

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner B & J Trucking Investments, LLC Phone 435-384-3333

Mailing Address: 20 N. State Street Building Site Address 15 N. State Street

Contractor's Name SAI Inc. / Lorraine Spencer Phone 603-952-0201

Complete and provide all of the following information:

Check the Property Zone:

☐	RA-1 Residential-Agricultural	☐	R-1-10,000 Residential
☐	R-1-7500 Residential	☐	R-2-7500 Residential
☐	R-3-7500 Residential	☒	CC-1 Central Commercial
☐	H-1 Highway Commercial	☐	

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

Plat map, Legal Description and tax documentation are attached.

2. Complete description and scope of the proposed project:

Installation of 2 wall mounted Electric Vehicle charger units, replacement of 2 existing service panels with new 200A panels. Electrical service to the chargers will be located within underground trench from existing building to existing CMU wall. 2 bollards to be installed around each charger unit for safety.

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size 63,168 Square Feet

Setbacks:

*Front n/a Feet Rear n/a Feet *Side n/a Feet

Project will not impact existing setbacks. new 200A panel will replace existing power panels, underground conduit will be between the existing building to the existing CMU wall located within the interior of the property.

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer Not Applicable

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☐ yes ☐ no Not Applicable

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☐ no Not Applicable

Have all the connection fees been paid to Ferron City? ☐ yes ☐ no Not Applicable

List the utilities and the size of connections that will be installed:

Size	_____	Amount paid	\$ _____
Size	_____	Amount paid	\$ _____
Size	_____	Amount paid	\$ _____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes.

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

Property Owner signature on attached

Property Owner's Signature Landlord Authorization Form Date _____

Contractor's Signature Lorraine M Spencer Date 3/26/2021

Approved by:

Planning Commission Date

Ferron City Mayor Date

March 25, 2021

EMERY COUNTY CORPORATION Tax Roll Master Record

10:17:02AM

Parcel: 01-0125-0030	Entry: 419164
Name: B&J TRUCKING INVESTMENTS LLC	
c/o Name:	Property Address
Address 1: PO BOX 942	N STATE ST: 20
Address 2:	FERRON
City State Zip: FERRON UT 84523-0942	Acres: 1.45
Mortgage Co:	
Status: Active	Year: 2022 District: 005 FERRON 0.013983

Owners	Interest	Entry	Date of Filing	Comment
B&J TRUCKING INVESTMENTS LLC		419164	01/31/2019	
**** ATTENTION !! **** Tax Rates for 2022 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2022 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate) 2022 Taxes: 0.00 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 0.00 2021 Taxes: 0.00 Review Date 10/22/2015 NO BACK TAXES!				

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2017	0.00	0.00	0.00	0.00	7.25%	8,236.88	0.00
2016	0.00	0.00	0.00	0.00	7.00%	8,108.87	0.00
2015	0.00	0.00	0.00	0.00	7.00%	7,172.80	0.00
2014	0.00	0.00	0.00	0.00	7.00%	13,395.66	0.00
2013	0.00	0.00	0.00	0.00	7.00%	7,541.26	0.00
Totals:	0.00	0.00	0.00	0.00		44,455.47	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG SW COR, LOT 2, BLOCK 11, FERRON TOWNSITE SURVEY; E 157.75 FT; N 56 FT; E 40 FT; S 56 FT; E 58 FT; N 255.75 FT; W 255.75 FT; S 255.75 FT TO BEG. 1.45 ACRES.

History

INCLUDES 1-125-19 / COMBINED WITH 1-125-18(2008) / 418845

WHEN RECORDED RETURN TO:

Bradley Benson and Julie Benson
20 N State St.
Ferron, UT 84523
Tax ID No.: 01-0125-0030

RESPA

WARRANTY DEED

Bradley Benson and Julie Benson, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to B&J Trucking Investments, LLC **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Emery County, State of Utah described as follows:

BEGINNING at the Southwest corner of Lot 2, Block 11, Ferron Townsite Survey; thence East 157.75 feet; thence North 56 feet; thence East 40 feet; thence South 56 feet; thence East 58 feet; thence North 255.75 feet; thence West 255.75 feet; thence South 255.75 feet to the point of beginning.

Situate in Emery County, State of Utah.
(Tax ID# 01-0125-0030)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 10th day of December, 2018.

