

BLACKSMITH RENTALS
280 NORTH 800 EAST
PLANNING COMMISSION MEETING
DECEMBER 14, 2023

Summary: Nate Barnhill is seeking site plan approval for a rental facility on Highway 165. This is located on Parcel 01-157-0029 at 280 North 800 East (Hwy 165). The proposed site will occupy approximately 0.88 acres.

ZONING: C-1 Commercial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

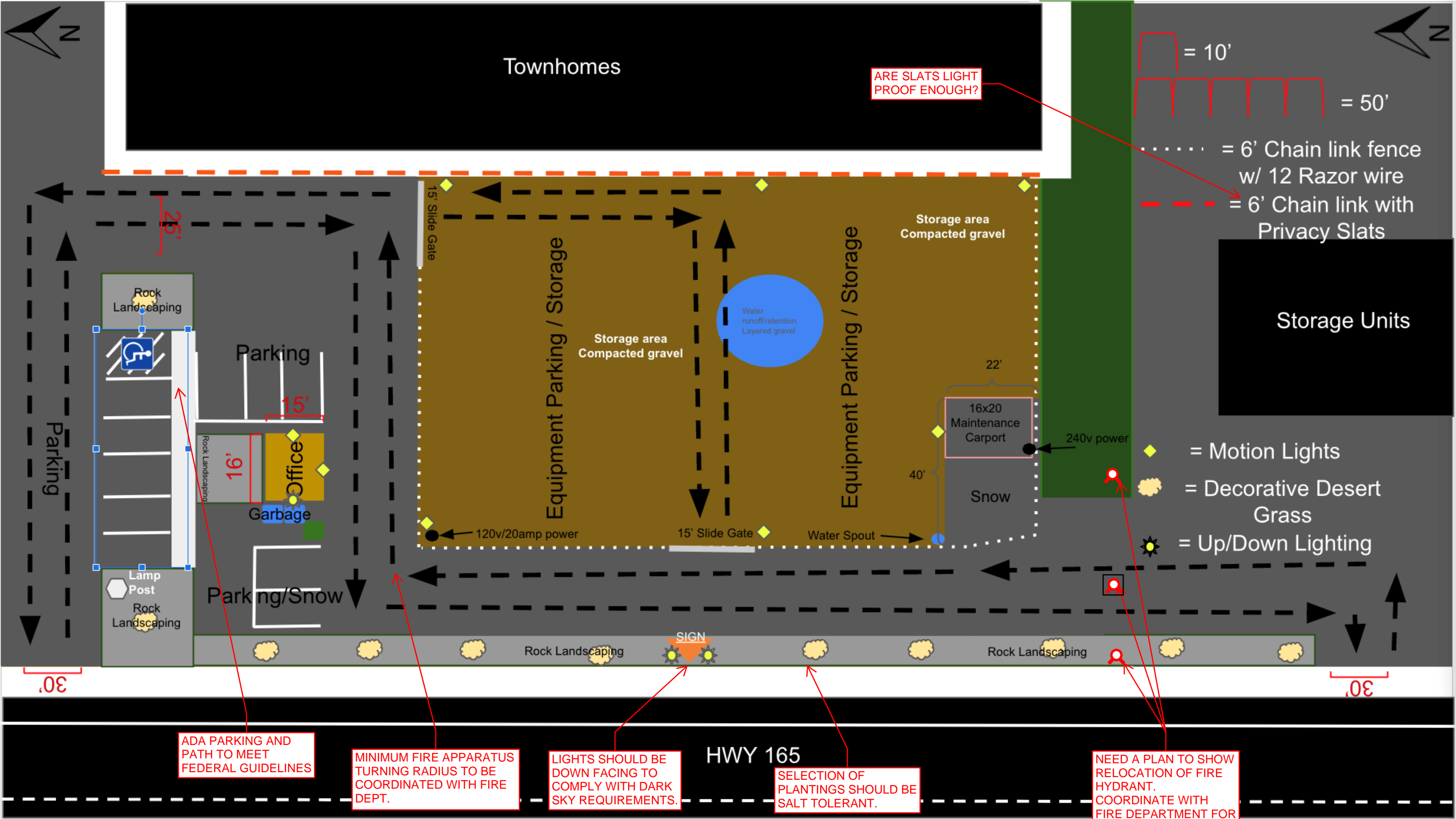
PARKING & ROADS: Paved roads with curb and gutter, existing access is to Highway 165 and is under UDOT control.

