

Toquerville City

Printed: 08/30/2023

1892 S Arcadia Lane
05/21/2023 - 05/20/2024
Conditional Use
General



Under Review

Active

Application Review Status

Pre-Review	Approved	05/21/2023
Zoning Administrator	Reviewing	
Final-Review	Reviewing	08/15/2023

Fees

Conditional Use	\$400.00
Subtotal	\$400.00
Amount Paid	\$413.00
Total Due	-\$13.00

Payments

05/21/2023	Online	\$400.00
Total Paid		\$413.00

Application Form Data

(Empty fields are not included)

Applicant First Name

Tyler

Applicant Last Name

Olsen

Applicant Address

1968 S Arcadia Lane

City

Toquerville

State

UT

Zip Code

84774

Applicant Mailing Address

PO Box 100 toquerville ut 84774

Phone Number

[REDACTED]

Contact Email

[REDACTED]

Are you preparing this application for someone other than yourself?

No

Does this business have an agent?

No

Is this application in regards to 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.

 **26OwnersAffidavit.pdf**


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

 **Warranty Deed t 145.pdf**

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

 **Image 4-19-23 at 10.20 PM.jpeg**

Upload a Public Notice mailing list of all properties within 300 feet of property boundaries.

 **IMG_9856.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 Recorders 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.

 **Agreement Draft and Exhibit0006 copy.JPG**

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.

 **Agreement Draft and Exhibit0006 copy.JPG**

Project Name and Subdivision

Soulegria in the Shangrila Valley

Street Address of Subject Property

1892 S Arcadia Lane

City

Toquerville

State

UT

Zip Code

84774

Tax ID/ Parcel #

T-150-A-2-B-1

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

We would like to apply for Residential treatment facility for those with disabilities.

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

Yes

North arrow, 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)?

Yes

Existing topography?

Yes

Slopes over 15% highlighted with ret hatching pattern?

Yes

Existing vegetation?

Yes

Existing roads, including names, grades, pavement widths. Show 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?

Yes

Proposed drainage system (include location and dimensions of easements)?

Yes

Proposed utilities, by type, including location and dimensions of easements and location of fire hydrant?

Yes

Proposed roads-names, grades, pavement widths and right of way?

Yes

Calculations of building coverage, units, bedrooms, parking spaces?

Yes

Layout and dimensions of parking lots, with stalls shown?

Yes

Proposed locations for gas tanks, LP gas, dumpsters?

Yes

Proposed locations, and types, for signage and lighting?

Yes

Phasing plan?

Yes

Stamp from a licensed Civil Engineer?

Yes

Upload Conditional Use site Plan

 Agreement Draft and Exhibit0006 copy.JPG

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.

Tyler M Olsen - 05/21/2023 1:35 am