

**TOWN OF VIRGIN**

114 S Mill Street  
PO Box 790008  
Virgin, Utah 84779  
(435) 635-4695, fax (435) 635-0265

**TOWN USE ONLY**

Filing Fee: \$400.00 (non-refundable)

Date Paid/Received: 6/21/18

Check #:

Cash

Staff Initials: UEB

**CONDITIONAL USE PERMIT**

Zone Classification of Property: ☐ Commercial ☐ Residential ☐ Rural Residential  
☐ Agricultural ☐ Resort Zone ☒ Highway Resort Zone

Home Occupation: ☐ Yes ☒ No

**APPLICANT INFORMATION:**

Name: Jack Ruggles

Address: 530 E SR 9 Virgin UT 84779

Phone: Home: 435 635 [REDACTED] Work: 435 635 [REDACTED] Cell: [REDACTED]

Email Address: [REDACTED]

**BUSINESS INFORMATION:**

Business Name: Zion Canyon Trailrides at Jacob's Ranch

Business Phone: 435 635 1552 Phone: \_\_\_\_\_

Physical Address: 530 E. SR 9 Virgin UT 84779

List nature of business or use applying for: RV, Cabin and tent camping.  
See similar transient tourist base uses in  
Chapter 22

Transient tourist base RV, Cabin and tent camping.

Legal description of property (Property Tax ID number): V-2140-A-4-A-1

Number of employees: 2-10

Number of employees living on site: 2

List all permits that may be required by state or federal agencies, with copies of the permits:

Waste water permit

Have all the requirements in section 8:3-8:10 of VULU been met? ☒ Yes ☐ No

The applicant shall submit the following information pertaining to the above: (All information will be required seven days prior to the Planning Commission Meeting in order to be placed on the agenda.)

- Site Plans (2 copies) drawn to scale and showing proposed buildings, fences. Landscaping, parking and loading areas, setbacks, walkways, and open spaces to be used.
- Landscaping and Topography for irregular sites and drainage.

- Deed of Ownership
- Any other information requested by the Planning Commission.

The applicant has the ability and intention to utilize said Conditional Use Permit within twelve (12) months from the date of final approval; and the applicant understands that this CONDITIONAL USE PERMIT, if granted, becomes null and void 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.

IF REQUIRED, APPLICANT MUST SUBMIT STAMPED, ADDRESSED ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 500 FT OF THE AFFECTED PROPERTY 10 DAYS BEFORE THE PUBLIC HEARING.

Applicant Signature: *Jack D. Taylor* Date: 6/21/18

**TOWN USE ONLY**

Recommended by Planning Commission: [ ] Approval [ ] Denial Date: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Town Council Decision: [ ] Approval [ ] Denial Date: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved by Town Council Mayor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Town Clerk's Signature: \_\_\_\_\_ Date: \_\_\_\_\_





27 FULL-TIME SPACES  
 11 - 40'  
 14 - 50'  
 1 - 60'  
 51 BACK IN SPACES  
 3 - 40'  
 2 - 50'  
 20 - 60'  
 7 - 70'  
 1 - 80'  
 7 TOW SPACES

80  
 0  
 80  
 SCALE IN FEET

SHEET <b>1</b> OF 1	CONCEPT PLAN 3 VIRGIN RV RESORT FOR <b>PAUL KROFF</b> <small>LOCATED IN THE SW/4 SEC 23, T 41 S, R 12 W, SLBHM          TOWN OF VIRGIN, WASHINGTON COUNTY, UTAH</small>	 <b>RAT ENGINEERING, P.C.</b> <small>CIVIL ENGINEERING AND LAND SURVEYING          51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84797          FAX: (435) 635-5765 TEL: (435) 635-2329</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left; padding: 2px;">REVISIONS</th> </tr> <tr> <th style="width: 10%; text-align: left; padding: 2px;">NO.</th> <th style="width: 15%; text-align: left; padding: 2px;">DATE</th> <th style="width: 45%; text-align: left; padding: 2px;">APPROVED BY</th> <th style="width: 30%; text-align: left; padding: 2px;">REMARKS</th> </tr> </thead> <tbody> <tr><td style="height: 20px;"> </td><td> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td><td> </td></tr> <tr><td style="height: 20px;"> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				NO.	DATE	APPROVED BY	REMARKS																
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NO.	DATE	APPROVED BY	REMARKS																								





27 PAUL-KROFF SPACES  
 1 - 10' x 30'  
 14 - 10' x 30'  
 11 - 10' x 30'

51 PAUL-KROFF SPACES  
 3 - 10' x 30'  
 20 - 10' x 30'  
 17 - 10' x 30'  
 1 - 10' x 30'

7 TIER SPACES

80  
 0  
 80  
 SCALE IN FEET

SHEET <b>1</b> OF 1	TITLE <b>CONCEPT 3</b> <b>OCT 9, 2017</b> CHECKED SCALE 1" = 80'	<b>CONCEPT PLAN 2</b> <b>VIRGIN RV RESORT</b> FOR <b>PAUL KROFF</b> LOCATED IN THE SW/4 SEC 23, T41S, R12W, S188M TOWN OF VIRGIN, WASHINGTON COUNTY, UTAH	<b>RAT ENGINEERING, P.C.</b> CIVIL ENGINEERING AND LAND SURVEYING 51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737 FAX: (435) 635-5765 TEL: (435) 635-2329	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>APPROVED BY</th> <th>REMARKS</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	APPROVED BY	REMARKS																
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80  
0  
80  
SCALE IN FEET



