

Kleinman Garage

Permit/License #

06/30/2026 - 06/29/2125

Conditional Use Application

Reference Number

General

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review

Approved

Date Submitted

Planning & Zoning

Reviewing

06/30/2026

Final-Review

Not Reviewed

Fees

Payments

Conditional Use

\$400.00

06/30/2026

\$400.00

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

Application Form Data

(Empty fields are not included)

First Name

Missy

Last Name

Kleinman

Phone Number

Email Address

Address

City
Toquerville

State
UT

Zip Code
84774

Is this the address of the proposed conditional use?
Yes

Mailing Address
[REDACTED]

Do you own the subject property?
Yes

Upload Notarized Property Owner Affidavit signed by property owner.
☐ **Property owner affidavit and agent authorization.pdf**

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

Please Upload a Site Plan for the proposed building.
☐ **GRADING AND DRAINAGE PLAN GREG KLEINMAN.pdf**

Please upload plans for the proposed building which clearly show the building height.
☐ **Stamped Plans-Kleinman Garage (1).pdf**

Please provide your reason for requesting a conditional use permit to exceed the permitted maximum height.
The secondary structure for which we are requesting the conditional use permit will be for an RV. Because of the height required for the RV bay and the living space next to it, it is not possible to stay within the permitted maximum height. We were able to get the design within 5' of that permitted height, but we will need a conditional use permit for that extra 5'. Because of the slope of the property, this extra 5' will be offset by where the foundation of the garage will sit lower than the existing home at 83 N from the boulevard and will not be higher than the buildings around it.

Upload a warranty deed, preliminary title report, or other document showing evidence that the applicant has control of the property.
☐ **Substitute of Trustee and Reconveyance.pdf**

Project Name
Kleinman Garage

Tax ID/ Parcel #

T-43-A-1

Zone District

R-1-12 SINGLE-FAMILY RESIDENTIAL (12,000 sq. ft. Minimum lot size)

Upload Notarized Professional Services Agreement

 **Agreement for the payment professional fees.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

The proposed conditional use is for a secondary garage structure. This structure is primarily to park an RV. Because of this, the height we need will exceed the 18' allowance by 5'.

Project Name And Subdivision

N/A

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

N/A

North Arrow And Scale

Yes

Legend (For Symbols Used On Drawing)

Yes

Vicinity Map Showing Project Location Relative To Toquerville City

Yes

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

Yes

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

Yes

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

Yes

Layout And Dimensions Of Parking Lots With Stalls Shown

Yes

Proposed Locations For Gas Tanks, LP Gas, And Dumpsters

Yes

Proposed Locations, And Types, For Signage And Lighting

Yes

Phasing Plan

Yes

Stamp From A Licensed Civil Engineer

Yes

Please upload Site Plan.

 Kleinman Garage 1.0_Bldg Plns(NoStruct) (1).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

Gregory Leland Kleinman - 06/30/2026 3:32 pm

