



TOWN OF LEEDS

218 North Main Street
PO Box 460879
Leeds, UT 84746-0879
Phone: 435-879-2447
E-mail: clerk@leeds.utah.gov
Website: www.leeds.utah.gov

CATEGORY	3	FEE	850.00
Non-refundable			
DATE REC'D	6/24/2024	CK #	online
BY	celb		

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

Name: Nathan Blake

Address: 165N Valley Rd Leeds UT 84746

Phone: Home: _____ Work: _____ Cell: _____

Email Address: _____

List nature of business or use applying for: Burial ~~Plate~~ Plots

Property to be used for the following purposes: family cemetery plot. fenced off and well kept.

I will send Architectural Drawings

I will comply w/all Ordinances

Legal description of property, (give exact legal description & include: Lot, Block, Subdivision and Tract)

Property Tax ID# _____

The property is situated: (Street address or exterior boundaries of area petitioned for change by streets, alley, property lines, etc.)

Attach a plot plan, drawn to scale, of the property involved showing the location of all existing buildings and plans and descriptions of the proposed use of the property with plans for all proposed buildings:

1. Prepare site plans/elevations.
2. Show existing/proposed buildings
3. Show parking/loading areas.
4. Include other pertinent information

The applicant has the ability and intention to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing of the application; or if any time after granting, the use is discontinued for a period of twelve (12) months; or if the property is sold or developed by someone other than the applicant.

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SUCH CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

*NOTE - A CONDITIONAL USE PERMIT does not eliminate the necessity of obtaining a Building Permit or Business License. A Building Permit is required for construction of all buildings in the project.

Are there any deed restriction affecting the use of the property involved? Give expiration date of restrictions.

N/A

Have all requirements in section 7.9.1 of Land-Use Ord 2008-04 been met? Yes ☒ No ☐
Is this a Sexually Oriented Business? (if yes, Addendum for Sexually Oriented Business) Yes ☐ No ☒

L. L. L.

Applicants Signature

165 N Valley Rd

Address

Phone #

IT IS REQUIRED THAT THE APPLICANT SUBMIT STAMPED ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300 FT OF THE AFFECTED PROPERTY.

Town of Leeds Use Only

Application reviewed by: _____ Position: _____

The Town of Leeds Planning Commission recommended: Approval ☐ Denial ☐ to the Leeds Town Council on _____

The Town Council of Leeds: Approved ☐ Denied ☐ this Conditional Use Permit on: _____

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

Mayor, Town of Leeds

Date

ATTEST:

Clerk/Recorder, Town of Leeds

Date

View list



Search this area

overhead of 165 N Valley Rd Leeds ut





Thanks for your payment

A payment to TOWN OF LEEDS will appear on your statement.

