

TOWN OF McCANDLESS

CONDITIONAL USE APPLICATION

OFFICE OF PLANNING/ZONING
9955 GRUBBS ROAD
WEXFORD, PA 15090
(412) 364-0616

.....
APPLICATION COST - **\$500.00** for R-1 and R-2 zoning districts; all other districts **\$1,000.00**. In addition, there is a **\$3,500.00 escrow** to be paid at the time of application for review of the plans by the Town's consultant. **The escrow shall be replenished to \$3,500.00 any time it is reduced to \$1,500.00.**

NAME OF APPLICANT(S) _____

ADDRESS _____

CITY/STATE/ZIP _____ PHONE _____

DATE OF APPLICATION _____

REQUEST AUTHORIZATION BY THE TOWN OF McCANDLESS TOWN COUNCIL, UPON RECOMMENDATION OF THE PLANNING COMMISSION FOR A CONDITIONAL USE OF:

PROPERTY LOCATED AT _____

PRESENT ZONING DISTRICT OF PROPERTY _____

APPLICANTS INTEREST IN THE PROPERTY _____
(owner, agent, lessee, etc.)

IF THE APPLICANT IS OTHER THAN THE OWNER, IN ADDITION TO THE SIGNATURE BELOW WRITTEN CONSENT OF THE PROPERTY OWNER MUST ACCOMPANY THIS APPLICATION.

Signature of Applicant

Signature of Property Owner

=====

Seventeen (17) folded sets of prints are required to be submitted with this application to the Zoning Office.

All revisions to the original plan must be mailed directly to:

**The Gateway Engineers, Inc.
400 Holiday Drive, Suite 300
Pittsburgh, PA 15220-2727**

CONDITIONAL USE PROCEDURE

1. Seventeen (17) copies of the Land Development Plan must be submitted thirty (30) days prior to the regular meeting of the Planning Commission. This can be combined with the land development submission.
2. Written statement of compliance with the applicable section of the ordinance.
3. The Planning Commission shall review the submission and consider the express standards and criteria in the relevant sections in the ordinance pertaining to the conditional use. Within forty-five (45) days of the public meeting at which the Commission accepts the application as properly completed, the Commission shall recommend to Council that the conditional use proposal be approved as presented, denied, or approved with specific conditions. A written copy of the recommendation shall be provided to the developer and to the Council within five (5) days of the public meeting of the Planning Commission at which the recommendation is made.
4. The Council shall hold a public hearing pursuant to public notice and render a decision on the application within ninety (90) days of the date of the Planning Commission meeting at which the application was accepted as complete and properly filed.
5. The Council shall forward a letter to the applicant containing their decision and any special conditions within five (5) days of the public meeting at which the decision is rendered. If the application is denied, the letter must specify the reasons for denial.
6. Failure of the applicant to accept all conditions of the approval shall render the approval void.
7. Withdrawal and resubmission of the application will cause the ninety (90) day time period to recommence with the date of the new submission.