Bradley Benson
Bradley Benson

Julie Benson
Julie Benson

STATE of Utah
County of Emery

On this 31 day of January, 2019 before me Shalane Christiansen, a notary public, personally appeared Bradley Benson and Julie Benson proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Shalane Christiansen

File Number: 20650
Warranty Deed UT



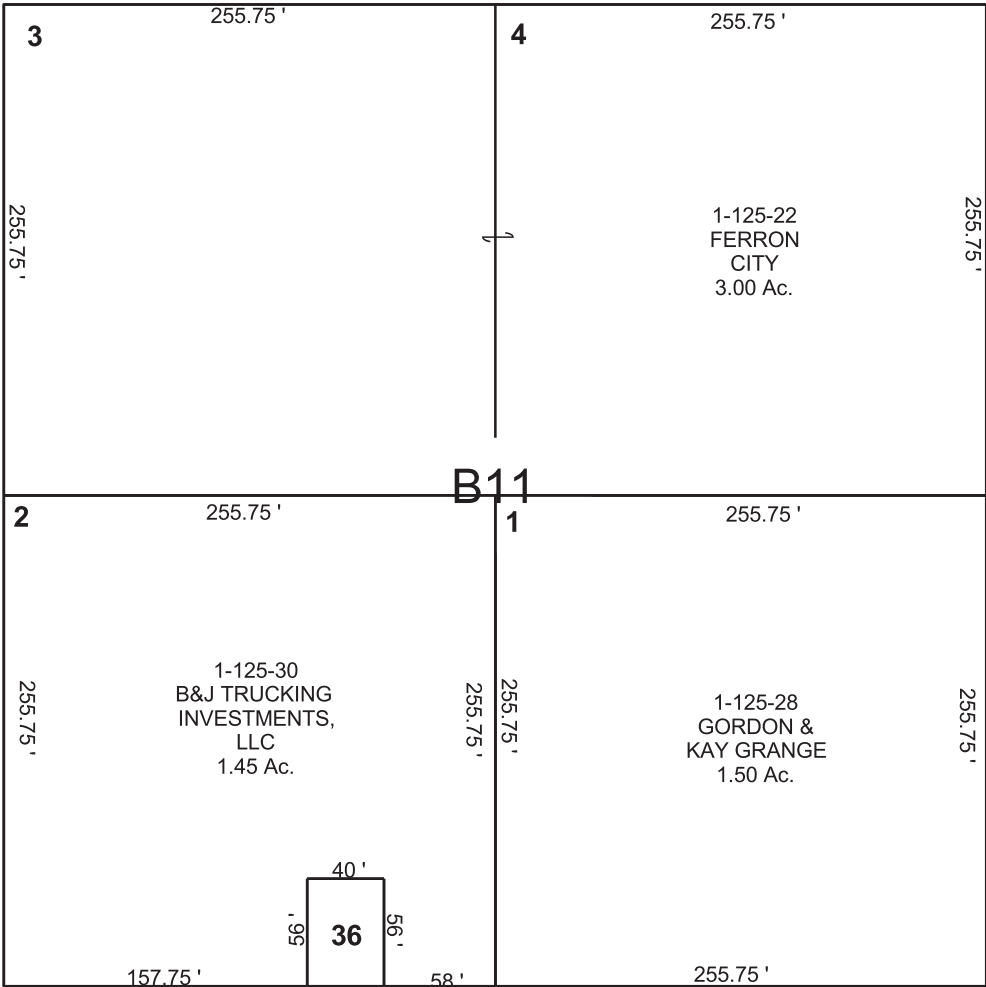
FERRON

SW/4 SW/4 SECTION 10, T 20 S, R 07 E S.L.B. & M.

