APPLICATION SUBMITTAL REQUIREMENTS

Conditional Use (Planning Commission Type III decision-making process)

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

☐ 1. Site plan, drawn to scale, showing the dimensions and arrangement of the proposed development on the applicant's lot.

☐ 2. Building elevations.

☐ 3. A sign plan (if applicable).

☐ 4. 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. *(Lincoln County Assessor's office is located in the Lincoln County Courthouse at 225 W Olive St, Newport)*

☐ 5. 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 #4 above.

☐ 6. For commercial activities that are conditional, a proposed plan of business operation.

☐ 7. Written findings of fact addressing the following criteria:

  ☐ (a) That the public facilities can adequately accommodate the proposed use.
  ☐ (b) That the request complies with the requirements of the underlying zone or overlay zone.
  ☐ (c) That the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval. (For purpose of this criterion, "adverse impact" is the potential adverse physical impact of a proposed Conditional Use including, but not limited to, traffic beyond the carrying capacity of the street, unreasonable noise, dust, or loss of air quality.)
  ☐ (d) If the application is for a proposed building or building modification, that it is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

☐ 8. A written statement describing the nature of the request.

☐ 9. Fee of $971.00.