

Awaiting Final Approval

Active

Application Review Status

Pre-Review	Approved	
Zoning Administrator	Approved	11/08/2023
Final-Review	Not Reviewed	

Fees		Payments		
Conditional Use	\$400.00	11/09/2023		\$400.00
Subtotal	\$400.00	Total Paid		\$400.00
Amount Paid	\$400.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name
Ray

Last Name

Bence

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Phone Number

(435) 628-4700

Email Address

steve@browncivil.com

Are you preparing this application for someone other than yourself?

Yes

Business Name

Brown Consulting Engineers

Business Mailing Address

736 S 900 E, Ste B105

City

Saint George

State

UT

Zip Code

84790

Does this business have an agent?

No

Is this application regarding the maximum height of a secondary structure?


No

Upload a vicinity map showing the project location with any city boundaries, major roads and minor roads that serve the property. Drawings showing the proposed land use, including building descriptions, building setbacks, parking, height or other requirements that are being sought.

 **23-83 BENCE PROPERTY-TOWER SITE PLAN 110823.pdf**

 **Zoning map.pdf**

Upload a warranty deed, preliminary title report, or other document showing evidence that the applicant has control of the property.

 **deed 20170020688.pdf**

Upload a map showing all properties within 300 feet of property boundaries.

 **300' radius map.pdf**

Upload a public notice mailing list of all properties within 300 feet of property boundaries.

 **MailingList.xls**

Applicant must provide addressed and stamped envelopes for all properties within 300 feet of property boundaries. Envelopes must be delivered to the Toquerville City office(212 N. Toquer Blvd, Toquerville, UT). Address labels may be acquired from the Washington County Records Office.

****Application will not be considered complete until receipt of addressed and stamped envelopes.****



Upload a development schedule indicating the approximate date the development or stages of the development with expected completion dates. Any special agreements, conveyances, restrictions or covenants, which will govern the use, maintenance and continued protection of the development and any of its common areas.

 **Ray Bence-Conditional Use-Justification Letter.pdf**

Upload a development agreement signed by the applicant prior to the approval that memorializes the obligations, commitments and representations made by the proponent in review meetings, as well as any conditions of approval.

 **Ray Bence-Conditional Use-Justification Letter.pdf**

Project Name And Subdivision

Bence Radio Tower

Street Address Of Subject Property

1816 S Shangri La

City

Toquerville

State

UT

Zip Code

84774

Tax ID/ Parcel #

T-168-G

Will the conditional use protect the safety of persons and property, and not result in traffic congestion or traffic hazards to vehicles or pedestrians?

Yes

Will the conditional use have adequate and necessary access for safety services, i.e. police, fire?

Yes

Will the conditional use exceed the obligations and / or financial capacity of the city?

No

Will the conditional use protect environmental values, such as air, water, groundwater, light or noise pollution?

Yes

Is the conditional use consistent with the general plan and compatible with the surrounding area?

Yes

Is the applicant prepared to provide assured performance of obligations by posting bond or other adequate security?

Yes

Please describe the proposed conditional use

Allow a small radio tower in an MU-20 Zone

Project Name And Subdivision

Yes

Applicants Name, Address, And Phone Number

Yes

Preparer's Company Name, Address, And Phone Number

Yes

Statement From Owner, If Not Applicant, Authorizing Applicant To Make Submittal

N/A

North Arrow And Scale

Yes

Legend (For Symbols Used On Drawing)

Yes

Vicinity Map Showing Project Location Relative To Toquerville City

Yes

Site Boundaries With Dimensions

Yes

Protection Area Boundaries (Wetlands, Spring/Well Protection Areas, Floodplains)

No

Existing Topography

Yes

Slopes Over 15% Highlighted With The Hatching Pattern

No

Existing Vegetation

No

Existing Roads, Including Names, Grades, Pavement Widths, And Right Of Way

Yes

Existing Utilities, By Type, Including Location And Dimension of Easements

Yes

Existing Emergency Access, Fire Lanes, Fire Hydrants

Yes

Footprint Of Existing Structures, With Uses Indicated

Yes

Proposed Vegetation, General Landscape Plan

No

Proposed Drainage System; Include Location And Dimensions Of easements

No

Proposed Utilities, By Type, Including Location And Dimensions Of Easements And Location Of Fire Hydrant

No

Proposed Road Names, Grades, Pavement Widths, And Right Of Way

No

Calculations Of Building Coverage, Units, Bedrooms, And Parking Spaces

No

Layout And Dimensions Of Parking Lots With Stalls Shown

No

Proposed Locations For Gas Tanks, LP Gas, And Dumpsters

No

Proposed Locations, And Types, For Signage And Lighting

No

Phasing Plan

No

Stamp From A Licensed Civil Engineer

Yes

Please upload conditional use site plan.

 23-83 BENCE PROPERTY-TOWER SITE PLAN.pdf

Signature

Toquerville City, at its discretion, may require applicants to provide other documents and visual aids to assist with the impact upon the neighborhood and City. It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting.

I certify that all information contained herein is accurate, to the best of my knowledge. I certify that I have read, understand, and will comply with the conditional use regulations listed in the Toquerville City Code Title 10, Chapter 20 and Submittal Requirements in Title 10, Chapter 6.

Steve Kamlowsky - 11/08/2023 1:48 pm