



Town of Parker Community Development

1314 - 11th St Parker, AZ 85344
PH 928-669-9265 Fax 928-669-5247

Conditional Use Permit

Please Print or Type

FEE \$200.00

Assessors Parcel # _____ Block _____ Lot _____ Docket # _____

PARCEL OWNER NAME: _____

MAILING ADDRESS: _____

House Number and Street Name City State Zip Code

TELEPHONE NUMBER _____

Home Work Fax

PROPERTY INFORMATION

911 PHYSICAL ADDRESS: _____

SUBDIVISION (if applicable): _____

Current Zoning: _____ Size of Parcel: _____

CONDITIONAL USE REQUESTED:

PROPOSED USE OF PROPERTY::

Please feel free to attach any additional information to support your request

I hereby declare that all of the aforementioned information, together with supporting evidence and documentation, is true and correct to the best of my knowledge and belief. I further acknowledge that any error in my application may be cause for delay in its normal scheduling.

Applicant's Signature: _____ Date: _____

All signatures must be the legal owner(s) of the parcel and all signatures must be notarized.

Subscribe and Sworn to before me in my presence this _____ day of _____, 20__ County _____ State _____

Signature of Notary Public _____ My Commission expires the _____ day of _____, 20__

(Notary Seal)

Agent's Name: _____

Agent's Mailing Address: _____

Agent's Telephone Number: _____

Home Work Fax

PLOT OR SITE PLAN

Assessors Parcel Number _____ or Block _____ Lot _____

Plot plan must show the following:

- All parcel property lines,
- Location of new construction, incl. setbacks distances to property lines,
- Location of all existing structures
- Distances between structures and property lines,
- Location of site utilities incl. water lines, sewer, septic tank and drainfield (incl reserve area)
- All easements, washes, embankments and slopes.
- North directional arrow

Instructions for Conditional Use Permit Application

FEE \$200.00

The Town of Parker has adopted zoning regulation in order to promote the general public health, safety, and welfare. Two principal objectives of zoning are to protect properties within the Town from incompatible to detrimental development and to encourage orderly community growth.

Zoning, which reflects existing conditions and community plans, should permit a reasonable and appropriate use of land in terms of general public welfare.

Conditional uses are uses permissible by the Town of Parker Zoning Ordinance but that require individual review of their location, design and configuration and the imposition of conditions in order to assure the appropriateness of the use at a particular location within a given zoning district.

PRE-APPLICATION MEETING WITH COMMUNITY DEVELOPMENT

You will meet with the Planning Staff prior to filing a formal application for Conditional Use Permit in order to familiarize yourself with any public requirements, community plans, zoning patterns, and trends, etc. This will also assist you in making a better presentation of your request before the Planning and Zoning Commission.

MATERIALS NECESSARY TO FILE YOUR REQUEST WITH THE TOWN OF PARKER

Application: Please print legibly, or type the information requested, on the application. In requests for change of zoning district, the burden of proof is on the applicant to explain why the request should be granted, not upon the Planning and Zoning Commission or Town Staff.

Detailed Plot Plan: Site plan to scale and include the following:

- Lot size – include all dimensions in feet
- Locations of all existing structures with dimensions and distance from property lines on all sides and between all existing and proposed structures.

Legal Description: A description of each property included in the request, certified by a Land Surveyor or Professional Engineer registered in the State of Arizona or referenced to a recorded subdivision, shall be provided by the Applicant.

Filing Fee. A non-returnable filing fee in accordance with the fee schedule adopted by the Town of Parker shall be paid at the time of filing the request for a Conditional Use Permit.

PROCEDURE

The Planning and Zoning Commission must hold a Public Hearing on all proposed conditional uses prior to consideration by the Town Council. The Planning and Zoning Commission consist of citizens appointed by the Town of Parker Council. It has been created in accordance with State law to assist the Town Council by providing a non-biased review and recommendation on all Town planning and zoning matters.

The applicant will be notified by mail of the time and place of the Public Hearing before the Planning and Zoning Commission. The applicant is given the opportunity to present his request along with anyone else speaking in favor of the application. Anyone in opposition to, or having questions about the request, will then have the opportunity to be heard.

After the conclusion of the Public Hearing, the Planning and Zoning Commission will make a recommendation to the Town Council. Please note that the Planning Commission is advisory to the Town Council on conditional use amendments; the Council must make the final decision.

The Council may adopt the recommendation of the Planning Commission without holding another Public Hearing if there is no objection, request for a Public Hearing, or other protest. If a Public Hearing is to be held, it will closely follow the same procedures as the Planning Commission. If the Council decides to approve the Conditional Use Permit, an ordinance must then be adopted by the Council to put the use into effect.

Adoption of an ordinance, by law, requires two separate readings before the Town Council and publication in the newspaper. An ordinance will become effective thirty (30) days after its second reading and adoption.

If you have any questions or desire additional information, please contact the Planning division at the address indicated on the application.