



Santa Clara City
2603 Santa Clara Drive
Santa Clara, UT 84765
435-656-4690
Fax: 435-879-5298

FLAG LOT APPLICATION

Date Submitted: _____ Date Approved: _____

Property Owner's and/or Applicant's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Cell#: _____

Property Location (Address and/or Legal Description) (Site plan according to scale): _____

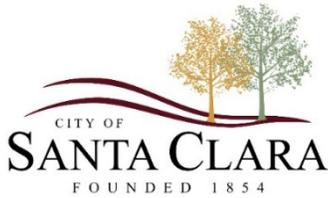
Reason for flag lot request: _____

How will this request protect the privacy of adjoining properties? _____

I (We) _____, Say that I (we) are the owner(s) or agent(s) of the owner of the property involved in this application and the foregoing statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability present the argument in behalf of the application requested herewith and that the statements and information above referred to are in all respects true and correct to the best of my (our) belief. I (we) have read the attached list of conditions under which the commission may approve flag lots and believe that this application meets or will meet these conditions.

Signature: _____ Date: _____

Signature: _____ Date: _____



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FLAG LOT APPROVAL

After determination by the Planning Commission that standard lots are not feasible, the Commission may, in order to encourage more efficient use of land, allow flag lots to be developed either as a part of or separate from a platted subdivision subject to all of the following conditions:

1. In the opinion of the Planning Commission the property cannot be subdivided with public streets and standard shaped lots, either at the present or in the foreseeable future.
2. The staff portion of the proposed lot(s) shall front on a dedicated and improved public street. The minimum width of the “staff” portion of the lot shall be twenty five (25) feet.
3. No building or construction, except for driveways shall be allowed on the staff portion of the lot(s).
4. The front of the flag lot(s) shall be deemed to be the side nearest the dedicated public street upon which the staff portion fronts.
5. All lot size and setback requirements shall be the same as for the zone in which the lot is located. The staff portion of the lot(s) shall not be counted in calculating the size of the lot(s).
6. No more than two (2) flag lots may be served by one staff portion of said lots.
7. The staff portion of the lot shall be owned by the owner(s) of the flag lot(s). If two (2) lots are served, the staff portion shall be owned jointly by the owners of both lots that are being served.
8. No structure on the adjacent lots located in front of the flag lot(s) shall be closer to the staff portion of the flag lot(s) than eight (8) feet.
9. A solid fence or wall six (6) feet in height may be required between the flag lot and the rear property line of the lot in front of the flag lot.
10. The owner (s) of any lot (s) located in front of a proposed flag lot(s) shall be notified by the City of the date and time at which the flag lot request shall be considered by the Planning Commission.
11. Each flag lot shall be specifically approved by the Planning Commission.

(Refer to ordinances 16.24.060, 16.24.080, 17.20.220, 17.74.040)