Town of Annabella

BUILDING PERMIT INFORMATION

295 E 300 N P.O. Box 175, Annabella, UT 84711 phone (435) 896-6571
clerk @annabella.utah.gov | www.annabella.utah.gov

Building Permit Applicant:

In addition to Sevier County Building Department requirements, Annabella Town requires the following for building/zoning permit approval (please see our Land Use Ordinance for more details on building requirements):

- **Fees:** Pay culinary impact ($2,400) and connection fees ($1,500) before water connection. Developed subdivisions require a $200 connection fee.
- **Land Division:** Obtain Planning Commission approval before dividing any land.
- **Lot Requirements:** Minimum frontage of 107 ft and ½ acre lot size for dwellings.
- **Setbacks:**
  - 10 ft side yard on each side (total 20 ft).
  - 30 ft minimum building setback.
  - 30 ft setbacks on all street sides for corner lots.
- **Garages/Accessory Buildings:**
  - Must be 10 ft from the main dwelling and meet specific construction criteria.
  - Size limits: 4,000 sq ft (3-acre lots), 3,000 sq ft (1-acre lots), 2,000 sq ft (½-acre lots). Larger buildings require Planning Commission approval.
- **Business Use:** Conditional use application required for business operations.
- **Living Area:** Minimum 1,100 sq ft finished main floor.
- **Height Limit:** Maximum 30 ft.
- **Manufactured Homes:** Must be on a permanent, concrete foundation with masonry skirting.
- **Canal Proximity:** Activities within 25 ft of the canal require Annabella Canal Company president's signature.
- **Sprinkler Systems:** Contact the office or Maintenance Supervisor for a cross-connection permit before installation.
- **Right of Way Drainage:** Meet with the maintenance supervisor or Town Council member before altering drainage areas; culverts may be needed.
- **Septic Design:** Approved septic design application from the Public Health Department is required before approval of any new home construction.
- **Building Permit Submission:** Signed by two Planning Commission members and uploaded to the City Inspect website OR taken to the Sevier County Building Department.

- **Permit Issuance:** Annabella Planning Commission's signature allows Sevier County officials to issue a Building Permit.
- **Fee Payment:** Fees are paid to Sevier County.

(Please call or text TWO of the following Planning Commission members to arrange a time for signatures)

Kent Poulson (Chairman)
801-380-7188

Lyndon Friant
435-979-4558

Kelvin Johns
435-201-4622

Wade Ingram
435-896-5512

Lenny Hartle
435-201-9583

Devin Squire
801-200-5217

Sevier County Building Permit

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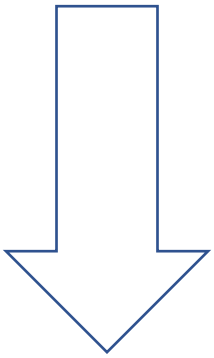


Town of Annabella

BUILDING PERMIT

Sevier County, Utah

Building Permit Notification

This permit informs Sevier County officials that the property owner listed below intends to build on the specified property. Town officials have reviewed the owner's plans and specifications to ensure they comply with local zoning laws. This signed permit authorizes Sevier County officials to issue a building permit once all requirements are met.

Applicant Instructions: Please complete items #1 through #5.

1. **Owner Information:**
   - Name: _____
   - Current Address: _____
   - Email Address: _____
   - Phone #: _____
2. **Parcel #:** _____
3. **New Construction Address:** _____
4. **Type of Construction/Structure:** _____
5. **Building Property Line Setbacks:** Applicants must submit a plot plan detailing all buildings on the property, including their respective setbacks (see next page).

