

PLANNING & ZONING COMMISSION MEETING AGENDA

June 6, 2025

11:00 AM

Notice is hereby given that Moroni City Planning & Zoning Commissioners will hold a special meeting on Friday, June 6, 2025, at the Moroni City Community Center, 80 S. 200 W., Moroni, Utah, which meeting shall begin at 11:00 a.m.

1. Welcome – Commission Chair Greg Hill
MOTION to begin meeting/Roll Call
2. Fernando Cervantes
Proposed Single Family Home at 267 West 430 North
(R1 Zone)
3. Adjourn

NOTE:

- No decisions may be made during this meeting if the item is not specifically on the agenda.

I, Carol Haskins, the duly appointed and acting Recorder/Clerk for Moroni City, hereby certify the copies of the above stated agenda were posted at the City Hall and the Utah Public Notice website. <https://utah.gov/pmn/index.html>

Carol Haskins, Recorder/Clerk
Planning and Zoning Secretary

In compliance with Section 504 of the Rehabilitation Act of 1973 in regards to the American Disability Act (ADA) of '91, individuals needing special accommodations (including auxiliary aids and services) during this meeting notify the Moroni City Recorder/Clerk at least three (3) days prior to this meeting.

Moroni City Zoning Permit Application

Zoning Permit Number ZP- 2025

Applicant Information:

Applicant Name: Fernando Cervantes

Legal Owner: Fernando Cervantes

Address of Property: 267 W. 430 N.

Applicant Address (if different):

Phone: 385-201-0323

Email: _____

Property Information:

Zone: RA (R1) R2 C1 C2 M
(Circle one)

Proposed Use of Property:

Build New House

Lot Size: 0.62 sq. ft./acres

Serial No. of lot: 19143

Building Size: 4800 sq. ft.

Setbacks:

North: 26' East: 26'

South 89' West: 41'

Set back at front of building: 2'

Set back that faces street: 2'

Project Details:

1. Type of Development (Check One):

☒ New Construction

☐ Addition

☐ Accessory Building

☐ Change of Use

☐ Other: _____

2. Detailed Description of Proposed Work:

3. Zoning Compliance Checklist:

☐ Proposed use complies with zoning regulations for this zone.

☒ Yes ☐ No

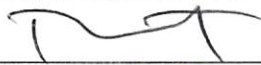
- Setbacks meet the requirements for the zone.
☒ Yes ☐ No
- Building height complies with zoning limits.
☒ Yes ☐ No
- Off-street parking requirements met.
☒ Yes ☐ No

Additional Information (if applicable):

- Does the property lie within a flood zone?
☐ Yes ☐ No
- Are there any existing easements or right-of-ways? If yes, attach documentation.
☐ Yes ☒ No

Applicant Signature:

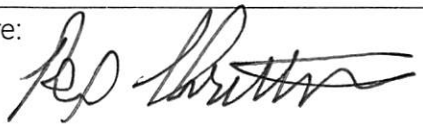
I hereby certify that the information provided is true and correct to the best of my knowledge and that the proposed project complies with Moroni City's zoning ordinances. I understand that upon approval of the Zoning Permit it expires 6 months from the date issued if significant physical construction work under the permit has not begun. (Significant physical construction work includes activities such as pouring concrete for footings or foundations, major structural work, or installation of essential infrastructure)

Signature: 
 Date: 5.27.25

City Use Only:

Application Received By: Carol Hopkins Date Received: 27 May 2025

Permit Approved By:

Zoning:	Public Works: 
Fire: 	Mayor/Councilmember:

Date Issued: _____ City Recorder _____

N
W

430 N

Road

Front Property line North

— Sewer
— Water

Water Service line
to Be Bored under the
road.

Sewer Clean out and water meter to be
Placed at Property line.

← 138' 6" →

41'

← 63' 3" →

267 W 430 N

House

Garage

← 41' 4" →

← 26' →

← 81' 1" →

← 44' 10" →

← 86' 2" →

← 89' →

Back Property line South

West

25m97

water -

Located in NW 1/4, NE 1/4 Section 11, T15S, R3E, S.L.B.&M.

ME & TISS, ROSE
SARLETTE COUNTY



JOHN B. BROWN, JR.
B-1213

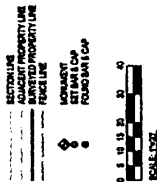
FORNANDO CERVANTES
8-13143 8 3-131430

FOOD & PAY
INDEX

501°17'19"E 177.74

RECEIVED 1973

09/27/2016 15:07



SURVEYOR'S CERTIFICATE
I, Mary L. Rowley, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 472663, as prescribed under the laws of the State of Utah. I further certify that the accuracy of the content, I have made a survey of the tract of land shown on this plat and described therein, and that the same has been correctly surveyed and monumented on the ground in place, and is to this day true.



Appendix 1

三

種

8-19-42
Beginning 2 chains North 4 chains West of the SE Corner of the NW1/4, NE1/4 Section 8,
Township 13 South, Range 3 East, San Luis Basin and Meridian Tropic West 2.10 chains
thence North 3.25 chains thence East 2.10 chains thence South 3 chains to begin, containe
0.67 acres.

Beginning 1.00 dollars North 0.2 dollars West of the NE Corner of the NW 1/4, NE 1/4 Section 6, Township 13 South, Range 3 East, Salt Lake Base and Meridian; thence North 2.00 miles West 0.2 dollars; thence South 1.00 dollars; thence East 0.2 dollars to reach corner; S 1/2 acre.

[illegible]

Homestead Land Surveying
homesteadsurveyors.com, 435-553-5056

FERNANDO CERVANTES SURVEY
NW 1/4, NE 1/4 Section 11, T15S, R3E

Job Number: PG Date: 08-03-2025 Scale: 1"=20' Sheet Number: 1

