use Permit (\$250) <input type="checkbox"/> Subdivision (___ Preliminary; ___ Final; ___ Minor; ___ 100 acre Minor Lot; ___ Performance; ___ Maximum Density; ___ Cluster; ___ Road Dedication; ___ Seasonal) (\$ – see fee schedule in Section 15.08.010(E)) <input type="checkbox"/> Vacate or Amend Subdivision (\$150) <input type="checkbox"/> Road or Street Vacation (\$150) <input type="checkbox"/> Lot Line Adjustment (\$150) 					
Applicant Certification & Signature: I hereby certify that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. Furthermore, I understand that providing false information can result in criminal liability. I also agree to allow County representatives to enter the subject property for any necessary inspection thereof.					
Applicant Signature _____				Date _____	
STAFF USE ONLY:	File Name _____		Date Received _____		Date Determined Complete _____

Iron County “CONDITIONAL USE PERMIT” Application Checklist

Applicant Name: _____

For Office Use

Submittal Date: _____

Proposed Use Requested: _____

(See Iron County Code Section 17.20.010 – Use Definitions)

1. Required Submittals.

A. ___ General Land Use Application

1) ___ **Application Fee** (\$250.00 non-refundable filing fee)

Advertising costs will be billed at a later date.

2) ___ **Affidavit** of Legal Interest completed by the legal owner of record

3) ___ A completed **Checklist** appropriate for the Land Use designated

4) ___ **Digital** copy of **Maps & Legal Description**

5) ___ Any other **supporting documentation** that may be required or will assist in review and permitting

B. ___ A detailed **site plan** showing all details of the proposal—include property lines, easements, existing and future building location(s) and dimensions, parking areas, driveways, landscaping areas, critical area features, fences, signs, stormwater control features, existing wells and drainfields, springs, ditches, flood channels, livestock trails, fire hydrants, significant cut or fill areas, etc., and all streets identified with numbers or addresses, all rights-of-way, and utilities.

C. ___ A **detailed description of the proposed use** outlining all activities that are not clearly depicted on the site plan. For example: proposed hours of operation, types of activities conducted, number of employees, type of construction, type and amount of traffic generated, anticipated water needs, proposed sewage disposal method, waste disposal methods, etc.. Also include a statement indicating why the proposed use will not be unduly detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, or general welfare.

D. ___ A detailed location/**vicinity map**.

E. ___ A simple **building plan**, if applicable.

F. ___ A **map** showing the layout of **adjoining property owners** in relation to the subject property.

G. ___ The names and **mailing addresses** of the owners of record of the surrounding properties.

H. ___ Copy of Property Deeds

1) ___ Current deeds

2) ___ Prior recorded deeds, if necessary, to show a legal lot of record existed prior to August 14, 2000 (or created through an approved subdivision process)

I. ___ **Any other supporting documentation** the applicant/owner, county staff, or planning commission deems helpful to determine compliance with all applicable ordinances such as: traffic analysis report, geotechnical studies, etc.; and whether the proposal will be compatible with other uses permitted in the area. _____

J. ___ 12 copies of application package and all supporting documentation, segregated into individual packets.

2. Review of application – consideration for permit/conditions (See Section 17.28.050 (B)(1-10).

- A. ___ Site design - including fences, walls, landscaping, & buffers adequate to protect property and enhance character of area.
- B. ___ Buildings & Structures designed to enhance quality of area.
- C. ___ Parking, Ingress/Egress, Driveways, Surfacing, Loading/unloading, etc.
- D. ___ Street/Highway Dedications, Water/Sewer Supply, Fire Protection
- E. ___ Mitigation of Nuisance Factors: noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances, radiation.
- F. ___ Operating hours
- G. ___ Signs
- H. ___ Guarantee/Bond/Surety
- I. ___ Review and Monitoring
- J. ___ Other conditions necessary to allow use in orderly & efficient manner

3. CUP approval—Procedures.

The County Planning Commission approves, recommendation by the Zoning Administrator.

<u>Tasks</u>	<u>Target Date</u>	<u>Date Completed</u>
A. Draft CUP with conditions	_____	_____
B. Planning Commission meeting	_____	_____
C. Public Hearing		
• Date Legal notice due to newspaper	_____	_____
D. Adjacent Property Owner Notification		
• Date to send letters	_____	_____
E. Applicant review/negotiate/accept conditions	_____	_____
F. Notification to County Commission	_____	_____
G. Site Visit Date	_____	_____

Appeal: within 30 days of PC decision - to "Appeals Hearing Officer"

4. Effective date of CUP approval.

The CUP is effective immediately upon recording in the office of the Iron County Recorder after approval by the County Planning Commission and a recorded copy of the CUP returned to the Building & Zoning Department.

For Office Use:

5. Determination of complete application and Checklist review.

Date: _____ By: _____

6. Code References: Iron County Code Chapter 17.28 & UCA §17-27a-506



AFFIDAVIT of LEGAL INTEREST

Iron County Planning, Building & Zoning

82 N 100 E, Suite 102, Cedar City, UT 84720

Phone: (435) 865-5350 Email: building.group@ironcounty.net

Note: This Affidavit must be completed by the owner of record of all property that is the subject of any land use application in Iron County, UT.

Land Use Application Requested

Property Owner Name

Property Owner Mailing Address

City

State

Zip

Subject Property Legal Description (Lot, Block, Subdivision / Section, Township, Range / etc.)

Subject Property Assessor Parcel Number(s):

State of _____)
 _____ : ss
 County of _____)

I _____, being first duly sworn upon oath, depose and say,
(Owner's Name)
 that I am the owner of record of the property described herein, and as identified on the accompanying land use application.

If Property Owner is not the Applicant: Additionally, I grant my permission to:

_____, identified as the applicant on the accompanying
(Applicant's Name)
 land use application, with full knowledge and agreement of the land use request(s) being made.

Furthermore, I agree to indemnify, defend and hold Iron County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein as to the ownership of the subject property.

 Owner of Record Signature

 Date

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

 Notary Public

My Commission expires: _____

STAFF USE ONLY:

File Name

Date Received