Contact information

clerk@leed.utah.gov

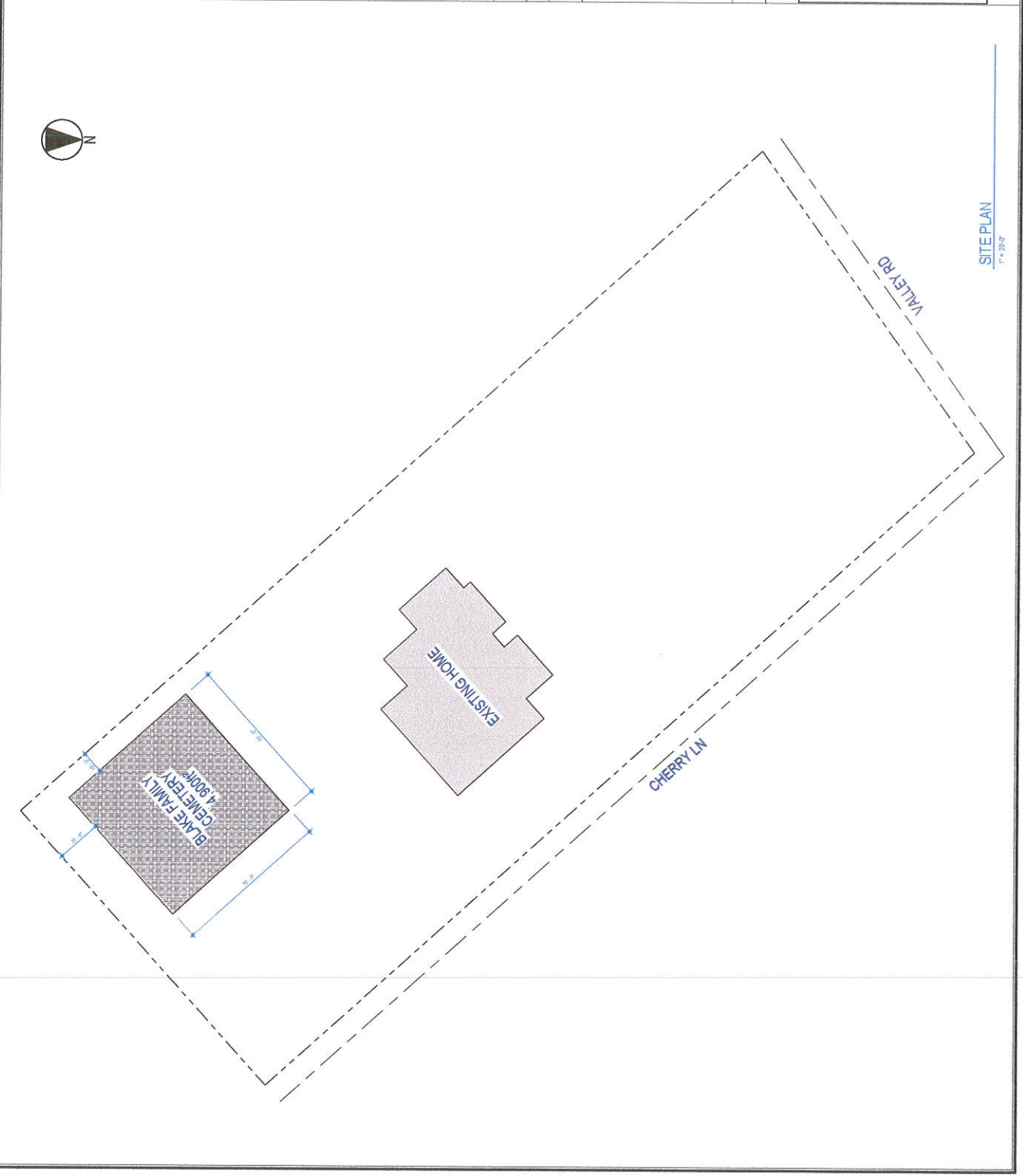
Payment method

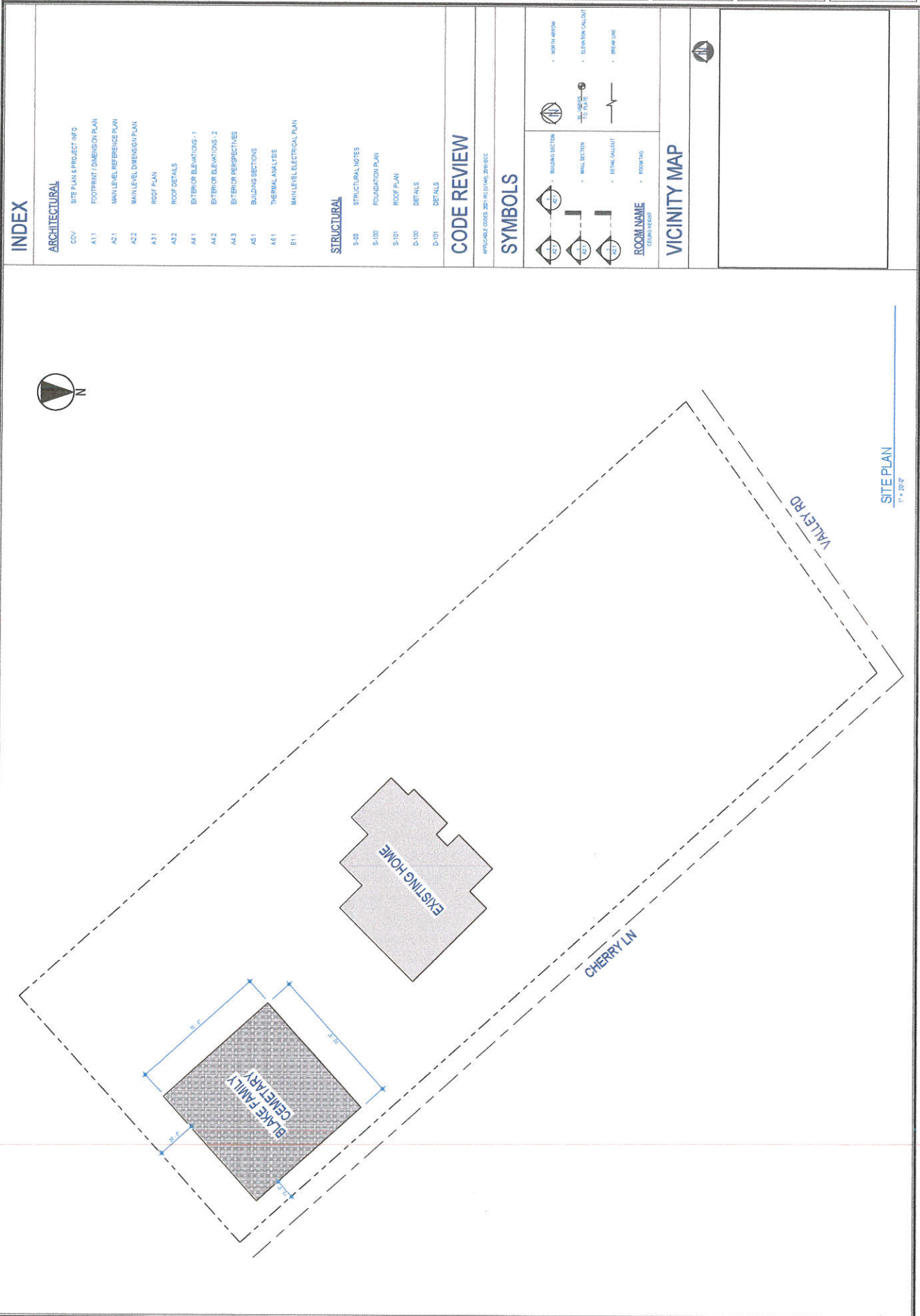
– \$850.00

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COV Scale: 1" = 20'-0" Drawn By: JJ Date: 08/28/2020		Site Plan	
