

PAID

JUN 05 2025

Duchesne City

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

Project Name:

Applicant: AJ W Pharmacy (Alan Poulsen)

Address: PO BOX 447 Duchesne Phone #: 436-733-1971

Property Owner(s): Alan Poulsen AJ W Pharmacy

Address: Phone #:

Location/Legal Description: 00-0032-4930 00-0032-4920 lots 11 & 12
Block 10

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:  Date: 4-5-25

Adopted 06-08

PND

JUN 05 2025

DUCESNE CITY
LAND USE APPLICATION

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Type of Request:	Fee
Subdivision Plat	
Preliminary Plat	# of lots ____ \$25.00 per lot \$ _____
Final Plat	# of lots ____ \$25.00 per lot \$ _____
Conditional Use Permit	\$150.00 \$ _____
Variance from Board of Adjustment	\$150.00 \$ _____
Zone Change/Plan Amendment	\$200.00 \$ _____
X Amended Plat	\$200.00 \$ <u>200.00</u>
	Total \$ <u>200.00</u>

Project Name: _____

Applicant: A&W Pharmacy (Alan Poulson)Address: P.O. Box 467 Duchesne, WY Phone #: 435-233-1971Property Owner(s): Alan Poulson (A&W Pharmacy)

Address: _____ Phone #: _____

Location/Legal Description: 00-0032-4500 + 00-0032-4510 Lots 9&10Nature of Request: Combine 2 lots into 1 lotCurrent Land Use: Not in useProposed Land Use: Commercial 1185N

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: PL _____ Date: 6-5-25 _____

Adopted 06-08

Duchesne City

Zoning Ordinance Variance Request

NAME: Alan Poylin (A&W Pharmacy) DATE: 6-5-25
ADDRESS: P.O. Box 447 Duchesne, WY 82021 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: APC

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: _____

PAID

JUL 10 2025

Duchesne City

DUCHESNE CITY
LAND USE APPLICATION

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Type of Request:	Fee
<input type="checkbox"/> Subdivision Plat	
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<input type="checkbox"/> Conditional Use Permit	\$150.00 <input type="text"/>
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00 <input type="text"/>
<input checked="" type="checkbox"/> Zone Change/Plan Amendment	\$200.00 <input type="text"/> <u>200⁰⁰</u>
<input type="checkbox"/> Amended Plat	\$200.00 <input type="text"/>
	Total <u>\$ 200.00</u>

Project Name: Terry Components Llc or Llc

Applicant: Alan Poulter

Address: Lot 9A Blue Back Estates Phone #: 435-733-1971

Property Owner(s): Alan Poulter

Address: 20835 W. 8400 S. Phone #: 435-733-1971

Location/Legal Description: Lot 9A Blue Back Estates

Nature of Request: Join two lots & make commercial

Current Land Use: Not h.

Proposed Land Use: Commercial warehouse

Date of Planning & Zoning Decision: 6/19/25

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: AP Date: J-10-25

Adopted 06-08

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

Ent 491418 Page 1 of 3
Date: 01-FEB-2016 10:38:57AM
Fee: \$25.00 Check Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCHESNE COUNTY CORPORATION
For: EXPRESS TITLE

[Space above this line for recording data]

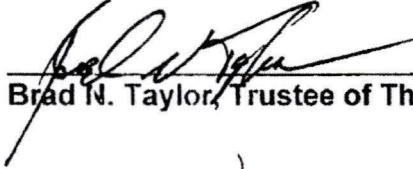
WARRANTY DEED

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: 

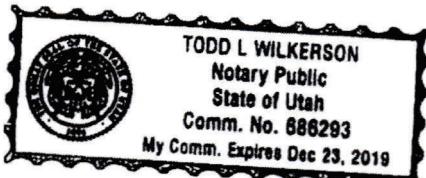


EXHIBIT "A"

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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders 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 Recorders Office.

Numbers: DBBE-0012 / 00-0032-4530

