

17.52.040 Criteria for action on an application for conditional use.

All actions by the planning commission in reviewing and making recommendation on an application for conditional use, and by city council in approving or disapproving such application, shall be based in general upon the provisions of this chapter and specifically on the following criteria:

- A. That the proposed conditional use conforms to the requirements and provisions of this zoning regulation;
- B. That the proposed conditional use is consistent with and in compliance with the Leadville comprehensive plan, as amended,
- C. That the proposed conditional use is consistent with and in harmony with neighboring land uses and **future** intended land uses in the area;
- D. That the proposed conditional use will not result in overly intensive use of the land relative to the surrounding land;
- E. That the proposed conditional use will not result in excessive traffic congestion or hazards to vehicular or pedestrian traffic;
- F. That the proposed conditional use will not unnecessarily scar the land on which such use would be located and that the site be free from loose piles of soil or other materials and open, unprotected pits or holes;
- G. That the proposed conditional use will not be likely to prove detrimental to the public health, safety or welfare of city residents nor cause hardship for neighboring persons;
- H. That the proposed site of the conditional use is and will be free from natural and manmade hazards or such hazards as have been identified can and will **be** adequately mitigated;
- I. That all roadway systems and access roads will be open and readily accessible to police, fire and other emergency and public safety vehicles on a year-round basis. (Ord. 99-8 5 1 (part): prior code § 17.14.040)