

## Zone Change Proposal

### Rezoning Information

Address: Approx. 15393 Frontage Rd, Santaquin, UT 84655  
Parcel ID(s): 32:021:0020 & 32:021:0018

Current Zoning: PC (C1 Underlying)

Requested Zoning: CLM (Commercial Light Manufacturing)

Date of Submission: Jan 26, 2023

ACRES: 32.9

### Contact/Developer Information

Company Name: Land Entitlements & Acquisition Partners, LLC  
Contact: Jon Jensen  
Address: PO BOX 970271, Orem, UT 84097  
Phone: 385-201-7848  
Email: jjensencm@gmail.com

Signature:



Rezone Application Fee: \$400.00 (paid by check)

### Written Description:

The proposed project is a design/build/hold product that is to attract tenants/users in the "flex-space" environment. Where they need some office and warehouse space.

Many users that fit this type of product are light manufacturing style operations, fulfillment centers, ecommerce, dance studios, subcontractors, professionals that have science testing needs, and many other job friendly type users. At times, some users are retail type users. These might be flooring showrooms, lighting stores, and other businesses that need a large area to display their products.

This project has the opportunity to bring jobs and be designed so that it is attractive for the community and for the tenants.

Because the project is commercial in nature, he should be a positive towards taxes for the city and deliver some services that the community needs.

It is our desire to ask Santaquin City, if it is an appropriate use and/or project, that the property be rezoned from PC (C1) to CLM.

### APPLICANT'S AFFIDAVIT

I (we), Jon Jensen, say that I (we) am the authorized agent(s) involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Jon Jensen

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### AGENT AUTHORIZATION

I (we), Don Larsen, Clay Larsen, Tony Gianoulis, the owner(s) of the real property at 15393 Frontage Rd, Santaquin, UT 84655 (Parcel ID(s): 32:021:0020 & 32:021:0018), do hereby consent with regard to this application affecting the above described real property, and authorize Jon Jensen to appear on my (our) behalf before any City Boards considering this application.

Signed Tony Gianoulis

Signed Clay Larsen

Signed Don Larsen

Exhibit A  
(Legal Description of Subject Properties)

Parcel 1:

COM S 2711.86 FT & W 868.97 FT FR NE 1/4 SEC. 15, T10S, R1E, SLB&M.; S 31 DEG 22' 40" W 689.45 FT; N 89 DEG 56' 17" W 755.1 FT; S 0 DEG 6' 20" E 363.08 FT; N 89 DEG 56' 17" W 367.94 FT; S 48 DEG 27' 55" W 316.34 FT; N 0 DEG 6' 19" W 1160.25 FT; E 1720.3 FT TO BEG. AREA 26.406 AC.

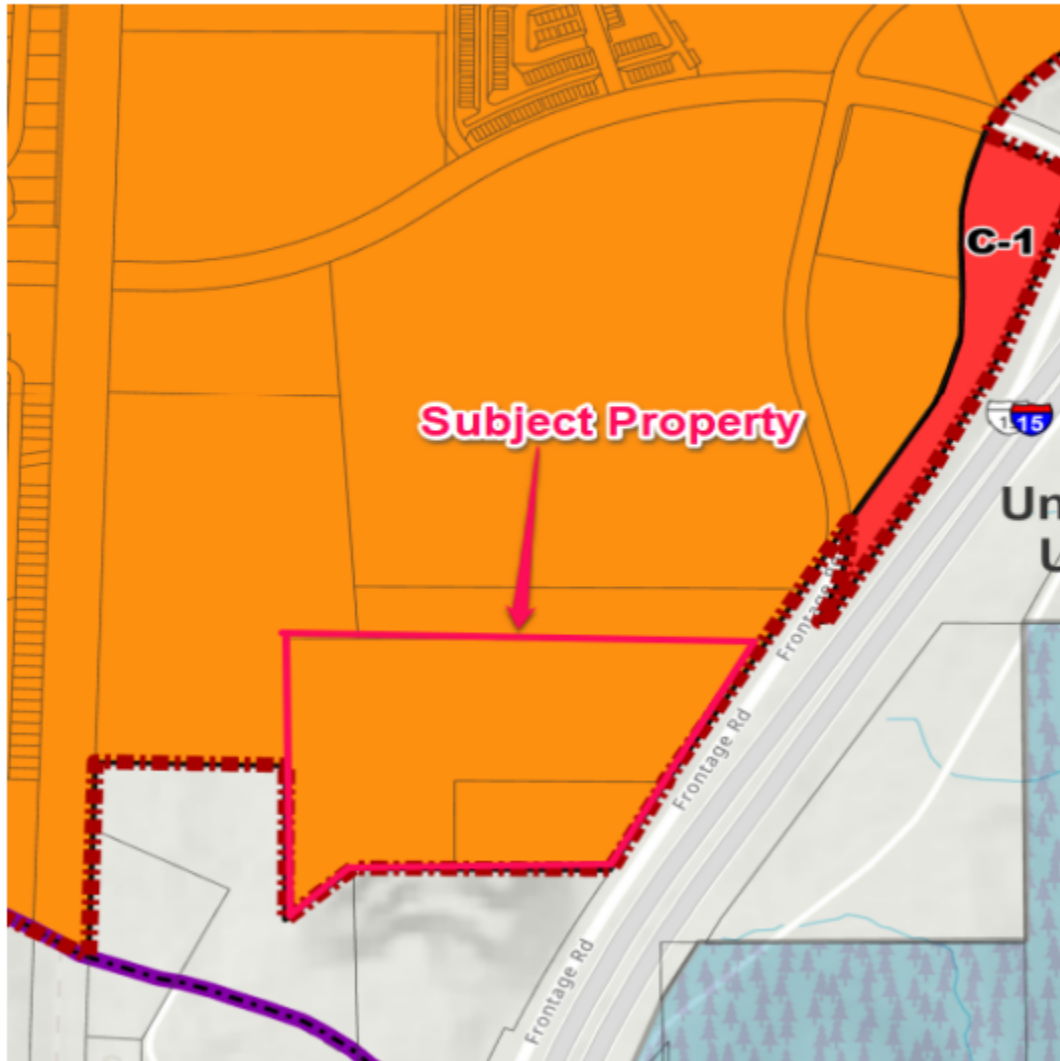
Parcel 2:

COM N 89 DEG 31' 57" E 524.88 FT & N 1644.62 FT FR S 1/4 COR. SEC. 15, T10S, R1E, SLB&M.; N 0 DEG 6' 20" W 363.04 FT; S 89 DEG 56' 17" E 760.09 FT; S 31 DEG 22' 44" W 25.28 FT; S 28 DEG 28' 47" W 388.22 FT; N 89 DEG 56' 17" W 561.13 FT TO BEG. AREA 5.500 AC.

Exhibit B  
Multiple Property / Zoning Proposals  
Layout and surrounding zoning map

ZONING (City)

Zoning Ordinance ([PC Planned Community](#))



The site plan illustrates the proposed development at 1500 South Ridge Farms Road. It features three main buildings: Building 1 (176,000 S.F.), Building 2 (151,470 S.F.), and Building 3 (76,944 S.F.). The buildings are arranged in a row, with Building 1 on the left, Building 2 in the middle, and Building 3 on the right. The site is bounded by South Ridge Farms Road to the east and Interstate 15 to the south. The plan includes parking areas, landscaping, and a green buffer zone along the road.