Nate Blake Family Cemetary 165 N VALLEY ROAD, LEEDS, UT 84746 Project Number: 01828 Permit Set		NOVUS DESIGN GROUP novusdg@gmail.com 435.414.5475	

INDEX	ARCHITECTURAL	STRUCTURAL	CODE REVIEW	SYMBOLS	VICINITY MAP
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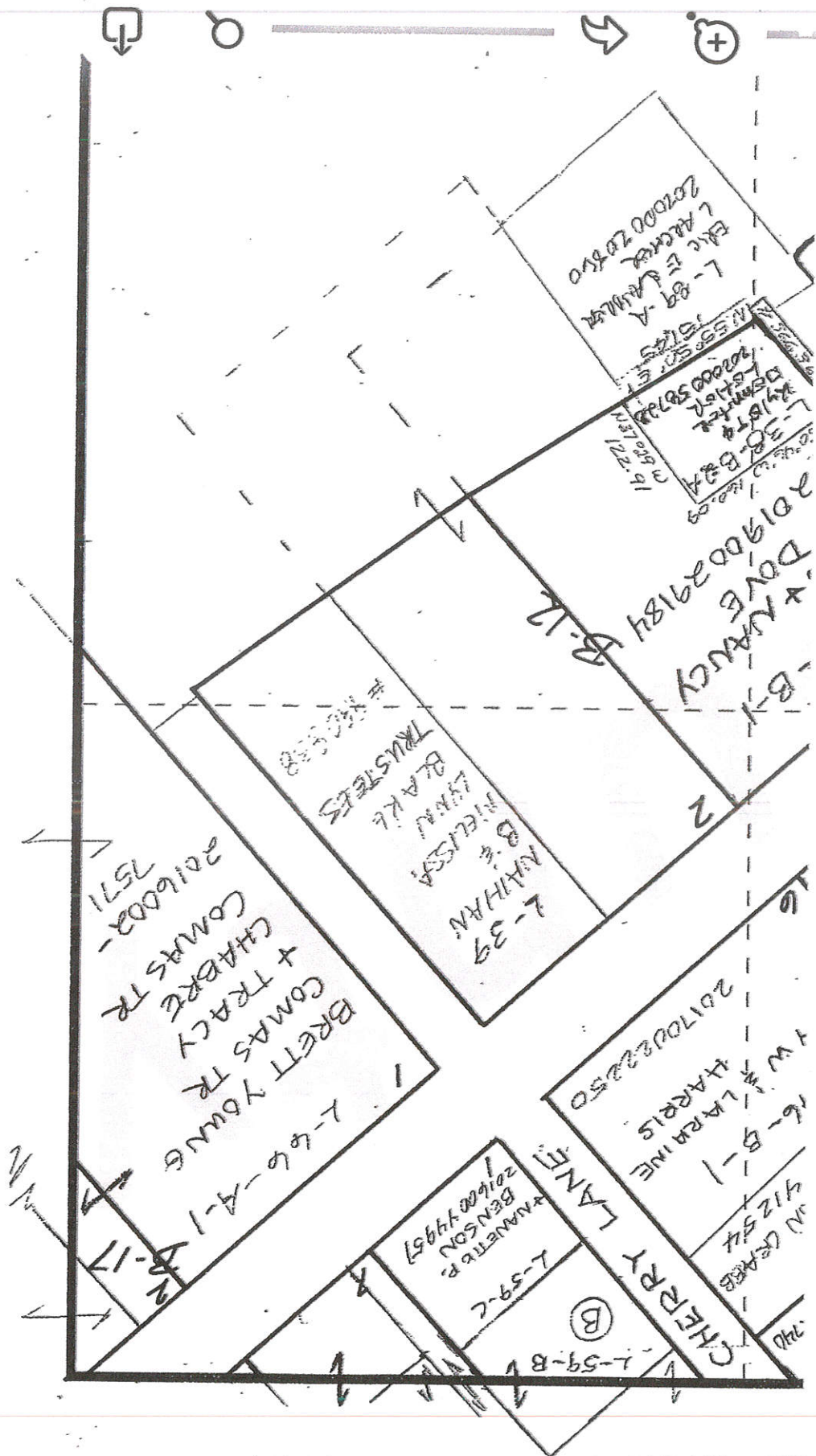


EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 0°06'13" WEST 1838.63 FEET ALONG THE CENTER SECTION LINE AND NORTH 42°01'53" WEST 272.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 42°01'53" WEST 445.68 TO THE SOUTHERLY EDGE OF THE EXISTING VALLEY ROAD; THENCE SOUTH 47°58'07" WEST 165.13 FEET ALONG SAID ROAD; THENCE SOUTH 42°02'58" EAST 427.18 FEET; THENCE NORTH 54°21'59" EAST 166.02 FEET TO THE POINT BEGINNING.

TOGETHER WITH ALL RIGHTS AND APPURTENANCES THEREUNTO BELONGING.

A.P.N. L-39

Recorded at Request of:
Dunn Law Firm
110 W. Tabernacle
St. George, UT 84770
Mail tax notice to:
Nathan B. Blake
PO Box 460876
Leeds, Utah 84746
A.P.N.: L-39

QUIT-CLAIM DEED

NATHAN B. BLAKE and MELISSA LYNN BLAKE nka MELISSA STEHELL, as Trustees of the Blake Family Living Trust, dated January 29, 1999, Grantor of Leeds, County of Washington, State of Utah, hereby QUIT-CLAIMS to NATHAN B. BLAKE, Grantee, of Leeds, County of Washington, State of Utah, for the sum of TEN DOLLARS and other valuable consideration, the following described tract of land in Washington County, State of Utah:

SEE ATTACHED EXHIBIT "A"

WITNESS the hand of said Grantor, this 10 day of August, 2022.

MELISSA LYNN BLAKE nka MELISSA STEHELL
AS TRUSTEE OF THE BLAKE FAMILY LIVING TRUST,
DATED JANUARY 29, 1999

NATHAN B. BLAKE, AS TRUSTEE OF THE BLAKE
FAMILY LIVING TRUST, DATED JANUARY 29, 1999

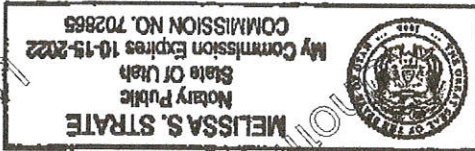
[Notary on Next Page]

STATE OF UTAH

COUNTY OF WASHINGTON

)
: ss.
)

On this 10 day of August, 2022, before me, Melissa Stratte, a Notary Public, personally appeared before me NATHAN B. BLAKE, as Trustee of the Blake Family Living Trust, dated January 29, 1999, proved on the basis of satisfactory evidence to be the same. person whose name is subscribed to in this document, and acknowledged he/she executed the



Notary Public

STATE OF UTAH

COUNTY OF WASHINGTON

)
: ss.
)

On this 10 day of August, 2022, before me, Baylie Croshaw, a Notary Public, personally appeared before me MELISSA LYNN BLAKE, as Trustee of the Blake Family Living Trust, dated January 29, 1999, proved on the basis of satisfactory evidence to be the same. person whose name is subscribed to in this document, and acknowledged he/she executed the



Notary Public

Baylie Croshaw