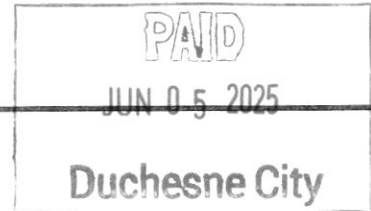


DUCHESNE CITY  
LAND USE APPLICATION



PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee		
<input type="checkbox"/> Subdivision Plat			
<input type="checkbox"/> Preliminary Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Final Plat	# of lots	\$25.00 per lot	\$
<input type="checkbox"/> Conditional Use Permit	\$150.00		\$
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00		\$
<input type="checkbox"/> Zone Change/Plan Amendment	\$200.00		\$
<input checked="" type="checkbox"/> Amended Plat	\$200.00		\$ 200.00
Total			\$ 200.00

Project Name: \_\_\_\_\_

Applicant: A & W Pharmacy (Alan Poulson)

Address: PO BOX 447 Duchesne Phone #: 435-733-1971

Property Owner(s): Alan Poulson - A & W Pharmacy

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Location/Legal Description: 00-0032-4530 & 00-0032-4520 lots 11 & 12 River Heights

Nature of Request: Combine two lots

Current Land Use: Nothing

Proposed Land Use: Personal Use

Date of Planning & Zoning Decision: \_\_\_\_\_

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: [Signature] Date: 6-5-25

Adopted 06-08

PAID

JUN 05 2025

# DUCHESNE CITY LAND USE APPLICATION

Duchesne City

PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

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<input type="checkbox"/> Variance from Board of Adjustment	\$150.00		\$
<input type="checkbox"/> Zone Change/Plan Amendment	\$200.00		\$
<input checked="" type="checkbox"/> Amended Plat	\$200.00		\$ 200.00
Total			\$ 200.00

Project Name: \_\_\_\_\_

Applicant: ATW Pharmacy (Alan Parker)Address: P.O. Box 447 Duchesne UT Phone #: 435-733-1971Property Owner(s): Alan Parker (ATW Pharmacy)

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Location/Legal Description: 00-0032-4500 + 00-0032-4510 Lots 9+10Nature of Request: Combination of two lots 9+10Current Land Use: NothingProposed Land Use: warehouses

Date of Planning &amp; Zoning Decision: \_\_\_\_\_

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: [Signature] Date: 6-5-25

Adopted 06-08

# Duchesne City

## Zoning Ordinance Variance Request

NAME: Alan Poylin (AtW Pharmacy) DATE: 6-5-25

ADDRESS: P.O. Box 447 Duchesne, WY 84021 PHONE: 435-733-0971

LOCATION OF PROPERTY: 00-0032-4500 & 00-0032-4510

LEGAL DESCRIPTION: \_\_\_\_\_

ZONING DESIGNATION: Residential

VARIANCE REQUESTED: Request Commercial for a warehouse

APPLICANT'S SIGNATURE: \_\_\_\_\_

RECOMMENDATION OF ZONING COMMITTEE: \_\_\_\_\_

ZONING COMMITTEE CHAIRMAN'S SIGNATURE: \_\_\_\_\_

ACTION OF CITY COUNCIL: \_\_\_\_\_

MAYOR'S SIGNATURE: \_\_\_\_\_

ACTION OF BOARD OF ADJUSTMENT: \_\_\_\_\_

BOARD OF ADJUSTMENT CHAIRMAN'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



09855  
WHEN RECORDED MAIL TO:  
A&W Pharmacy LLC  
PO Box 997  
Duchesne, UT 84021

[Space above this line for recording data]

## **WARRANTY DEED**

**Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust**, GRANTOR(S), of HC 63 Box 40, Duchesne, UT 84021, hereby CONVEYS AND WARRANTS to: **A&W Pharmacy LLC**, GRANTEE(S), of PO Box 997, Duchesne, UT 84021, for the sum of, Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract(s) of land in Duchesne County(ies), Utah, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

Together with all improvements, appurtenances, and easements thereunto belonging.  
SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent; Covenants, Conditions, Restrictions, Rights of Way, Easements, and Reservations of record or enforceable in law and equity.  
EXCEPTING THEREFROM: all oil, gas and/or other minerals in, on or under said land.

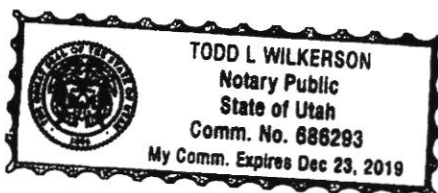
WITNESS, the hand of said grantors, this 28 day of January, 2016.

  
\_\_\_\_\_  
**Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust**

STATE OF UTAH )  
 ) ss.  
COUNTY OF DUCHESNE )

On the 28 day of January, 2016, personally appeared before me Brad N. Taylor, Trustee of The Guy and Naomi Taylor Trust, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC: 



## EXHIBIT "A"

FILE NO: 09855

**PARCEL 1:**

Lot 1, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0001 / 00-0029-1504

**PARCEL 2:**

Lot 2, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0002 / 00-0032-4430

**PARCEL 3:**

Lot 3, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0003 / 00-0032-4440

**PARCEL 4:**

Lot 4, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0004 / 00-0032-4450

**PARCEL 5:**

Lot 5, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0005 / 00-0032-4460

**PARCEL 6:**

Lot 6, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0006 / 00-0032-4470

**PARCEL 7:**

Lot 7, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0007 / 00-0032-4480

**PARCEL 8:**

Lot 8, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0008 / 00-0032-4490

**PARCEL 9:**

Lot 9, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0009 / 00-0032-4500

**PARCEL 10:**

Lot 10, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0010 / 00-0032-4510

**PARCEL 11:**

Lot 11, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0011 / 00-0032-4520

**PARCEL 12:**

Lot 12, Blue Bench Estates Subdivision, according to the official plat thereof as found in the office of the Duchesne County Records Office.

Numbers: DBBE-0012 / 00-0032-4530