



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: LAMONT BLACK Telephone: 435-429-4385

Address: 6025 E. WATER CANYON DR. Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: BLACKLAMONT76@GMAIL.COM

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-17B-A-3
H-17B-A-5 Existing Zone District: RA-1
H-17B-A-7

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

RA-1.5, TO ALLOW BUILDING LOTS FOR CHILDREN

Submittal Requirements: The zone change application shall provide the following:

- _____ a. The name and address of every person or company the applicant represents;
- _____ b. An accurate property map showing the existing and proposed zoning classifications;
- _____ c. All abutting properties showing present zoning classifications;
- _____ d. An accurate legal description of the property to be rezoned;
- _____ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- _____ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

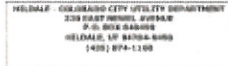
Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____

Application Complete: YES ☐ NO ☐

G (SIGNED)



Hildale City
320 E. Newel Ave
Hildale, UT 84784
(435) 874-1160
ar@hildalecity.com

XBP Confirmation Number: 136931915

Transaction detail for payment to Hildale City.		Date: 01/31/2023 - 2:51:09 PM MT	
Transaction Number: 191692532PT			
Visa — XXXX-XXXX-XXXX-0150			
Status: Successful			
Account #	Item	Quantity	Item Amount
zone change app	Land Use	1	\$100.00

TOTAL: \$100.00

Billing Information

LAMONT BLACK
625 EAST WATER CANYON
RD
HILDALE, UT 84784
(435) 429-4385

Transaction taken by: Admin AChatwin

EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH $00^{\circ}58'08''$ EAST 303.58 FEET ALONG THE ONE SIXTEENTH SECTION LINE; THENCE NORTH $89^{\circ}03'00''$ WEST 150.58 FEET; THENCE SOUTH $83^{\circ}15'25''$ WEST 286.06 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE SOUTH $83^{\circ}15'25''$ WEST 228.38 FEET ALONG SAID LINE; THENCE NORTH $12^{\circ}54'10''$ WEST 110.86 FEET; THENCE NORTH $64^{\circ}59'47''$ EAST 232.21 FEET; THENCE SOUTH $12^{\circ}54'19''$ EAST 184.05 FEET TO THE POINT OF BEGINNING. CONTAINS 0.769 ACRES.

A PART OF PARCEL HD-178-A-3

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

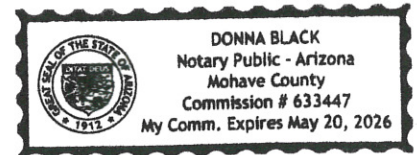
I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 30 day of Jan 2023

[Signature]
(Notary Public)



Residing in: Mohave Co. Arizona

My Commission Expires: May 20, 2026

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Property Record Card

Washington County

BLACK LAMONT

PO BOX 840453
HILDALE, UT 84784-0453

Account: 0517717

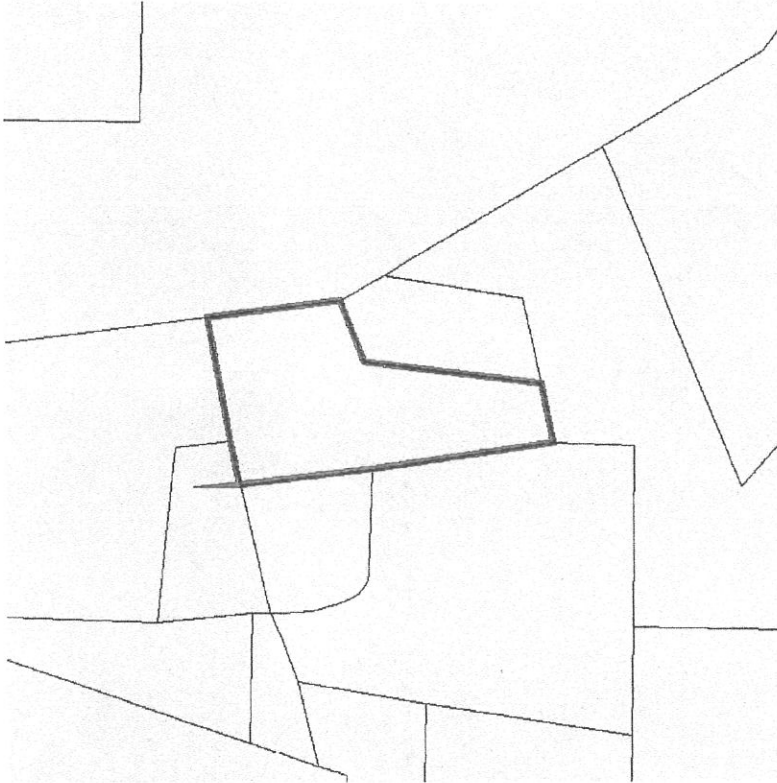
Tax Area: 02 - Hildale Town
Acres: 2.540

