

BENT COUNTY SPECIAL REVIEW USE PERMIT APPLICATION
Zoning District _____

Application fee is \$50.00. (One-half will be returned if application is not approved)

APPLICANT: _____ DATE: _____
ADDRESS: _____ CITY _____ STATE _____ ZIP _____
PHONE: (____) _____

PROPOSED
USE: _____

A. APPLICATION CONTENTS (Note: Refer to Bent County Zoning and Subdivision Regulations (for more details on requirements) **SEE EXTRACT BELOW**)

1. DESCRIPTION OF PROPOSED OPERATION: _____

2. PROPOSED METHOD OF SEWAGE DISPOSAL: If applicable please provide details: _____

3. PROPOSED METHOD OF WATER SUPPLY: If applicable please provide details: _____

4. Is PLAT plan attached (if applicable)? YES _____ NO _____

5. Is SITE plan (finish grading, drainage & drainage facilities) attached? (if applicable)
YES _____ NO _____

6. Is SITE plan (fencing and landscaping) attached? (if applicable) YES _____ NO _____

7. Is SOIL STUDY attached? (if applicable) YES _____ NO _____

8. OTHER COMMENTS: _____

Applicant's Signature: _____

B. APPLICATION REVIEW:

1. ADMINISTRATOR'S RECOMMENDATION:

- a. Approved: _____ Date of approval: _____, 2010
- b. Conditionally approved _____
- c. Disapproved _____
- d. Comments: _____

2. PLANNING COMMISSION'S RECOMMENDATION:

- a. Approved _____
Date of approval: _____, 2010
- b. Conditionally approved: _____
- c. Disapproved _____
- d. Comments: _____

3. PUBLIC HEARING DATE: _____ 2010

4. BOARD OF COUNTY COMMISSIONER'S RESOLUTION

- a. Approval _____
Chairman, Bent County Commissioners
- b. Date of approval: _____, 2010
- c. Conditional Approval _____
- d. Disapproval _____
- e. Comments _____

SPECIAL REVIEW USES (extracted from Planning/Zoning Manual)

General: The uses designated as special review uses in zoned districts are contingent uses which may or may not be appropriate in the particular location depending on the nature of the proposed use, and its relationship to the surrounding land uses, and its impact with respect to environmental, social, and economic matters. Special review permits may be approved by the County Commissioners only after reviewing the expected impact of the proposed use on adjacent land uses, the environmental, social, and economic characteristics of the area, and the community in general.

Special Review Procedure:

Application: An application for special review use permit shall be submitted in writing to the County Administrator along with the information and data required as indicated below under SUBMISSION REQUIREMENTS.

The County Administrator shall forward the application to the Planning and Zoning Commission who shall study and review the application and accompanying evidence before making a recommendation to the Board of Commissioners.

The Board of County Commissioners shall hold a public hearing on the matter and notice of such hearing shall be published at the expense of the applicant in an official newspaper or newspaper of general circulation at least 15 days prior to the hearing date. In addition, written notice of the hearing shall be mailed at least 15 days prior to the hearing date to the applicant and owners of the properties adjacent to the property in question. The applicant shall furnish at least 20 days prior to the anticipated date of the public hearing a list of the owners of properties adjacent to the property in question.

SUBMISSION REQUIREMENTS:

The applicant shall submit:

1. A detailed sketch plan showing location of all proposed buildings, fences, parking areas, ingress and egress, waste disposal areas, and other construction features and landscaping, and measured distance to adjoining property lines and improvements, including those across a road, street, right-of-way, easements, or other narrow strip of property.
2. A description of the proposed operation in sufficient detail to indicate the effects of operation in producing air and water pollution, odor, noise, glare, fire, or other safety hazards, and traffic congestion.
3. A description of the proposed method for disposal of sewage or other waste in a sanitary and healthful manner.
4. A description of methods for supplying water in such a manner as to be adequate in quantity, quality, and dependability for the proposed use.
5. A site plan of sufficient detail to show finish grading (maximum of 10' contour internals), drainage and drainage facilities.
6. A site plan of sufficient detail to show proposed fencing and landscaping.
7. A soil study of the proposed site.
8. An application fee of \$50.00, half of which will be returned if application is not approved.
9. Any other information as required by the Planning and Zoning Commission, County Administrator, or the Board of County Commissioners.
10. All plans or plot plans, supplemental information, as required, and fee must be submitted to the County Administrator for study and recommendations at least 14 days prior to the hearing date before the Board of County Commissioners.

Standards for Review of Applications for Special Review Permits:

The Planning Commission shall recommend and the Board of County Commissioners shall approve an application for special review use permits only if the County Commissioners find that all of the following conditions are met::

1. The use is compatible with all existing uses of land adjacent thereto, or appropriate measures have been taken to alleviate such incompatibilities.
2. The use will not unnecessarily scar the land or soil upon which such use is to be placed, leaving deleterious effects such as denuded slopes, uncovered soil piles to be blown away, scars upon areas of natural historic value.
3. Uses with unsightly aspects, odors, or noise are set back a sufficient distance from adjacent property boundaries and property fencing or screening is provided so that adjacent property is not adversely affected.
4. The use shall comply with all applicable air and water pollution control legislation.
5. The use is consistent with an orderly pattern of development within the County as consistent with the adopted Master Plan.

Limitations on Approval:

Any person who wishes to alter a structure, or change a use or method of operation of an activity in a matter inconsistent with, or not provided for by the original special review use permit shall first apply to Bent County, Colorado, for a new special review use permit.