

Toquerville Planning and Zoning  
370 W. Shangri-La Drive  
01/27/2026 - 01/26/2125  
Conditional Use Application  
General

Printed: 02/25/2026

Permit/License #



Reference Number



Application Status  
Under Review

Status  
Active

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## Application Review Status

Pre-Review	Approved	Date Submitted
Planning & Zoning	Not Reviewed	01/22/2026
Final-Review	Not Reviewed	

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## Fees

Conditional Use	\$400.00
<b>Subtotal</b>	<b>\$400.00</b>
<b>Amount Paid</b>	<b>\$400.00</b>
<b>Total Due</b>	<b>\$0.00</b>

## Payments

01/27/2026		\$400.00
<b>Total Paid</b>		<b>\$400.00</b>

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## Application Form Data

(Empty fields are not included)

First Name

Brandon

Last Name

Nielsen

Business Name

ECHELON CONTRACTING

Phone Number

(435) 773-5192

Email Address

EchelonContracting@gmail.com

Address

City  
**St George**

State  
**UT**

Zip Code  
**84790-0000**

Is this the address of the proposed conditional use?  
**No**

Mailing Address  
**same**

Do you own the subject property?  
**No**

Are you an authorized agent for the property?  
**Yes**

Upload Notarized Property Owner Affidavit signed by property owner and agent.  
 **Property-Owner-Affidavit-Agent-Authorization-Signed&Notarized-20251107.pdf**

Is this application regarding the maximum height of a secondary structure?  
**No**

Upload a warranty deed, preliminary title report, or other document showing evidence that the applicant has control of the property.  
 **1816 Trust A Deed-Bence.png**  
 **1816 Trust A Deed-Bence-South-Property.png**

Upload a map showing all properties within 300 feet of property boundaries.  
 **Mailing\_20List\_20Map.pdf.pdf**

Upload a public notice mailing list of all properties within 300 feet of property boundaries.  
 **Mailing List-20251105.pdf**

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  
**Bence Residence**

Street Address Of Subject Property

370 W. Shangri-La Drive

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City

**Toquerville**

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State

**UT**

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Zip Code

**84774**

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Tax ID/ Parcel #

**T-163-C-1-A**

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Zone District

**MU-20**

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Upload Notarized Professional Services Agreement

 **Agreement-For-The-Payment-Professional-Fees-Signed&Notarized-20251107-Complete.pdf**

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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**

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

**Yes**

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

**No**

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

**Yes**

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

**Yes**

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

**Yes**

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Please describe the proposed conditional use

**To approve the location of the Ham Radio tower at 370 W. Shangri-La Drive, Toquerville Ut 84774**

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Project Name And Subdivision

**Yes**

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Applicants Name, Address, And Phone Number

**Yes**

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Preparer's Company Name, Address, And Phone Number

**Yes**

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

**Yes**

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North Arrow And Scale

**Yes**

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Legend (For Symbols Used On Drawing)

**Yes**

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Vicinity Map Showing Project Location Relative To Toquerville City

**Yes**

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Site Boundaries With Dimensions

**Yes**

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

**Yes**

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Existing Topography

**Yes**

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Slopes Over 15% Highlighted With The Hatching Pattern

**Yes**

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Existing Vegetation

**Yes**

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

**Yes**

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

**Yes**

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Existing Emergency Access, Fire Lanes, Fire Hydrants

**Yes**

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Footprint Of Existing Structures, With Uses Indicated

**Yes**

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Proposed Vegetation, General Landscape Plan

**Yes**

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Proposed Drainage System; Include Location And Dimensions Of easements

**Yes**

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

**Yes**

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

**Yes**

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

**Yes**

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Layout And Dimensions Of Parking Lots With Stalls Shown

**Yes**

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Proposed Locations For Gas Tanks, LP Gas, And Dumpsters

**Yes**

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Proposed Locations, And Types, For Signage And Lighting

**Yes**

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Phasing Plan

**Yes**

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Stamp From A Licensed Civil Engineer

**Yes**

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Please upload Site Plan.

 **Bence-Revised-Lot-Line-Adj-20250805-Final.pdf**

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The name and location of the property and applicant.

✓

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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.

✓

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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.

✓

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

✓

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

✓

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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.

✓

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Upload a Development Report.

 **Not Applicable.pdf**

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Upload a Development Agreement signed by the applicant prior to the approval that memorializes the obligations, commitments and representations made by the proponent in review meetings, as well as any conditions of approval.

📄 Not Applicable.pdf

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Project name and subdivision, if applicable.



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Applicant's name, address, phone number.



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Preparer's company name, address, phone number.



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North arrow, scale.



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Legend (for symbols used on drawing).



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Vicinity map showing project location relative to Toquerville City.



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Site boundaries with dimensions.



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



---

Existing topography.



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Slopes over 15% highlighted with red hatching pattern.



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Existing vegetation.



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



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



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Existing emergency access, fire lanes, fire hydrants.



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Footprint of existing structures, with uses indicated.



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Existing drainage system.



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Existing Conditions Map

📄 **Bence-Revised-Lot-Line-Adj-20250805-Final.pdf**

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Project name and subdivision, if applicable.



---

Applicant's name, address, phone number.



---

Preparer's company name, address, phone number.



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North arrow, scale.



---

Legend (for symbols used on drawing).



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Vicinity map showing project location relative to Toquerville City.



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Site boundaries with dimensions.



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



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Existing topography.



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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.



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Footprint of existing structures, with uses indicated.



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Existing drainage system.



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Proposed topography.



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Proposed cut/fill color coded.



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Proposed vegetation, general landscape plan



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



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Proposed drainage system, include location and dimensions of easements.



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



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



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Proposed emergency access, fire lands, fire hydrants.



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



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Footprint of proposed structures, with uses indicated.



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



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Building plans; elevations, and sections with dimensions.



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Layout and dimensions of parking lots, with stalls shown.



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Proposed locations of gas tanks, LP gas, dumpsters.



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Phasing plan.



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Upload Preliminary Construction Drawings.

 Ham-Radio-Tower-Foundation-Plans-20200527.jpg

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**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

Brandon Nielsen - 01/22/2026 5:53 pm