Parcel: HD-178-A-3

Situs Address:
WATER CANYON RD
HILDALE

Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0°01'06" W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46" W 150.58 FT TO POB; THS 82°16'11" W 514.44 FT; TH N 13°53'24" W 294.28 FT; TH N 81°58'11" E 228.25 FT; TH N 58°40'39" E 69.93 FT; TH S 83°44'08" E 248.35 FT; TH S 10°30'34" E 262.01 FT TO POB. LESS: BEG SE COR NW1/4 SW1/4 SEC 26 TH N 0°01'06" W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46" W 150.58 FT; THN 10°30'34" W 112.01 FT TO POB; TH N 83°44'04" W 310 FT; TH N 13°53'24" W 107.55 FT TO PT ON SLY R/W LN OF 100 FT WIDE RDWY; TH N 58°40'39" E ALG SD R/W LN 69.93 FT; TH LEAV SD R/W S 83°44'04" E 248.35 FT; TH S 10°30'34" E 150 FT TO POB

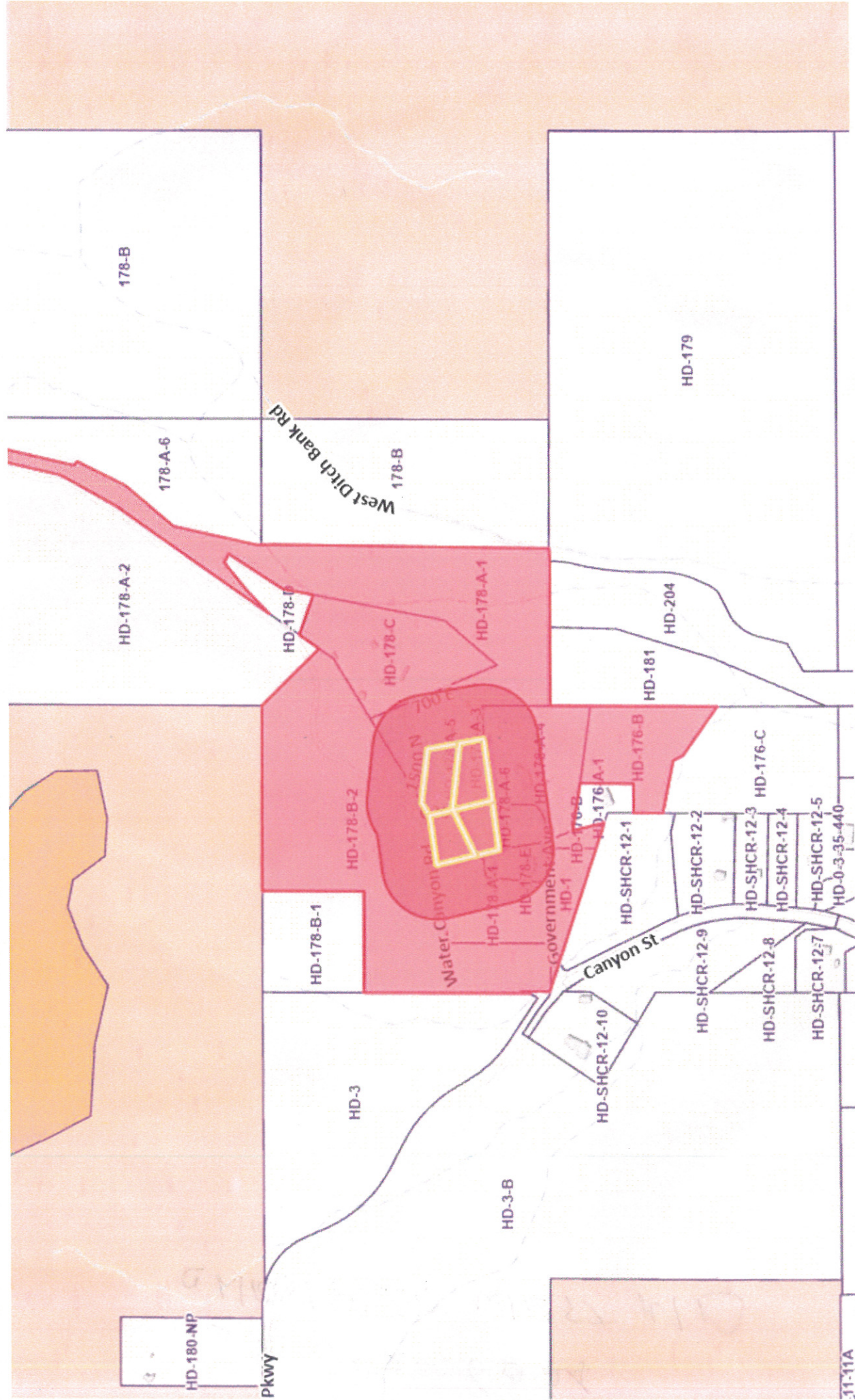


Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00861578	Jan 23, 2004	Warranty Deed
00519735	Jan 4, 1996	Warranty Deed
00510983	Sep 27, 1995	Corporate Warranty Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
02B	RES REAL ESTATE-UNIMP NON-PRIM	\$12,700	\$12,700
Total		\$12,700	\$12,700