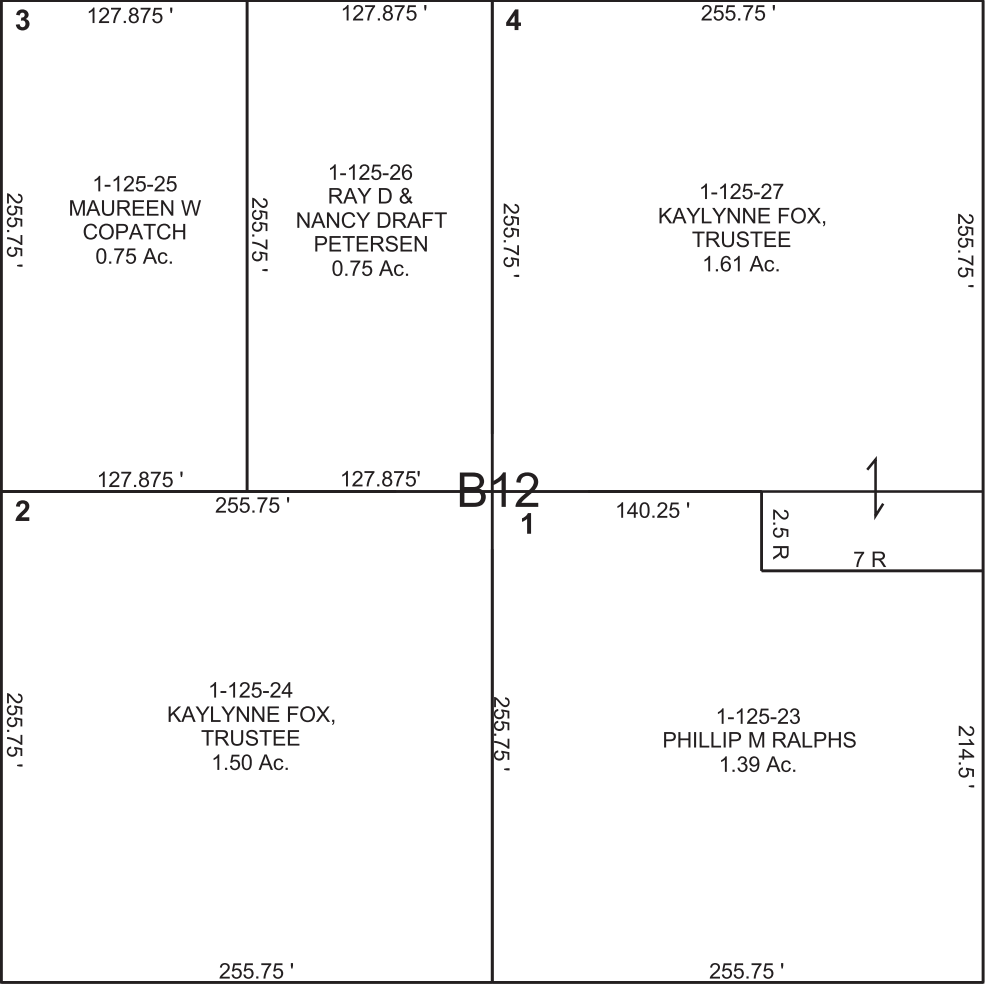


BOOK 1 PAGE 125
SCALE: 1" = 100 '
OCTOBER 22, 2020

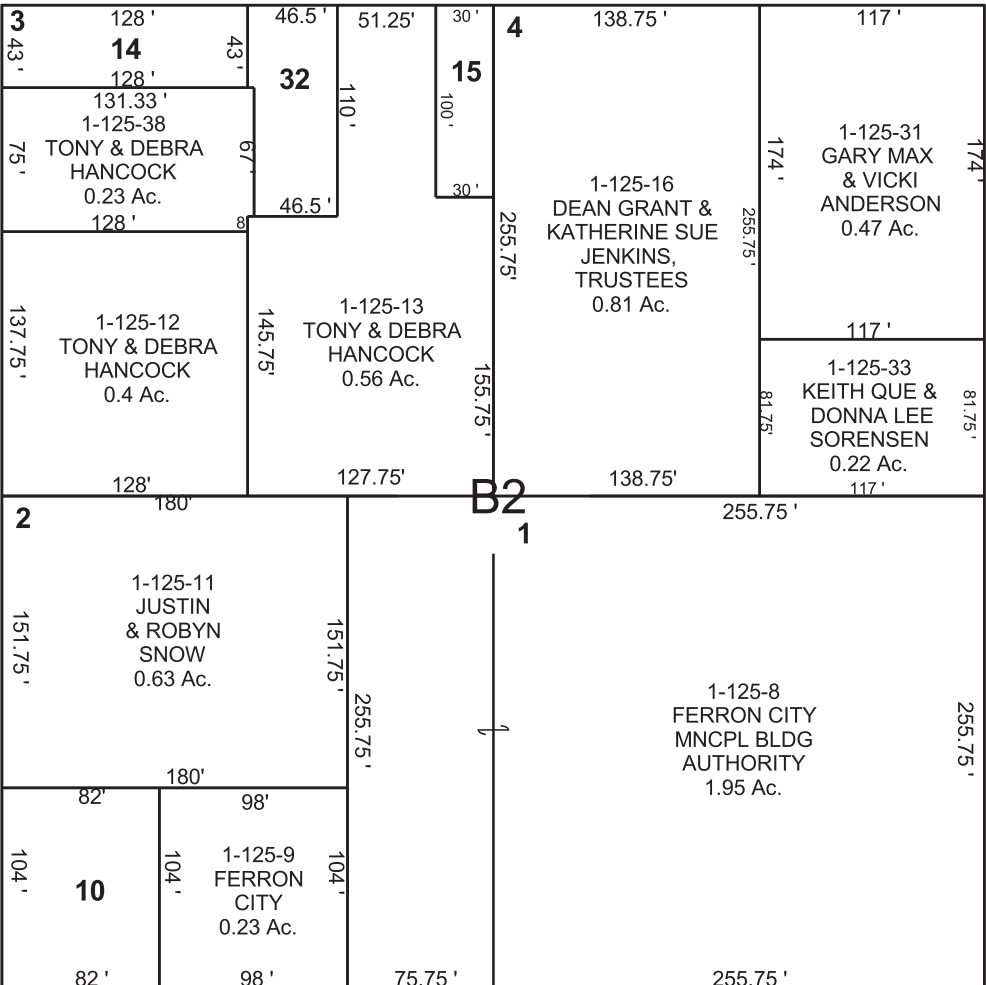
THIS PLAT IS MADE SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATING THE LAND, AND
THE RECORDER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



MAIN



STREET



100 EAST

