



BOA# _____

Permit # _____

Date _____

Board of Adjustment Application

Applicant's Name _____

Address _____

City _____ State _____ Zip _____

Telephone # _____ Mobile # _____

E-mail Address _____

Applicants Interest Is: Owner Prospective Buyer Real Estate Agent Other

Property Information

1. Property Address _____

2. Tax ID# _____ Total Acreage of the Site _____

3. Current Zoning of the Proposed Site _____

Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____

4. Current Use of Land _____

Variance Information

1. Brief Description of Variance Request _____

Continued on next page

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2. The applicant is required to prove that all conditions justifying a variance have been met. After reading each section below describing the justifications for a variance, provide a brief explanation of how your request complies. Attach additional sheets if necessary, and your response may include drawings, photos, and other descriptive information to help illustrate your point. This application sheet along with other submitted materials will be submitted to the Hearing Officer to aid in his/her review and decision.

Before any variance may be authorized, it must be shown that:

1) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

a) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (1) above, the Board may not find an unreasonable hardship unless the alleged hardship:

- i) Is located on or associated with the property for which the variance is sought; and
- ii) Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

b) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (1) above, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

Response: _____

2) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

a) In determining whether or not there are special circumstances attached to the property under Subsection (2) above, the appeal authority may find that special circumstances exist only if the special circumstances:

- i) Relate to the hardship complained of; and
- ii) Deprive the property of privileges granted to other properties in the same zone.

Response: _____

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3) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

Response: _____

4) The variance will not substantially affect the general plan and will not be contrary to the public interest; and

Response: _____

5) The spirit of the land use ordinance is observed and substantial justice done.

Response: _____

I / (We) understand that if granted, this appeal pertains only to that property and use as defined herein and may be revoked at any time if provisions of the granting are violated and that granting is subject to review and renewal.

Please note that for your convenience, an application checklist is enclosed.

Applicant's Signature

Date

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CHECKLIST

TO BE COMPLETED PRIOR TO ACCEPTANCE OF APPLICATION

Application Name: _____

Project Address: _____

Pre-Application Conference

Date ____/____/____ Staff Initial _____

Complete Application Items

- Application page (complete and signed).
- Ownership Affidavit Signed and Notarized
- Accurate drawings, photos, etc indicating your variance request including, but not limited to: existing and/or proposed building dimensions, lot dimensions, existing and/or proposed site features such as fencing, driveways, etc

The Board of Adjustment may require additional information to assist in review of your variance request.

Application Fees

Board of Adjustments	\$275.00
Total	

Application received by: Staff Initial _____ Date ____/____/____

NOTES:

Please refer to the included Riverton City Ordinance 2.80, Board of Adjustment, and Utah State Code 10.9a.702, Variances, for the complete terms of a variance.

Riverton City Use Only

Submitted to BOA _____ Determination _____

OWNERSHIP AFFIDAVIT

PROPERTY OWNER

I/we, _____, _____ being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and understand that the attached application will be required to comply with any and all applicable standards and ordinances of Riverton City.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 20___, personally appeared before me _____, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah



AGENT AUTHORIZATION (If application will be in the name of someone other than the Owner(s))

I/we, _____, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s)

(Agent)

to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application, and will comply with any and all applicable standards and ordinances of Riverton City.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 20___, personally appeared before me _____, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah



Planning Department Fees

Fees are non-refundable once application has been made.

* indicates advertising fees are required

Subdivision Fees	
Minor and Preliminary Subdivision Plat *	
Minor Subdivision	\$660.00
Preliminary 4-49 lots	\$1,530.00
Preliminary 50-99 lots	\$2,085.00
Preliminary 100-149 lots	\$2,625.00
Preliminary 150 + lots	\$3,180.00
+ per lot fee	\$55.00
Final Subdivision Plat	
4-49 lots	\$1,740.00
50-99 lots	\$2,160.00
100-149 lots	\$2,580.00
150 + lots	\$3,000.00
+ per lot fee	\$150.00
Single Phase Subdivision *	
4-10 Lots	\$1,050.00
11-20 Lots	\$2,100.00
+ per lot fee	\$150.00

Zoning/General Plan Fees	
Rezone (Advertising x2) *	
0-2 acres	\$425.00
2-9 acres	\$885.00
10-19 acres	\$1,155.00
20-49 acres	\$1,575.00
50 + acres	\$2,160.00
Text Change (Advertising x2) *	
Text Change	\$750.00
General Plan Amendment (Advertising x2) *	
0-9 acres	\$750.00
10-19 acres	\$1,500.00
20-49 acres	\$3,000.00
50 + acres	\$3,750.00

Advertising	
Newspaper Advertising	\$75.00
Per address processing fee	_____ x \$0.50

Sub-Total

Commercial Site Plan Fees			
Site Plan *		+ Per acre	
0-5 acres	\$1,260.00	\$300	
6-10 acres	\$1,815.00	\$300	
11-19 acres	\$2,355.00	\$300	
20 acres or more	\$2,910.00	\$300	
Master Site Plan *			
0-5 acres	\$2,655.00		
6-10 acres	\$3,225.00		
11-19 acres	\$3,765.00		
20 acres or more	\$4,320.00		
Final Site Plan (Phasing of Master Site Plan)			
0-5 acres	\$1,260.00	\$300	
6-10 acres	\$1,815.00	\$300	
11-19 acres	\$2,355.00	\$300	
20 acres or more	\$2,910.00	\$300	
Multi-Family/Condo Development *			
0-40 units	\$1,785.00		
41-80 units	\$2,760.00		
81-119 units	\$4,260.00		
120 + units	\$5,325.00		
Commercial Subdivision in Conjunction with a Site Plan *			
Subdivision	\$660.00		

Miscellaneous Fees			
Conditional Use *			
Conditional Use	\$300.00		
Home Occupation	\$175.00		
Sign Permit			
Temporary Signs	\$25.00	per sign	
Permanent Signs	\$100.00	per sign	
<i>Signs installed without permit pay double fee</i>			

Sub-Total

TOTAL
