

Toquerville Planning and Zoning
Richins Residence
02/03/2026 - 02/02/2125
Conditional Use Application
General

Printed: 03/05/2026

Permit/License #

[REDACTED]

Reference Number

[REDACTED]

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning & Zoning	Reviewing	02/03/2026
Final-Review	Not Reviewed	

Fees

Conditional Use	\$400.00
Subtotal	\$400.00
Processing Fee	\$13.00
Total	\$413.00
Amount Paid	\$413.00
Total Due	\$0.00

Payments

02/03/2026	Online	\$400.00
Total Paid		\$413.00

Application Form Data

(Empty fields are not included)

First Name
Spencer

Last Name
Richins

Business Name
Grass Creek Construction, Inc.

Phone Number

[REDACTED]

Email Address

Address

184 S Ash Creek Dr

City

Toquerville

State

UT

Zip Code

84774

Is this the address of the proposed conditional use?

Yes

Mailing Address

1263 S. Hillcrest Drive, Unit A, Washington, UT 84780

Do you own the subject property?

Yes

Upload Notarized Property Owner Affidavit signed by property owner.

 SC360i Gras26020311000.pdf

Is this application regarding the maximum height of a secondary structure?

Yes

Please provide your reason for requesting a conditional use permit to exceed the permitted maximum height.

The overhead doors need to be 12 feet high to allow for the equipment I have to be parked inside. Because of the beam and pitch of the trusses above the overhead doors, the height needs to be exceed to accommodate the doors.

Upload a warranty deed, preliminary title report, or other document showing evidence that the applicant has control of the property.

 20250040014.pdf

Upload a map showing all properties within 300 feet of property boundaries.

 Map.pdf

Upload a public notice mailing list of all properties within 300 feet of property boundaries.

 MailingList.xls

Applicant must provide addressed and stamped envelopes for all properties within 300 feet of property boundaries. Envelopes must be delivered to the Toquerville City office(212 N. Toquer Blvd, Toquerville, UT). Address labels may be acquired from the Washington County Records Office. ****Application will not be considered complete until receipt of addressed and stamped envelopes.****



Project Name

Richins Residence

Tax ID/ Parcel #

T-11-B

Zone District

R-1-20

Upload Notarized Professional Services Agreement

 **SC360i Gras26020314230.pdf**

Will the conditional use protect the safety of persons and property, and not result in traffic congestion or traffic hazards to vehicles or pedestrians?

Yes

Will the conditional use have adequate and necessary access for safety services, i.e. police, fire?

Yes

Will the conditional use exceed the obligations and / or financial capacity of the city?

No

Will the conditional use protect environmental values, such as air, water, groundwater, light or noise pollution?

Yes

Is the conditional use consistent with the general plan and compatible with the surrounding area?

Yes

Is the applicant prepared to provide assured performance of obligations by posting bond or other adequate security?

Yes

Please describe the proposed conditional use

Approve a height of 20' 4" for a detached garage.

Project Name And Subdivision

Yes

Applicants Name, Address, And Phone Number

Yes

Preparer's Company Name, Address, And Phone Number

Yes

Statement From Owner, If Not Applicant, Authorizing Applicant To Make Submittal

Yes

North Arrow And Scale

Yes

Legend (For Symbols Used On Drawing)

Yes

Vicinity Map Showing Project Location Relative To Toquerville City

No

Site Boundaries With Dimensions

Yes

Protection Area Boundaries (Wetlands, Spring/Well Protection Areas, Floodplains)

Yes

Existing Topography

Yes

Slopes Over 15% Highlighted With The Hatching Pattern

No

Existing Vegetation

Yes

Existing Roads, Including Names, Grades, Pavement Widths, And Right Of Way

Yes

Existing Utilities, By Type, Including Location And Dimension of Easements

Yes

Existing Emergency Access, Fire Lanes, Fire Hydrants

Yes

Footprint Of Existing Structures, With Uses Indicated

Yes

Proposed Vegetation, General Landscape Plan

No

Proposed Drainage System; Include Location And Dimensions Of easements

Yes

Proposed Utilities, By Type, Including Location And Dimensions Of Easements And Location Of Fire Hydrant

