



# COUNTY OF HIGHLAND

## DEPARTMENT OF BUILDING & ZONING

P.O. Box 188 Monterey, Virginia 24465

Phone 540-468-2323 Email [jimmons@highlandcova.org](mailto:jimmons@highlandcova.org)

Website <https://highlandcovabz.org>

### Conditional Use Permit Application

The Highland County & Town of Monterey Zoning Ordinance requires the applicant to get a Conditional Use Permit pursuant to Section: \_\_\_\_\_

#### For Office Use Only

FEE: \_\_\_\_\_

Date Received: \_\_\_\_\_

Deadline Date: \_\_\_\_\_

Received By: \_\_\_\_\_

#### Applicant to provide the following information:

Use Applied For: Business Permit for Lumber Sales and manufacturing Sheds

Use Location: North side of our driveway 800 ft. from road.

Applicant Name: Levi Raber

Applicant Address: 8808 Blue Grass Valley Rd.

Monterey Va. 24465

Applicant Phone Number: 540-468-2840 Shop Cell: 474-3625

Landowner Name: Levi Raber

Landowner Address: 8808 Blue Grass Valley Rd.

Monterey Va. 24465

Landowner Phone Number: Same Cell: \_\_\_\_\_

Acreage in Parcel: 39.5 acres Zoning: A9 Tax Map #: 20-A-20

Acreage in Request: 1/2 Election District: \_\_\_\_\_

1. Describe the intended use.

Sales of Spruce and Pressure treated Lumber  
Building materials Manufacturing Small  
Sheds

2. State whether new buildings will be constructed and describe improvements to existing infrastructure.

2600 ~~sq. ft.~~ Sq. ft. Pole barn Structure w/ 240 <sup>Sq. ft.</sup> attached  
office

3. State whether traffic volume will increase significantly in the immediate neighborhood. Describe the type of traffic and the estimated increase.

Pickup trucks and trailers increase 10%

4. State the amount of parking required for use as outlined in the Zoning Ordinance and the amount of parking that will be onsite.

Parking on site - 7500 Sq. ft.

5. List all signs that will be posted or installed on the property. Describe location and size of each sign.

40 Sq. ft. Sign and 20 Sq. ft. sign by roadside  
by driveway.

6. List days and hours of operation (include deliveries).

6 days 10 hrs.

7. Describe anticipated noise, waste, dust and vapors associated with the use.

Minimal noise with occasional running of  
Loader used 3 to 5 times a week for 2 hrs.

8. State the number of people to be employed by new use and describe any potential for growth.

10 people employment. Potential to grow 200%  
in 5 yrs.

Levi Raker  
Signature of Landowner

Levi Raker  
Signature of Applicant or Agent



## Conditional Use Permit Application (continued)

LIST NAMES AND COMPLETE MAILING ADDRESSES OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. (May use additional pages if necessary.) Names of owners and complete mailing addresses may be found in the Commissioner of Revenue Office in the Highland County Courthouse.

[illegible]

AS APPLICANT FOR THIS CONDITIONAL USE PERMIT, I \_\_\_\_\_ (printed name of Applicant) hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street and road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners and those property owners directly across the street or road.

Signature of Applicant

Date \_\_\_\_\_

**To be completed by the designated departments**

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Highland County Zoning Administrator

Office Hours by appointment

540-468-2323

P.O Box 188

9am-4pm Monday-Friday

[jsimmons@highlandcova.org](mailto:jsimmons@highlandcova.org)

Monterey, VA 24465

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Highland County Zoning Administrator

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Highland County Building Official

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Highland County Building Official

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Levi Raber



June 28, 2024

Levi Raber

