



PAROWAN CITY CORPORATION  
35 E 100 N  
Parowan, UT 84761  
(435) 477-3331

**PLANNING AND ZONING APPLICATION FORM**

*(Note: This application must be submitted not less than 7 days prior to the next Planning and Zoning meeting date. Planning and Zoning meetings are held the first and third Wednesday of the month)*

Reason for Application: To change parcel# A-0026-0027-0000 from A-1 to R-3 zoning  
**APPLICANT WILL BE RESPONSIBLE FOR ANY AND ALL ADVERTISING FEES ASSOCIATED WITH APPLICATION**

<input type="checkbox"/> Annexation, filing fee: \$250.00 plus cost of advertising.	<input type="checkbox"/> Subdivision Application, filing fee: \$100.00 plus plan check fee per lot at cost.
<input checked="" type="checkbox"/> Zone Change, filing fee: \$100.00 plus cost of advertising.	<input type="checkbox"/> Minor Lot Subdivision, filing fee: \$100.00 plus advertising and two survey reviews of \$125.00.
<input type="checkbox"/> Appeal Authority, filing fee: \$100.00.	<input type="checkbox"/> Conditional Use Permit, filing fee: \$65.00
<input type="checkbox"/> Plan Review; actual cost.	<input type="checkbox"/> Other: _____ Filing fee: \$50.00

**Applicant Information:**

Name: The Lofts Development, LLC Date: 11/10/2025  
Address of Applicant: 107 S 1470 E STE 203, St. George, UT 84790  
Telephone: 435-705-4474 Email: davenasal@gmail.com

Address (both legal and physical) of item at issue: Parcel# A-0026-0027-0000/833 West 100 North

**For issues concerning real property:**

Present zoning of property: A-1 Proposed zone if applicable: R-3  
Acreage: 14.71 Present use of property: Agricultural

**Checklist of Items Needed:**

☒ Recorded Deed ☒ Plat Map

**Application Requirements:**

1. Application for consideration of any request before the Planning and Zoning Committee must be submitted to the Parowan City Offices seven (7) days prior to the next Planning and Zoning meeting in order to be placed on the agenda.
2. If you are applying for approval of a Conditional Use Permit, you must have filled out the Conditional Use Permit Application in addition to this form.

3. If you are applying for approval of a Subdivision, you must complete the Subdivision Application form in addition to this form.
4. If you are applying for a Zone Change, you must have completed the Zone Change Application form in addition to this form.
5. Home Occupation Permits must be accompanied by notification of neighbors within 300 feet of residence.
6. You must provide ten (10) copies of everything at the time of application to give to Committee members. Digital copies accepted in .pdf format must be readable and sharable.

Please indicate whether any of the following have been consulted regarding this matter:

☐ Zoning Enforcement Officer    ☒ City Manager    ☐ City Council Member    ☐ Mayor    ☐ Public Works  
☐ Electric Dept.

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**FOR OFFICE USE ONLY**

Date Application Received: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Governing Body: \_\_\_\_\_

Approval Date: \_\_\_\_\_ Denial Date: \_\_\_\_\_

CURRENT ZONING

PAROWAN CITY, IRON COUNTY, UTAH  
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SLB&M

[illegible]

	LEGAL DESCRIPTION
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100.	0.0000

**A692-1**

BEGINNING AT A POINT THAT LIES NORTH 00°41'31" EAST ALONG THE SECTION LINE 13.15-68 FEET; AND EAST 89°10'01" WEST FROM THE SOUTHWEST CORNER OF SECTION 17, T14N R10E S12E, THENCE SOUTH 89°10'01" WEST 68.00 FEET; THENCE NORTH 00°40'07" EAST 699.90 FEET; THENCE SOUTH 00°40'07" EAST 373.30 FEET; THENCE SOUTH 00°42'21" WEST 664.45 FEET; THENCE NORTH 89°10'57" WEST 859.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 437.53<sup>±</sup> SQUARE FEET OR 10.04 ACRES.