NOTES:

This site is located directly in front of the Cobble Creek PUD townhomes.

Coordinate with Water and Fire Departments for minimum access requirements and fire hydrant relocation.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.



Townhomes

ARE SLATS LIGHT PROOF ENOUGH?

= 10'

= 50'

= 6' Chain link fence w/ 12 Razor wire

= 6' Chain link with Privacy Slats

Storage Units

Equipment Parking / Storage

Equipment Parking / Storage

Storage area Compacted gravel

Storage area Compacted gravel

Water runoff/retention. Layered gravel

Parking

15'

16'

Office

Garbage

22'

16x20 Maintenance Carport

240v power

= Motion Lights

= Decorative Desert Grass

= Up/Down Lighting

Snow

120v/20amp power

15' Slide Gate

Water Spout

Parking/Snow

SIGN

Rock Landscaping

Rock Landscaping

30'

30'

ADA PARKING AND PATH TO MEET FEDERAL GUIDELINES

MINIMUM FIRE APPARATUS TURNING RADIUS TO BE COORDINATED WITH FIRE DEPT.

LIGHTS SHOULD BE DOWN FACING TO COMPLY WITH DARK SKY REQUIREMENTS.

HWY 165

SELECTION OF PLANTINGS SHOULD BE SALT TOLERANT.

NEED A PLAN TO SHOW RELOCATION OF FIRE HYDRANT. COORDINATE WITH FIRE DEPARTMENT FOR LOCATION.

Metal sign w/ uplighting

8'

3

4'



