



City of McCleary
Home of the McCleary Bear Festival

100 South 3rd Street, McCleary, WA 98557 • 360.495.3667(phone) 360.495.3097(fax) CityofMcCleary.com

Conditional Use / Variance Application

Fee : \$ _____ .00 Paid _____

Date _____

Receipt # _____

* All additional consultant fees required to process this application will be billed to the applicant plus a 10% Administrative Overhead Charge.

Conditional Use

Variance

General Information:

Project Name: _____

Applicant Name: _____

Address: _____

Phone: _____ Cell Phone: _____ Fax: _____

Applicant's Representative: _____

Address: _____

Phone: _____ Cell Phone: _____ Fax: _____

Description of proposal, Be Specific _____

Official Use Only:
Date Rec'd: _____
Rec'd by: _____

Conditional Use Only:

Attach written answers to each of the compatibility criteria listed in McCleary Municipal Code 17.40.110(A): 1) Environmental hazards and pollution; 2) Traffic hazards and congestion; 3) Street and road capacities in the surrounding area; 4) Location and amount of off-street parking; 5) Visual and auditory impacts; 6) Obtrusive visual blight; 7) Any other unusual impact associated with the proposed conditional use.

Variance Only:

Attach written answers to each of the criteria listed in McCleary Municipal Code 15.12.310(D): 1) A showing of good and sufficient cause; 2) A determination that failure to grant a variance would result in unreasonable hardship to the applicant; 3) A determination that the granting of a variance will not result in significantly increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 15.12.300, or conflict with existing local laws or ordinances.

Site Information:

Area of site in square feet:	Area of street and alleys:
Area of storm drainage improvements and conveyance lines:	
Area of open space:	Area of landscaping:
Area of critical areas and buffers:	Building Height:
Area of building floors:	Number of dwelling units:
Area of impervious surfaces:	Number of employees:
Number disabled, compact and standard parking stalls	
Description and area of all proposed tracts:	

EXHIBITS: Except where noted, provide seven (7) sets. Exhibits may be combined where appropriate. Plans shall be no larger than 24 by 36 inch sheet size.

- 1. Vicinity Map showing site boundaries, existing roads and accesses within 100 feet beyond the site boundaries
- 2. Legal description of boundaries of the parcel(s) being developed, prepared and certified by a title company or registered land surveyor
- 3. Site Map drawn to scale* showing the existing structures, refuse enclosures, easements and utilities with distances to existing operational fire hydrants
- 4. Topographical Map with contours, existing and proposed, locating existing streams, wetlands, and other natural features
- 5. Site Plan drawn to scale" showing location and size of uses, buffer areas, yards, open spaces and landscaped areas
- 6. Average Daily Trips generated by proposed project on the trip generation form within the International Transportation Engineers Trip Generation Manual
- 7. Circulation Plan drawn to scale* illustrating all access points for the site; the size and location of all streets and driveways; and the location, size and design of parking and loading areas.
- 8. Grading Plan with estimated dimensions and quantities of work involved, drawn at 1' = 20' horizontal scale with 2-foot contour intervals
- 9. Roadway cross sections
- 10. Stormwater Plan, prepared and certified by a licensed, professional engineer
- 11. Utility Plan showing size and location of all water, wastewater, gas and electrical lines to be installed, and location of any and all fire protection facilities, including but not limited to fire hydrants
- 12. Landscape Plan drawn to scale" showing all plant species, locations and size (at planting and mature), existing trees to be retained, specific tree protection measures, and method of irrigation, if any
- 13. Building elevations drawn at 1/4" = 1' or larger. Identify building materials and colors.
- 14. 8 1/2 by 11 inch reduction of all drawings
- 15. Draft of proposed Conditions, Covenants and Restrictions related to the maintenance of open space and commonly-owned improvements
- 16. SEPA checklist, if required
- 17. Pre-stamped #10 envelopes addressed to all property owners within 300 feet of the parcel(s) being development and one list of the names and addresses
- 18. Title report, not more than 30 days old, showing restrictions, if any, presently encumbering the land
- 19. Water and sewer availability letter from the City of McCleary
- 20. Any other information deemed pertinent by the City

* Scale shall be 1"=20', 30' or 50' with bar scale directly below the North Arrow. Any variation to the scale must be approved by the City in advance of plan submittal.