

APPLICATION FOR CONDITIONAL USE PERMIT

1. Case #: _____
2. Applicant's name: _____
3. Applicant's address: _____
4. Applicant's telephone #(s): _____ and _____
5. Name and address of the fee owners of property: _____

6. Legal description of lot/parcel: _____
7. Size of lot/parcel: _____ acres
8. Zoning district in which lot/parcel is located: A-1 or A-2 (circle one)
9. Proposed use of lot/parcel: _____

10. Existing land use of the lot/parcel: _____
11. Existing land use of all the properties adjacent to parcel: _____

12. A detailed description of the proposed operation and use shall be supplied. Details for the following items, when applicable, are required:
 - (a) A certified list of the names, addresses and the corresponding parcel identification number of all surface owners of property located within five hundred (500) feet of the above mentioned parcel.
 - (b) A certified list of all the names and addresses of mineral owners and lessees of minerals on or under the parcel of land being considered.
 - (c) The proximity of the proposed use to residential structures.
 - (d) The number of shifts to be worked and the maximum number of employees, if applicable.
 - (e) The maximum number of users, patrons, members, buyers, or other visitors that the use facility is designed to accommodate at any one time.
 - (f) Types and numbers of animal to be concentrated on the site at any time, if applicable.

- (g) Types and numbers of operating and processing equipment to be utilized, if applicable.
- (h) Type number and uses of the proposed structures to be erected.
- (i) Type, size, weight, and frequency of vehicular traffic and access routes that will be utilized.
- (j) Domestic sewage facilities.
- (k) Size of stockpile, storage, or waste areas to be utilized.
- (l) Method and time schedule of removal or disposal of debris, junk, and other wastes associated with the proposed use.
- (m) A time table showing the periods of time required for the construction of the operation.
- (n) Proposed landscaping plans, if applicable.
- (o) A statement delineating the need for the proposed use.
- (p) Proposed fire protection measures, and
- (q) Any such additional information as may be required by the Planning Commission or County Commissioners in order to determine that the application meets the requirements of the Sioux County Zoning Resolution and the policies of the Sioux County Comprehensive Development Plan.

13. The applicant shall submit the following statements:

- (a) A statement explaining that the proposal is consistent with the Sioux County Comprehensive Plan.
- (b) A statement which explains that the proposal is consistent with the intent of the district in which the use is located.
- (c) A statement which explains that the uses which would be permitted will be compatible with the existing surrounding land uses.
- (d) A statement which explains that the uses which would be permitted will be compatible with the future development of the surrounding area as permitted by the existing zone and with future development as projected by the comprehensive plan.
- (e) A statement which explains that if the use is proposed to be located in an agricultural district, that the applicant has demonstrated a diligent effort to conserve productive agricultural land in the locational decision for the proposed use.
- (f) A statement which explains that there is adequate provision for the protection of the health, safety, and welfare of the inhabitants of the neighborhood and the county.

14. A vicinity map must be submitted containing the following specifications:

- (a) Have a suitable scale approved by the zoning administrator.
- (b) Delineate all of the required information within a one-half mile radius of the property proposed or a conditional use.
- (c) Section, township, and range.
- (d) Scale and north arrow.
- (e) Outline of the perimeter of the parcel proposed for the conditional use.
- (f) The general classifications and distribution of soils over the parcel under consideration. Soil classification names and agricultural capability classifications must be noted in the legend.

- (g) Location and names of all roads, irrigation ditches, and water features.
- (h) Location of all residences within a ½ mile radius, existing and proposed accesses to the property proposed for the conditional use, any abutting subdivision outlines and names, and the boundaries of any adjacent municipality.

15. A plot plan of the conditional use area shall be drawn to the following specifications:

- (a) The scale of the plot plan at a suitable scale approved by the Zoning Administrator.
- (b) The plot plan should outline the boundaries of the parcel of land.
- (c) The plot plan shall identify and locate all of the following items within the boundaries of the parcel and those items within 200' of the parcel.
 - (1) All public right-of-ways.
 - (2) All existing and proposed structures.
 - (3) All utility easements or right-of-ways for telephone, gas, electric, water, and sewer lines.
 - (4) Irrigation ditches.
 - (5) Adjacent property liens and respective owners' names if not shown on vicinity map.
 - (6) All hydrographic features including streams, rivers, pond, and reservoirs (including names).
 - (7) Location of all moderate or severe soil limitations as defined by the Soil Conservation Service.
 - (8) Location and design of storm water management devices or structures.
 - (9) Location, amount, size and type of any proposed landscaping, fencing, walls, berms, or other screening.
 - (10) Such additional information as may be reasonably required by the Planning Commission or County Board.

The following supporting documents shall be submitted as part of the application:

- (a) Where an authorized legal agent signs the application for the fee owners, a letter granting power of attorney to the agent from the owners must be provided.
- (b) Proof that a water supply will be available which is adequate in terms of quality, quantity, and dependability.
- (c) Proof that an adequate sewer system will be available.

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Sioux County Board of Commissioners subsequent to the issuance of the conditional use permit, shall constitute sufficient grounds for the revocation of such a permit. I further understand that any expansion or enlargement of a conditional use shall be treated as a new use and shall require a new application. Further, I have read *Section 21: Conditional Uses* in the Sioux County Zoning Resolution and will comply with any additional requirements not explicitly stated in this application, including design and operation standards.

Applicant's Signature

Date

Applicant's Signature Date

Fee Owner's Signature Date

Fee Owner's Signature Date

Fee Owner's Signature Date

Fee Owner's Signature Date

Date Application Approved: _____ Date Application Disapproved: _____

Reason for Disapproval: _____

Fee Paid in the Amount of \$ _____

Signature of County Commissioner Chairperson Date