HD-178-B-2

Water Canyon Rd

1500 N

HD-178-A-5

620

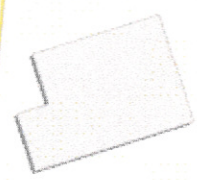
HD-178-A-3

HD-178-A-7

HD-178-A-4

HD-178-A-6

HD-178-E



Property Record Card

Washington County

BLACK LAMONT

PO BOX 840453
HILDALE, UT 84784-0453

Account: 0550775

Tax Area: 02 - Hildale Town

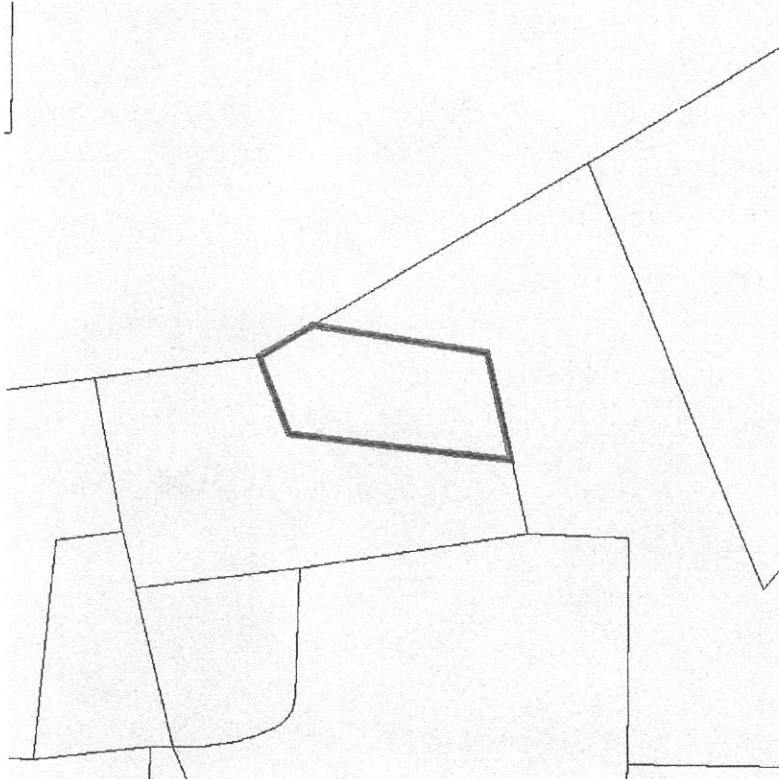
Acres: 1.000

Parcel: HD-178-A-5

Situs Address:
595 E WATER CANYON RD
HILDALE, 847840000

Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0°01'06 W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46 W 150.58 FT; TH N 10°30'34 W 112.01 FT TO POB; TH N 83°44'04W 310 FT; TH N 13°53'24 W 107.55 FT TOSLY R/W LN 100 FT WIDE RDWY; TH N 58°40'39 E ALG R/W LN 69.93 FT; TH LEAV R/W S 83°44'04 E 248.35 FT; TH S 10°30'34 E 150 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00865217	Feb 13, 2004	Annexation
00603030	May 14, 1998	Quit Claim Deed
00544429	Sep 20, 1996	Quit Claim Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$50,000	\$27,500
11A	RES IMPROVEMENT-PRIMARY	\$391,200	\$215,160
Total		\$441,200	\$242,660