

**HIGHLAND CITY APPLICATION FOR CONDITIONAL USE
FOR MODEL HOME**

1. Name of Development _____
2. Application Date _____
3. Owner of Property _____ Telephone No. _____
Fax No. _____
4. Property Address _____
5. Existing Zoning _____
6. Legal Description of the Model Home Site _____
7. The required application fees are attached (YES) (NO)
8. Necessary maps, drawings, statements, etc. fully describing the location of the
model home are attached to the application (YES) (NO)
9. Applicant shall provide the City with pre-addressed labels of all real property
owners within 500 feet of the proposed property to be taken from the most current
County assessor's roll a minimum of 12 days prior to the scheduled planning
meeting (YES) (NO)
10. Applicant understands that a Conditional Use Permit is subject to any conditions
that may be imposed and is subject to revocation if any conditions or applicable
ordinances are violated (YES) (NO)
11. Building permit for model home has been approved by Building Inspector. . . . (YES) (NO)
Verification (signature of building official) _____
12. Applicant for model home agrees to comply to all of the requirements for
model homes as listed on the reverse side of this application. (YES) (NO)

Signature of Applicant _____ Witness _____
Print Name _____
Address _____ Phone No. _____
Date of Applicant's Signature _____

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(For City Use Only Below This Line)

Planning Commission Recommendation: _____
Are Conditions Imposed by the Planning Commission Attached? . . (YES) (NO) (NO CONDITIONS)
City Council Decision (APPROVED) (APPROVED WITH CONDITIONS - Attached) (DENIED)

Fee charged \$ _____ Fee paid \$ _____ Date Paid _____ By _____

HIGHLAND CITY DEVELOPMENT CODE, SECTION 3-4108: (14)

(14) Model Homes used for the sale of homes/lots within a subdivision in Highland provided that the model home thereof conforms to the following requirements:

- (a) Model home is used for lot/home sales within the city.
- (b) The maximum number of personnel shall not exceed three at any given time.
- (c) Off street parking shall be provided such that it does not impede, disrupt, or cause a hazard to the flow of traffic or pedestrians.
- (d) No model home use shall exceed two years.
- (e) Outdoor lighting shall be limited to outdoor and landscape lighting normally permitted in a residential setting limited to the hours of dusk to 9:00 p.m.
- (f) Signage shall be regulated by existing sign ordinance and in addition to said ordinance, no model home shall display banners, vendors, flags, or balloons. Each model home sign shall be allowed within the immediate front yard with a maximum size of 48" x 96" with a height from ground level not to exceed 10'.
- (g) A model home shall operate only between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
- (h) Garages used as sales office shall be converted back before occupancy is permitted.
- (i) All homes permitted under this section shall have a final inspection prior to conversion as residential use.
- (j) All pre-existing use prior to January 15, 2002 shall have six months to come into compliance.