

(P.C. in May)



APPLICATION FOR A CONDITIONAL USE PERMIT

AS PROVIDED BY THE CITY OF SANTA CLARA, UTAH, ZONING ORDINANCE

Hearing Date: 2nd Tuesday at 6:00 p.m. Application **MUST BE SUBMITTED 7 DAYS PRIOR** to hearing date. Filing Fee: \$200.00 Additional Dwelling Unit Filing Fee \$100.00

TO THE PLANNING COMMISSION
SANTA CLARA, UTAH

DATE: 03/09/16

The undersigned applicant is the owner of the following legally described property: (Give exact legal description to include Section, Township, Range, Lot Subdivision, Street Address, Business Name):

See Attached

Attach a plot plan, drawn to scale, of the property involved showing the following information:

1. Prepare site plans and elevations;
2. Show existing and proposed buildings, fences and general landscape layout;
3. Show parking, loading areas, and automobile circulation;
4. Show any existing and proposed signs, lighting;
5. Show vicinity map (major/minor streets, intersections, neighboring subdivisions and relative location within the city), drainage plan and topography of irregular land;
6. Include any other pertinent information.

Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions:

No

Would the proposed use be materially detrimental to the surrounding property?:

No

The undersigned property owner requests a **CONDITIONAL USE PERMIT** as permitted in the Santa Clara City Zoning Ordinances to use the above-described property for the following purposes (attach additional sheets if necessary):

Verizon wireless is seeking a conditional use permit to
construct a new cellular facility
on this parcel. The facility will include a 100' monopole as
well as supporting ground
equipment as show in the included drawings.

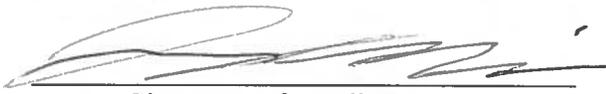
WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SAID CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

NOTE: A CONDITIONAL USE PERMIT DOES NOT ELIMINATE THE NECESSITY OF OBTAINING A BUILDING PERMIT. A PERMIT IS REQUIRED FOR CONSTRUCTION OF ALL BUILDINGS IN THE PROJECT.

A Conditional Use Permit shall be good for one (1) year after final approval, or as otherwise determined by the Santa Clara Planning Commission. If at the end of one (1) year construction has not been commenced, the Permit shall become null and void unless a request is made with the Planning Commission for an extension. Extensions may be granted for a period of time not to exceed six (6) months.

If use is discontinued for a period of six (6) months, or if property is sold or developed by someone other than applicant, the conditional use is null and void.

The filing fee for this CONDITIONAL USE PERMIT is \$50.00. The fee is payable to the City of Santa Clara, Utah and such fee shall not be refundable in whole or in part, even though the application may be withdrawn or denied.


Signature of Applicant

1894 W 1690 S
WT UT 84087
Address of Applicant

Jared White
Printed Name of Applicant

801-232-0953
Phone number of Applicant

Note: It is desirable to contact all property owners within 300 feet adjacent to property. Attach a sheet using the following outline:

We, the undersigned owners of property adjacent to the property legally described in the APPLICATION FOR CONDITIONAL USE PERMIT hereby notify that we have been contacted and informed of the property owner's Conditional Use Permit application and the date the Planning Commission will hear the issue.

Windy Peak, LC
Printed Name of Property Owner

1670 Desert Dawn Dr. Santa Clara, UT
Address of Property Owner
84765

Debra F. Hayden (trustee)
Signature of Property Owner

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Washington, State of Utah, and is described as follows:

Part of Section 22 Township 42 South Range 16 West beginning at Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 22 Township 42 South Range 16 West Salt Lake Meridian and running thence North 1,120 feet more or less to St. George Santa Clara Field Canal thence Southeasterly along Canal to South boundary of Northeast Quarter of the Southwest Quarter of Section 22 thence West 320 feet to beginning.

Less and Excepting:

Beginning at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being North 89°32'15" East 1,337.75 feet along the Section line and North 0°51'15" West 1,329.19 feet along the 1/16 line from the Southwest Corner of said Section 22; and running thence North 0°51'14" West 87.79 feet to a point on an old fence line; thence along an old fence line as follows: North 60° 41' East 61.55 feet; thence South 44°05'30" East 141.40 feet; thence South 80°54' East 26.70 feet; thence North 71°20' East 78.95 feet; thence North 31°32'30" East 30.83 feet; thence North 0°45' West 91.70 feet; thence North 9°16' East 15.94 feet; thence North 43°10'34" East 33.00 feet to a point on a curve to the left in the centerline of an existing Roadway, the radius a point of which is North 43°10'34" East 250.00 feet; thence Southeasterly 5.86 feet along the arc of said curve and said centerline of Roadway; thence South 48°10' East 232.32 feet along said centerline of Roadway to a point of a 463.00 foot radius curve to the right; thence Southeasterly 44.85 feet along the arc of said curve and said centerline of Roadway to a point on the 1/16 line; thence South 89°27'15" West 501.34 feet along the 1/16 line to the point of beginning.

Tax ID: SC-6-2-22-3130