



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

PROJECT WILL USE EXISTING BUILDING WITH OFFICE AND GARAGE SPACE. BODY WORK OF AUTOS WILL BE CONTAINED WITHIN EXISTING GARAGE. USER OF GARAGE WILL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE EXISTING SITE WILL ACCOMMODATE ALL REQUIRED PARKING. ALL OPERATIONAL BUSINESS NEEDS WILL BE MET WITHIN EXISTING SITE. LANDSCAPING AND NEW FENCE EXTENSION WILL COMPLY WITH APPLICABLE ORDINANCES AND REGULATIONS.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

EXISTING FREEWAYS, BOULEVARD AND ALLEY WILL MEET ALL OPERATIONAL BUSINESS REQUIREMENTS. IMPACT OF VEHICULAR AND PEDESTRIAN TRAFFIC WILL BE PER EXISTING CONDITIONS AND PRIOR USE OF EXISTING BUILDING AND SITE.