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2016-000306-0

Recording Dist: 318 - Valdez 6/16/2016 02:38 PM Pages: 1 of 2



CITY OF VALDEZ CONDITIONAL USE PERMIT

CUP Number:

16-01

Legal Description:

Portion Medical Park Subdivision (approximately 1.67 acres) Valdez Karen Davey Stewart Memorial Community Garden

Approving Authority:

Conditional Use Permit:

Valdez Planning & Zoning Commission

Date of Approval:
Owner of Record:

March 23, 2016 City of Valdez

Conditions of the Permit:

- This Conditional Use Permit (CUP) is granted to Linda Overduyn for the Valdez Karen Davey Stewart Memorial Community Garden (Community Garden) located at a portion of 911 Meals Avenue, Medical Park Subdivision. This permit is only transferrable by Planning & Zoning Commission approval.
- 2. The term of the Community Garden shall be for three (3) years commencing upon the approval date by the City Council.
- 3. The Community Garden shall have the following minimum setback requirements:
 - A. Front yard: twenty feet
 - B. Side yard: ten feet
 - C. Rear yard: fifteen feet
- 4. The City of Valdez reserves the right to use the land for future development if the need arises. A 90 day notice will be given to the Community Garden Committee should such a need arise.
- 5. The Community Gardens Committee is required to submit a copy of the gardens rules and regulations to the Community Development Department annually by May 15th.
- 6. Use Within Twelve Months Required. In conformance with Valdez Municipal Code Section 17.06.070 (B), any conditional use, variance or exception approved by the Planning and Zoning Commission shall be conditional upon the privilege granted being utilized within twelve months after the effective date of the approval. In the event

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construction work is involved, it must actually commence within the stated period and must be diligently pursued to completion; otherwise the approval is automatically voided. Any substantial change to the plans or building proposal shall require resubmission to the Planning and Zoning Commission.

Recording Procedure: Valdez Municipal Code Section 17.06.090(C)

The City shall be responsible for recording actions by the Planning and Zoning Commission on zoning variances, zoning changes, text amendments, exceptions or conditional uses to the title record of the affected parcel(s). The applicant shall be responsible for payment of recording fees.

Authorizing Signature:	Lisa M. Von Bargen Community & Econo Director	mic Development	4/29/16 Date
		Return to: City of V P.O. Box 307 Valdez, AK 99686	
STATE OF ALASKA)		
THIRD JUDICIAL DISTRICT) ss.)	Valdez Recording	District
THIS IS TO CERTIFY that undersigned, a Notary Public such, personally appeared I Community & Economic Devin and who executed the foreand seal the same as her vo Planning & Zoning Commissimentioned. IN WITNESS WHEREOF, I have in above written.	c in and for the State Lisa M. Von Bargen, relopment Director of egoing instrument, an luntary act and deed on of the City of Vald	of Alaska, duly com known to me and the <u>City of Valdez,</u> of she acknowledged and was authorized lez, Alaska for the us	to me known to be the and the individual named d to me that she did sign to do so by action of the ses and purposes therein
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