Yes

Proposed Road Names, Grades, Pavement Widths, And Right Of Way

Yes

Calculations Of Building Coverage, Units, Bedrooms, And Parking Spaces

No

Layout And Dimensions Of Parking Lots With Stalls Shown

No

Proposed Locations For Gas Tanks, LP Gas, And Dumpsters

No

Proposed Locations, And Types, For Signage And Lighting

No

Phasing Plan

No

Stamp From A Licensed Civil Engineer

Yes

Please upload Site Plan.

 **SC360i Gras26020313000.pdf**

The name and location of the property and applicant.



The name and address of the person, firm or organization preparing the application and a statement indicating the record owner's permission to submit the application.



An explanation of the purpose of the proposed action and proposed land use, including building descriptions, variations in building setbacks, parking, height, or other requirements that are being sought.



A development schedule indicating the approximate date the development or stages of the development with expected completion dates.



Assessment of the availability and capacity of public infrastructure (utilities, roads) to serve the proposed use.



Any special agreements, conveyances, restrictions or covenants, which will govern the use, maintenance and continued protection of the development and any of its common areas.



Upload a Development Report.

 **NA Development Plan.pdf**

Project name and subdivision, if applicable.



Applicant's name, address, phone number.



Preparer's company name, address, phone number.



North arrow, scale.



Legend (for symbols used on drawing).



Vicinity map showing project location relative to Toquerville City.



Site boundaries with dimensions.



Protection area boundaries (wetlands, spring/well protection areas, floodplains).



Existing topography.



Slopes over 15% highlighted with red hatching pattern.



Existing vegetation.



Existing roads, including names, grades, pavement widths. Show right of way.



Existing utilities, by type, including location and dimension of easements.



Existing emergency access, fire lanes, fire hydrants.



Footprint of existing structures, with uses indicated.



Existing drainage system.



Existing Conditions Map

 **Plans.pdf**

Project name and subdivision, if applicable.



Applicant's name, address, phone number.



Preparer's company name, address, phone number.



North arrow, scale.



Legend (for symbols used on drawing).



Vicinity map showing project location relative to Toquerville City.



Site boundaries with dimensions.



Protection area boundaries (wetlands, spring/well protection areas, floodplains).



Existing topography.



Slopes over 15% highlighted with red hatching pattern.



Existing vegetation.



Existing roads, including names, grades, pavement widths. Show right of way.



Existing utilities, by type, including location and dimension of easements.



Existing emergency access, fire lanes, fire hydrants.



Footprint of existing structures, with uses indicated.



Existing drainage system.



Proposed topography.



Proposed cut/fill color coded.



Proposed vegetation, general landscape plan



Proposed vegetation, detailed landscape plan: type, size, spacing.



Proposed drainage system, include location and dimensions of easements.



Proposed utilities, by type, including location and dimensions of easements and location of fire hydrants.



Proposed roads - names, grades, pavement widths and right of way.



Proposed emergency access, fire lands, fire hydrants.



Typical cross sections of roads, curbs, gutters, sidewalks.



Footprint of proposed structures, with uses indicated.



Calculations of building coverage, units, bedrooms, parking spaces.



Building plans; elevations, and sections with dimensions.



Layout and dimensions of parking lots, with stalls shown.



Proposed locations of gas tanks, LP gas, dumpsters.



Phasing plan.



Upload Preliminary Construction Drawings.

 Plans.pdf

Signature

Toquerville City, at its discretion, may require applicants to provide other documents and visual aids to assist with the impact upon the neighborhood and City. It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting.

I certify that all information contained herein is accurate, to the best of my knowledge. I certify that I have read, understand, and will comply with the conditional use regulations listed in the Toquerville City Code Title 10, Chapter 20 and Submittal Requirements in Title 10, Chapter 6.

Electronically Signed

Spencer Richins - 02/03/2026 3:08 pm