

APPLICATION SUBMITTAL REQUIREMENTS

Nonconforming Use, Lot, or Structure

The following information must be submitted with a City of Newport Land Use application for Conditional Use:

- 1. A site plan, drawn to scale, showing the dimensions, property lines, arrangement of the existing buildings, and/or the proposed development on the applicant's lot. (For requests, involving structures that do not satisfy required setbacks, the site plan shall also show survey monuments along the property line(s) adjacent to the encroachment.)
- 2. For requests involving structural work within required setbacks or construction that exceeds building height limitations, the application shall include exterior architectural elevations, drawn to scale, illustrating the proposed structure and adjoining finished ground elevations.
- 3. A current 18" x 24" Lincoln County Assessor's tax map(s) showing the subject property and the notification area. The notification area is all properties within 200 feet of the subject property
- 4. A list of names and addresses of property owners, as shown in the records of the Lincoln County Assessor, within the notification area described in #3 above.
- 5. Evidence that the use has been maintained over time. Evidence that a use has been maintained may include, but is not limited to, copies of utility bills, tax records, business licenses, advertisements, and telephone or trade listings.
- 6. Written findings of fact that the expansion or replacement will not result in a greater adverse impact on the neighborhood in regard to the following:
 - (a) The character and history of the use and of development in the surrounding neighborhood.
 - (b) The comparable degree of noise, vibration, dust, odor, fumes, glare, or smoke detectable within the neighborhood.
 - (c) Adequacy of infrastructure (sewer, water, and streets) to accommodate the use.
 - (d) The comparative numbers and kinds of vehicular trips to the site.
 - (e) The comparative amount and nature of outside storage, loading, and parking.

- (f) The comparative visual appearance.
 - (g) The comparative hours of operation.
 - (h) The comparative effect on solar access and privacy.
 - (i) Other factors which impact the character or needs of the neighborhood.
7. A written statement describing the nature of the request.
8. Fee of \$611.00.