



TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org Website: www.leedstown.org

CATEGORY	<u>N/A</u>	FEE	<u>\$100.00</u>
(Non-refundable)			
DATE RECEIVED	<u>JUL 30 2024</u>		
BY	<u>[Signature]</u>		

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Washington County Water Conservancy District
 Address: 533 E Waterworks Dr. , St. George, UT 84770
 Phone: Home: N/A Work: 435-673-3617 Cell: 435-668-7033
 Email Address: randy@wcwcd.gov Randy Johnson

List nature of business or use applying for: Pump Station and Water Storage Tank Operations within Leeds community.

Property to be used for the following purposes: Property purchased by WCWCD will be used for future pump station and water storage tank operations. Water will be boosted from Quail Creek Water Treatment Plant to the Cottam Well system to provide additional potable water to communities of Toquerville, Virgin, La Verkin and Hurricane. Water will be available to Leeds community for purchase if the town decides to do so at a future date. Attached are a plat map, photoshop renderings, and 90% Design drawings for the site. 90% Design drawings also include pump station design that will be built on Quail Creek Water Treatment plant site.

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

Subdivision: HAROLD FURROW MINOR (L) Lot: 1 DESCRIBED AS: BEGINNING AT A POINT S89°55'40"W 360.07 FEET ALONG THE SECTION LINE AND SOUTH 378.64 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 13, T41S, R14W, SLB8CM, RUNNING THENCE S44°53'31"W 200.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF RED CLIFFS ROAD, A 55.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN AND DEDICATED ON THE "RECORD OF SURVEY PLAT FURROW MINOR SUBDIVISION" FILED AS RECORDED #707664 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N43°03'26"W 228.26 FEET ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: N59°02'04"E 4.95 FEET; THENCE S71°34'20"E 31.20 FEET; THENCE N37°58'03"W 47.68 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 91 (LEEDS MAIN STREET); THENCE N41°17'46"E 176.76 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S43°03'26"E 257.54 FEET TO THE POINT OF BEGINNING. (DOC 20230029805)

Property Tax ID# L-HFM-1-B-2

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)
Near the intersection of Red Cliffs Road and Old Highway 91 in Leeds.

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.



*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

None

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met?

Yes



No

Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business)

Yes

No



[Handwritten Signature]
Applicants Signature

533 E Waterworks Dr. St. George
Address

435-673-3617
Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: _____ Position: _____

The Town of Leeds Planning Commission recommended: Approval _____ Denial _____ to the Leeds Town Council on _____

The Town Council of Leeds: Approved _____ Denied _____ this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Mayor, Town of Leeds

Date

ATTEST:

Clerk/Recorder, Town of Leeds

Date

**SOUTHEAST FACING VIEWPOINT
APPROXIMATELY 8' ABOVE ROAD**



← **NORTHEAST**

SOUTHWEST →

OLD HWY 91
PERSPECTIVE

WCWCD
QUAIL TO COTTAM
PUMP STATION & PIPELINE



FIGURE NO.
1

03/22/2023

**NORTHEAST FACING VIEWPOINT
APPROXIMATELY 8' ABOVE ROAD**



[Report a problem](#)

← **NORTHWEST**

Google Earth

SOUTHEAST →

OLD HWY 91
PERSPECTIVE

WCVCD
QUAIL TO COTTAM
PUMP STATION & PIPELINE

BOWEN COLLINS
& ASSOCIATES

FIGURE NO.

2

09/28/2023 3:22:2023

NORTHEAST FACING VIEWPOINT
APPROXIMATELY 8' ABOVE ROAD



← NORTHWEST

→ SOUTHEAST

Red Cliffs Road
PERSPECTIVE

WCWCD
QUAIL TO COTTAM
PUMP STATION & PIPELINE



FIGURE NO.
3

02/18/2023