



**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) *Temp*  
 Date Paid/Received: *Fee Waived 6/28/18*  
 Check #: *N/A* Staff Initials: *N/A*

**CONDITIONAL USE PERMIT**

Zone Classification of Property: [ ] Commercial [ ] Residential ~~[ ] Rural Residential~~  
 [ ] Agricultural [ ] Resort Zone ~~[ ] Highway Resort Zone~~

Home Occupation: [ ] Yes [ ] No

**APPLICANT INFORMATION:**

Name: GENE GARATE ET AL  
 Address: 1941 E 50 S.  
 Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

**BUSINESS INFORMATION:**

Business Name: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Physical Address: \_\_\_\_\_

List nature of business or use applying for: 3 SHORT TERM RENTALS, 2  
1 FARMERS MARKET & CUSTOM MEAT SHOP  
WE ARE REQUESTING 5 YEARS TO COMPLETE THE PROJECT w/EXTENSION  
OPTION. WE ARE REQUESTING USES BE GRANTED AS THEY ARE COMPLETED

Legal description of property (Property Tax ID number): V-2144-A-7  
 Number of employees: - Number of employees living on site: -

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

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: *[Handwritten Signature]* Date: \_\_\_\_\_

**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: \_\_\_\_\_

**Account 0427321**

**Location**  
 Account Number: 0427321  
 Parcel Number: V-2144-A-7  
 Tax District: 12 - Virgin Town  
 Acres: 0.72  
 Situs: 1941 E 50 S - VIRGIN

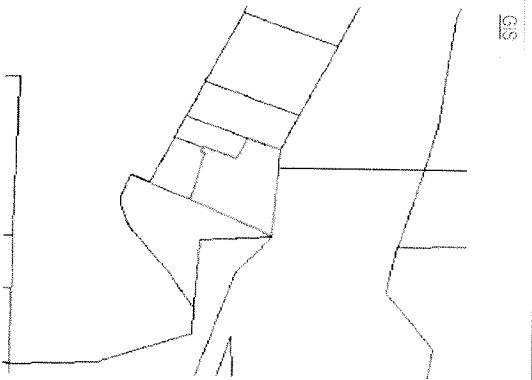
**Owner**  
 Name: SPENDLOVE KIM  
 1981 E 50 S  
 VIRGIN, UT 84779

**Value**  
 Market (2018): \$111,900  
 Taxable: \$111,900  
 Tax Area: 12 Tax Rate: 0.010974  
 Actual Assessed Acres  
 Non-Primary Improved: \$111,900 \$111,900 0.720

**Legal S:** 25 T. 41 S. R. 42 W. BEG NW COR SW 1/4 NE 1/4 SEC 25 T41S R12W TH S 89° 47' 56" E ALG 1/16 SEC CL  
 220 FT TH S 0° 10' 38" E 438 46 FT TO POB TH S 86° 09' 20" E 180 44 FT TH S 28° 10' 26" W 198 50 FT TH N  
 75° 25' 14" W 125 72 FT TH S 23° 15' 26" W 10 14 FT TH N 66° 44' 34" W 14 FT TH N 23° 15' 26" E 76 FT TH N  
 66° 44' 34" W 60 FT TH N 23° 15' 26" E 75 FT TH S 88° 09' 20" E 47 83 FT TO POB  
**Parent Accounts:** 0157597  
**Child Accounts:** 2144-A-2  
**Sibling Accounts:**  
**Sibling Parcels:**

