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River Heights City  
Conditional Use Application

For office use	
Date Received:	1/17/23
Hearing Date:	2/14/23
Amount Paid:	100-
Approved _____	Denied _____

APPLICANT

Name: Juan G. Valdovinos Melinda Rodriguez

Mailing Address: 65% Summerwild Ave River Heights UT 84321

Phone: \_\_\_\_\_ email: \_\_\_\_\_

Please check one of the following:  owner  buyer  renter  agent  other

PROJECT INFORMATION

Name: JV Lawn Care

Address/Location: 65% Summerwild Ave River Heights, UT 84321

Property Tax ID: 26-1476801 Existing Zone: R-1-8

What is the current use of the property? residential

How many employees will be working at this location including applicant, immediate family, and non-family members? (5) Family members / coming and going (5) weekly maintenance (3)

How many vehicles will be coming and going daily, weekly, or monthly? 7 months daily 8 cars

I agree to abide by the River Heights City Parking Ordinance (10-14). Initial YMR

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial YMR

Description of Request: We do lawn mowing weeding beds. Trim bushes install weed barrier, Haul landscape products. NO weed control fertilization or sprinkler install. We don't work with heavy equipment. Snow removal for the season the employee will take the truck to their location. Will have 2 plow trucks on our property one for work when it snows and 1 extra one will be parked.

SUBMITTAL REQUIREMENTS

Completed and signed application form

\$100 application fee

8 1/2 x 11 copy of plans

Provide a Fire Protection evaluation from the fire department.

**Parameters of Juan Valdavinos and Melinda Rodriguez's Conditional Use Permit Request  
Submitted as an Amendment by Attorney Chris Daines**

- 1) **Administrative use:** Includes office work occurring only inside the home, which would not include interactions with customers or suppliers at the property.
- 2) **Administrative employee:** One non-residential administrative employee will come to the home on Mondays, Wednesdays, and Fridays between 11:00am and 4:00pm. She will park her vehicle on the property. No other administrative vehicles will be at the property.
- 3) **Residential Use and Activity:** There will be 5 personal vehicles, belonging to the family, living at the property.
- 4) **Snow Removal Business Activity:**
  - a. Occasionally an employee may drop off or pick up a truck with a snowplow attached.
  - b. No signage at the property.
  - c. No customer or supplier interactions at the property.
  - d. During snow-removal season JV Lawn Care will purchase snowmelt, which will be stored at an off-site location, where it will be accessed by employees.
  - e. Snow removal trucks used by employees will be kept at the employee's residence.
  - f. At the end of the snow removal season, all trucks, plows, and other equipment will be stored off-sight.
  - g. Two to three family members may help with snow removal, to assist employees during busy times, usually on weekends or evenings.
  - h. Two to three family members may have plows on their own trucks and park them at the residence, while they are assisting employees during busy times.