

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404

Date: _____ Application No.: _____

Application/Business Name: _____

Daytime Phone: _____ Alternate Phone: _____

Mailing Address: _____

Address and description of site being considered: _____

Tax ID number of site being considered: _____

Current zoning of site: _____

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- All proposed new development except single-family detached residences.
- All additions or alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- Issuance of a conditional use permit for new construction.
- New signs.
- Modified site plan review shall be required for any change of use in an existing structure or site or addition, except single-family detached residences.
- All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission.)

- A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, **and** in an electronic PDF format.
- Lot dimensions and orientation: North arrow, etc.

- Existing and proposed buildings with their dimensions and the locations of all openings in exterior walls.
- Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- Indication of proposed use of buildings.
- All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- Height of all existing and proposed walls and fences and type of construction.
- Location and type of landscaping.
- All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- Location, type, lighting and size of proposed and existing signs.
- Location, type and size of proposed and existing light poles.
- A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- One copy of a current county ownership plat showing the property and adjacent properties.

If any of the above information is not being provided please indicate reasoning: _____

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? _____

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

Planning Commission/City Council Review Checklist:

(This section is for Planning Commission and City Council member review)

PC CC

- Has all the required information listed above been provided for review where applicable?
- Does the proposed use conform to the Farr West City Master Plan?
- Has the plan been reviewed by the City Engineer/Bldg. Official and all concerns addressed?
- Have public concerns/comments been addressed?

Note: When applicable attach conditional use application to this form as part of application.

Signature of Applicant:

In issuing this application the signer(s) certify that the information provided is correct and that they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

Owner Signature

Print Name

Owner Signature

Print Name

I/We authorize _____ to act as my/our agent in all matters relating to this application. (print name)

Owner Signature

Print Name

Owner Signature

Print Name

Authorized Agent Signature

Signature of City Recorder/Clerk
(Not Required if Notarized)