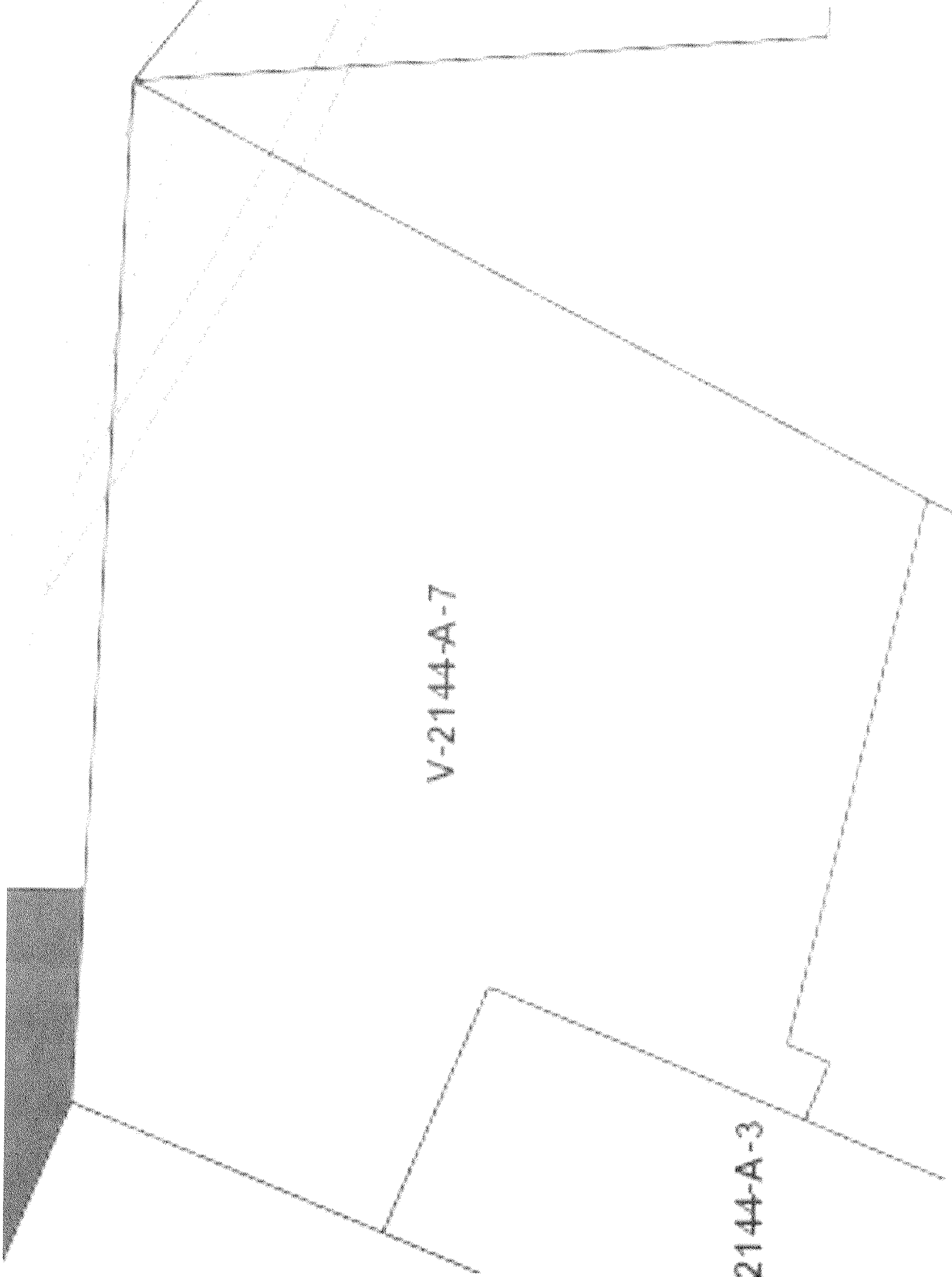
Entry Number	Recording Date	Transfers
00389935	08/29/1991 10:25:00 PM	
20090048182	12/22/2009 03:38:25 PM	
20100006647	03/07/2010 04:23:46 PM	
20100009248	03/01/2010 04:23:46 PM	
201000143974	12/30/2010 10:52:48 AM	
20100000235	01/04/2011 09:18:39 AM	
20180029945	09/27/2018 12:14:35 PM	

