

Toquerville City

Printed: 03/28/2024

1132 s Westfield Road

03/13/2024 - 03/12/2123

Conditional Use Application

General



Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning & Zoning	Reviewing	03/13/2024
Final-Review	Not Reviewed	

Fees

Conditional Use	\$400.00
Subtotal	\$400.00
Processing Fee	\$13.00
Total	\$413.00
Amount Paid	\$413.00
Total Due	\$0.00

Payments

03/13/2024	Online	\$400.00
Total Paid		\$413.00

Application Form Data

(Empty fields are not included)

First Name

Robert

Last Name

Lewis

Phone Number

(435) 640-1195

Email Address

kaybob125@yahoo.com

Address

1132 s Westfield Road

City

Toquerville

State

UT

Zip Code

84774

Mailing Address

1132 s Westfield Road

Do you own the subject property?

Yes

Upload Notarized Property Owner Affidavit signed by property owner.

 Owner-Affidavit-&-Agent-Authorization.pdf

Does this business have an agent?

No

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

Yes

Please provide your reason for requesting a conditional use permit to exceed the permitted maximum height.

addition to match the existing shop

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.

 ALMOND HEIGHTS LOT 53 site plan.pdf

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

 2023 Property Tax notice.jpg

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

 ALMOND HEIGHTS LOT 53 site plan.pdf

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

 Nelson Arpin.PNG

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.**



Project Name

Almond Heights Lot 53

Tax ID/ Parcel #

T-AHP-A-53

Zone District

R1-20

Upload Notarized Professional Services Agreement

 **Professional Services Agreement.pdf**

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

addition to shop will be the same height as existing shop

Project Name And Subdivision

Yes

Applicants Name, Address, And Phone Number

Yes

Preparer's Company Name, Address, And Phone Number

N/A

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)

Yes

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

No

Existing Emergency Access, Fire Lanes, Fire Hydrants

No

Footprint Of Existing Structures, With Uses Indicated

Yes

Proposed Vegetation, General Landscape Plan

No

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

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

No

Please upload conditional use site plan.

 ALMOND HEIGHTS LOT 53 site plan.pdf

Number of Affected Property Notices

20

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.

Orrice Robert Lewis - 03/13/2024 2:38 pm