435.890.5143



435.890.5143

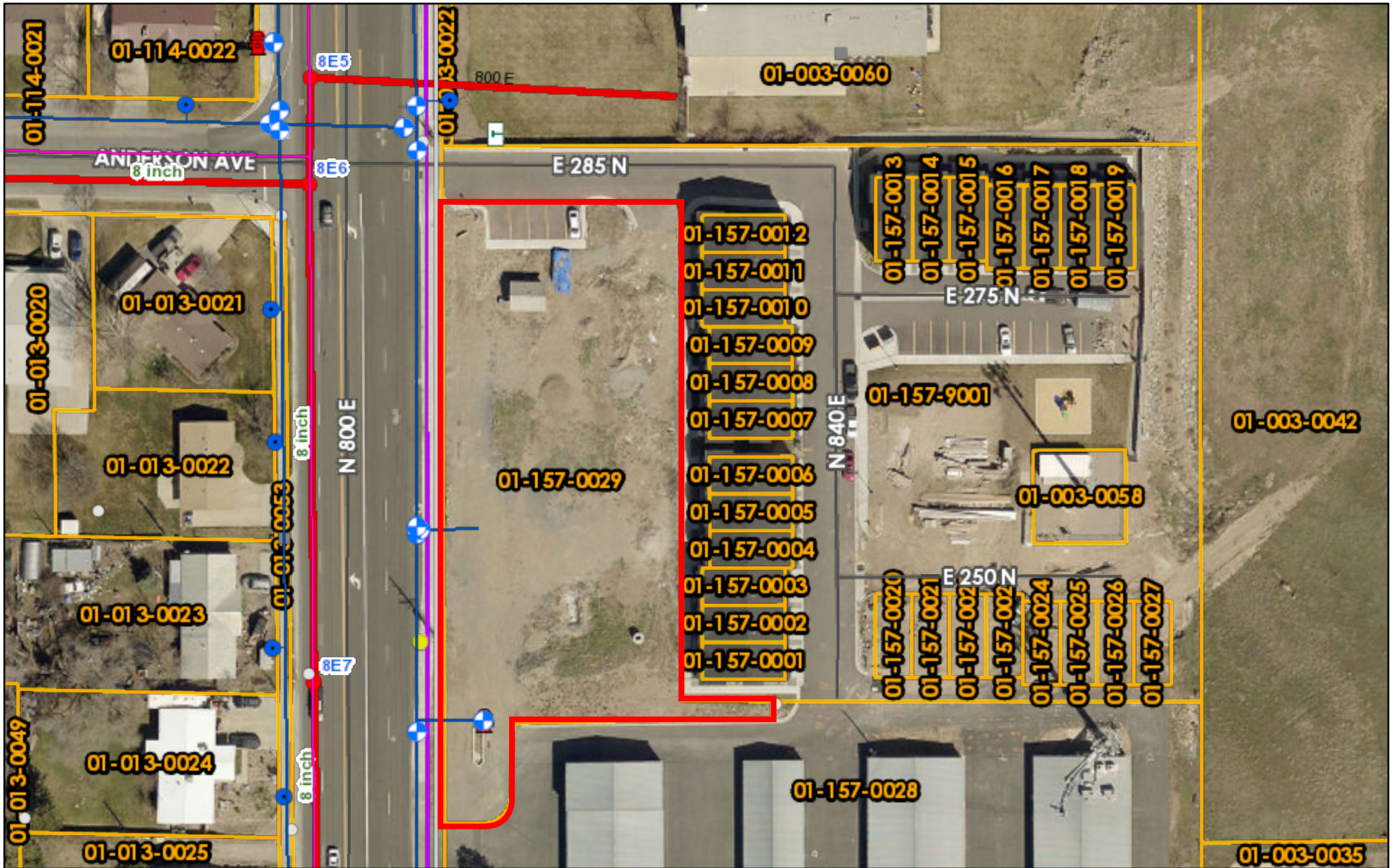
4'

4'



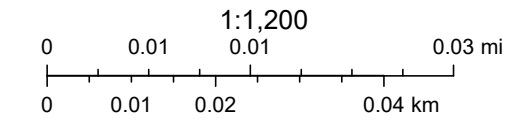
Metal sign mounted on the West side of the building with back lighting or downlighting

Map



12/7/2023, 2:28:48 PM

- | | | | | | | | | | |
|-----------------|------------------------------|------------|---------------------------------|---------------------------|----------------------|-------------------|--------------------------------|---------------|----|
| PRV Station | Water Valves | 100 North | Sewer | Junction Box Secondary | Power Pole Secondary | Pad | Gravity Mains | Cleanout | 15 |
| Culinary Leaks | Powerlines Feeders | 46 kV | Secondary | Junction Box Single Phase | Reclosure | Transmission Pole | Gravity | Sewer Mains | 16 |
| Service Line | No Feeder cct Value Assigned | Canyon | Locations | Pole Millers Private | Regulators | Service Line | Irrigation Leaks | 4" Force Main | 18 |
| Fire Water Line | Hammer #1 | Lincoln | No Location Type Value Assigned | Pole Private | Sub Station | Pressurized Mains | Irrigation Valves | 6 inch | 21 |
| Fire Hydrants | Hammer #2 | MC | Building | Pole US West | Switch Fuse | Pressurized | Irrigation Valves within Parks | 8 inch | 24 |
| Water Meters | Hammer #3 | RMP | Decorative Pole | Power Meters | Switch Gear | | Lift Station | 10 inch | 8" |
| Water Mains | Hammer #4 | Ridgecrest | Junction Box 3 Phase | Power Pole Primary | Transformer | | | 12 inch | 6" |



Maxar, Microsoft, City and JUB engineering