Tax Year	Taxes
2018	\$1,227.99
2017	\$1,209.80



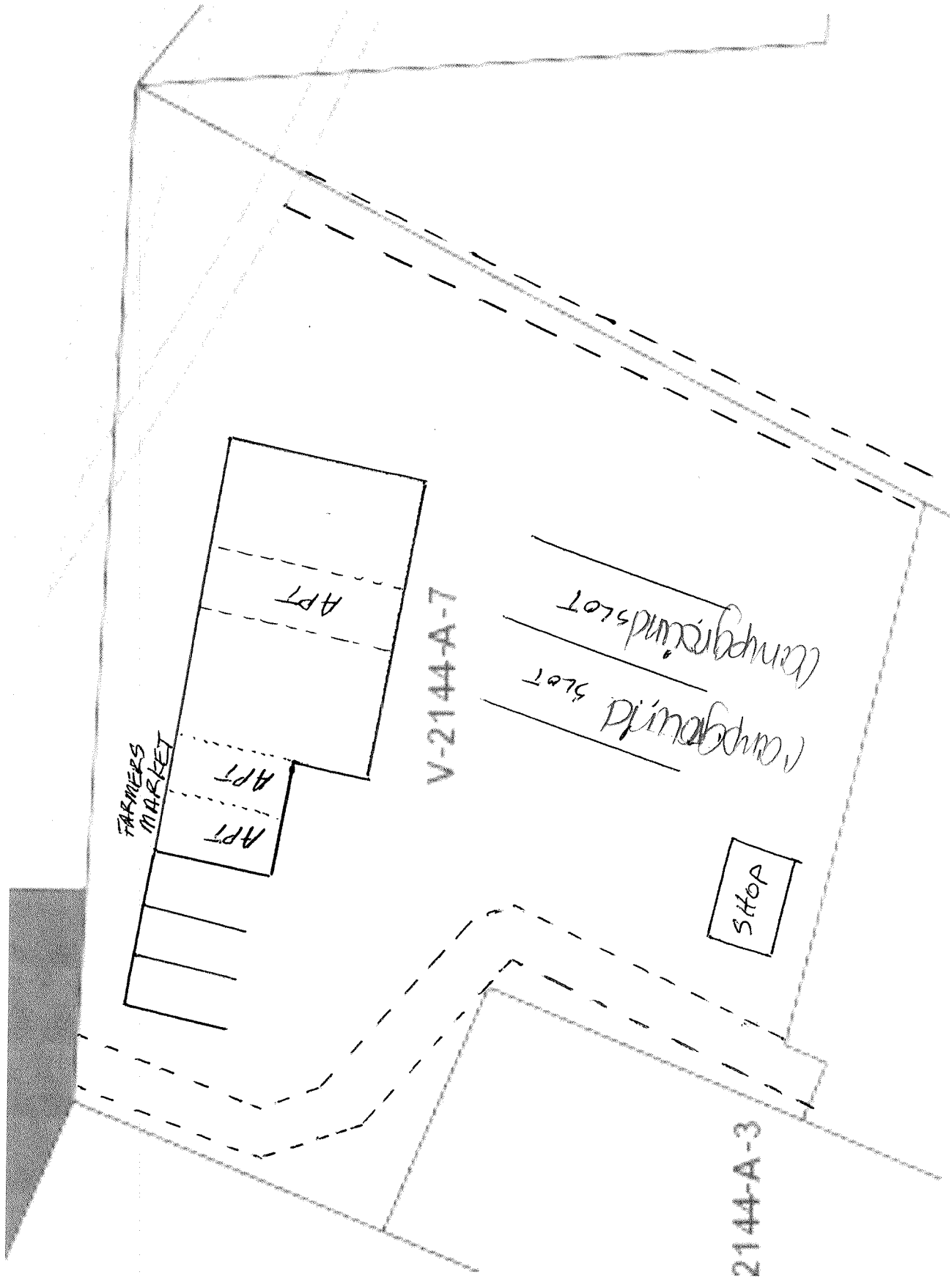
**Images**

E 616 P 657



V-2144-A-7

2144-A-3



FARMERS MARKET

APT

APT

APT

V-2144-A-7

slot

Campground

slot

STOP

2144-A-3



V-2144-A-2

V-2144-A-1-B

V-2144-A-7

V-2144-A-3

V-2144-A-1-A-4

V-2144-A-8

Google

150m

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