1  
SHEET  
OF 1

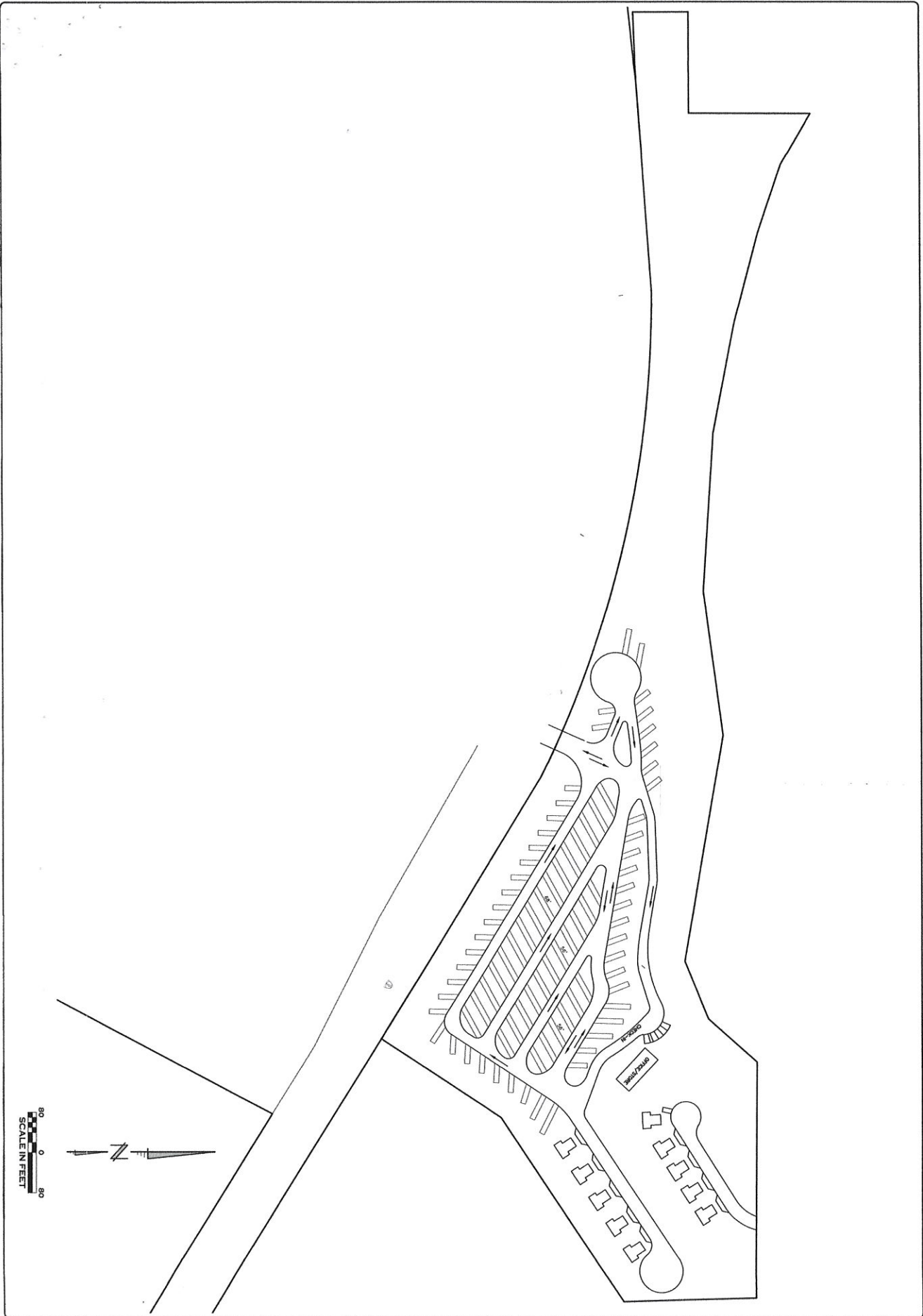
CONCEPT PLAN  
CABIN RESORT & RV PARK  
ROSEWOOD PROPERTIES  
LOCATED IN THE SW/4 SEC. 23, T.41 S., R. 12 W., S. 18 E.  
TOWN OF VIRGIN, WASHINGTON COUNTY, UTAH

**RAT ENGINEERING, P.C.**  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
FAX: (435) 635-5765 TEL: (435) 635-2329

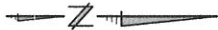
REVISIONS

NO.	DATE	APPROVED BY	REMARKS





80 0 80  
SCALE IN FEET



SHEET <b>1</b> OF 1	DATE	18050229
	DESIGNED BY	JK
	CHECKED BY	JK
	DATE	JUNE 20, 2017

CONCEPT PLAN  
CABIN RESORT & RV PARK  
FOR  
ROSEWOOD PROPERTIES  
LOCATED IN THE SW/4 SEC 23, T41 S, R12 W, S188M  
TOWN OF VIRGIN, WASHINGTON COUNTY, UTAH

**PRATT ENGINEERING, PC**  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
FAX: (435) 635-5765 TEL: (435) 635-2329

REVISIONS			
NO.	DATE	APPROVED BY	REMARKS







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Area of Interest (AOI)

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Soil Data Explorer

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Map Unit Legend

Washington County Area, Utah (UT641)

Washington County Area, Utah (UT641)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FA	Fluvaquents and torrifluvents, sandy	4.7	50.1%
RbA	Redbank silty clay loam, 0 to 2 percent slopes	4.5	47.7%
RP	Rock land, stony	0.2	2.1%
Totals for Area of Interest		9.4	100.0%

Soil Map

Scale

Print to Scale

pos607

Soil Map

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