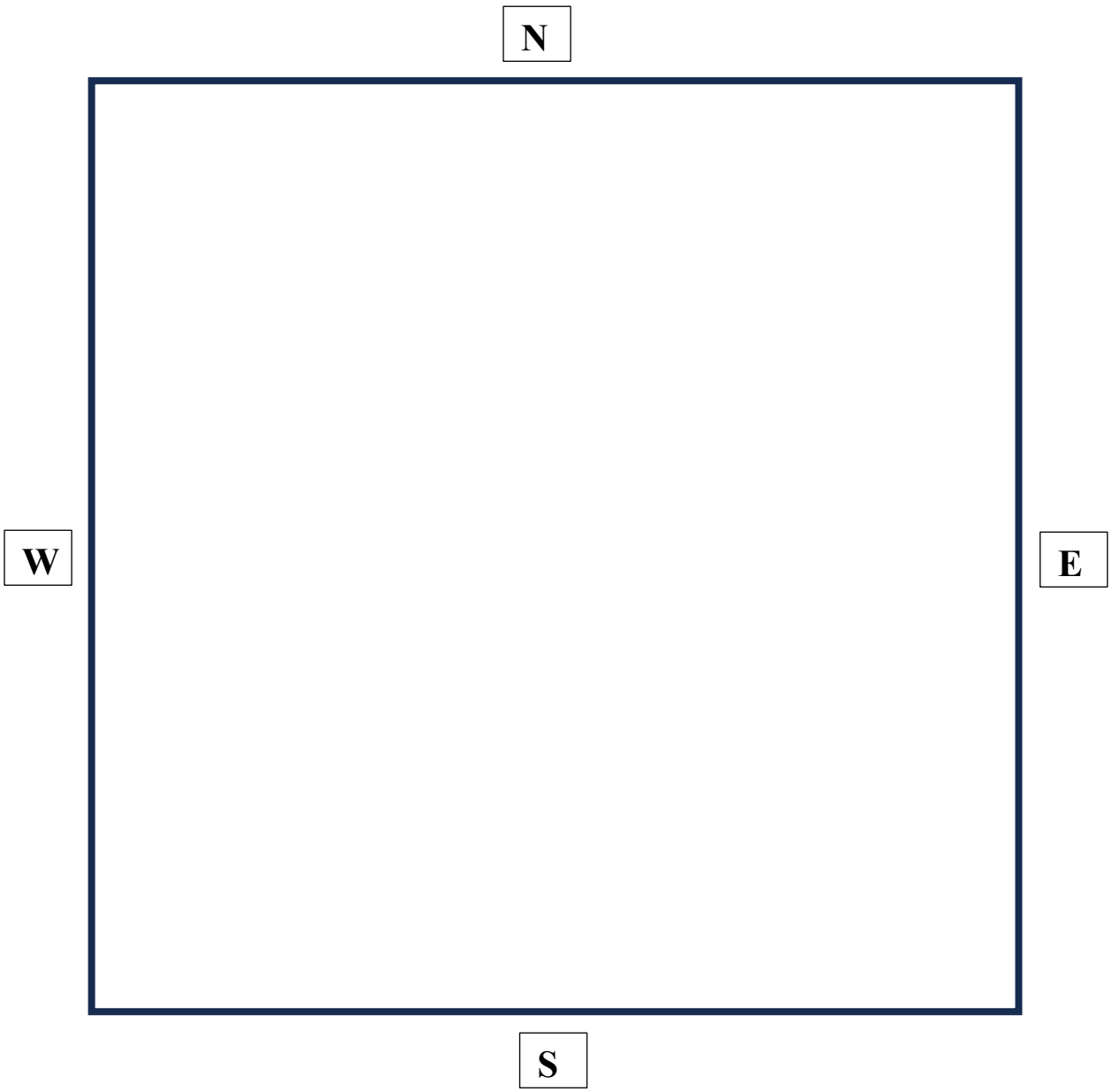
North Setback		**South Setback**	
East Setback		**West Setback**	
Front Setback		**Which Setback is facing street**	

Height of Building:_____ Square footage:_____

Living Quarters: Yes / No (Circle One)

6. **Review:** I have reviewed the property owner's plans and specifications and found them to meet all zoning requirements.

7. **Signatures:**

- Town Official: _____ Date: _____
- Town Official: _____ Date: _____
- Property Owner: _____ Date: _____
- Contractor: _____ Date: _____

Plot Plan: In this square area indicate lot dimensions, existing streets, dimensions of new building, location of building on the property, include the distance from the building to the property lines on all four sides.