



AUG 04 2023

435-874-2323

435-874-2603

www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$1000

For Office Use Only:

File No. _____

Receipt No. 1053874

Name: Jonathan Timpson Telephone: (801) 450-9760 *Angelene*

Address: PO Box 840051 Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Thomas Timpson Telephone: (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: 880 W. Uzona Ave. Hildale, UT 84784

Tax ID of Subject Property: HD-SHCR-2-35 Existing Zone District: RA-1

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

Rezone Parcel to R1-8 to allow for lot split.

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

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF Arizona)

COUNTY OF Mohave

I (we), Jonathan Timpson, 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.

Jonathan Timpson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 4th day of Aug 2023

E. Cawley
(Notary Public)



Residing in: Mohave County, AZ

My Commission Expires: Aug 11, 2024

Agent Authorization

I (we), Jonathan Timpson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas Timpson 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.

Jonathan Timpson
(Property Owner)

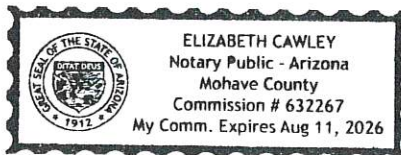
(Property Owner)

Subscribed and sworn to me this 4th day of Aug 2023

E. Cawley
(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: Aug 11, 2024



Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.053274 Aug 4, 2023

JONATHAN TIMPSON

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	1,000.00

Total:	1,000.00

Check - Zions Bank	
Check No: 0128	1,000.00
Payor:	
TCT ASSOCIATES LLC	
Total Applied:	1,000.00

Change Tendered:	.00
	=====

08/04/2023 10:07 AM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

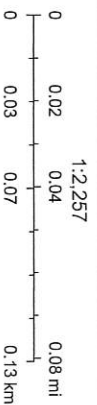
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

Hildale City Zoning districts



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- Municipal Boundary
 - Washington County Parcels
 - RA-5 - Residential-agricultural 5
 - R1-8 - Single-family residential 8
 - RM-1 - Multiple-family residential 1
 - GC - General commercial
 - M-1 - Light industrial
 - PF - Public facilities
 - OTH - Other
- Zoning Districts
- RA-1 - Residential-agricultural 1



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Colorado City Zoning Districts

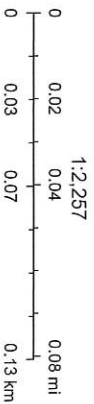


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Mohave County Parcels

Zoning Districts

- C-3 - Regional Commercial
- IP - Industrial Park
- RE-1A - Residential-Estate/1-Acre



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BLACKMORE CHRISTOPHER & CASSANDRA
HD-SHCR-2-32
44 E 420 N
LA VERKIN, UT 84745

PRIDE INV LLC
HD-SHCR-2-42
11951 S 645 E
DRAPER, UT 84020

DUTSON DENNIS JR & LYNZEEMAE
HD-SHCR-2-34
PO BOX 841681
HILDALE, UT 84784-1681

DUTSON LEROY GAWYNN
HD-SHCR-2-36
875 S PEACH TREE DR
TOQUERVILLE, UT 84774

PRIDE INV LLC
HD-SHCR-2-41
11951 S 645 E
DRAPER, UT 84020

HOLM DERICK
HD-SHCR-2-33
PO BOX 582
HILDALE, UT 84784-0582

STUBBS JEFFREY S, ET AL
HD-SHCR-2-40
PO BOX 1677
COLORADO CITY, AZ 86021-1677

TIMPSON JONATHAN RAY
HD-SHCR-2-35
PO BOX 840051
HILDALE, UT 84784

BERG MICHAEL, ET AL
HD-SHCR-2-37
PO BOX 3263
COLORADO CITY, AZ 86021

TAXPIN
404-51-012
404-51-015A

OWNER
TOWN OF COLORADO CITY
TOWN OF COLORADO CITY

MAILING_ADDRESS
PO BOX 70
PO BOX 70

CITY
COLORADO CITY
COLORADO CITY

STATE
AZ
AZ

ZIP
86021
86021

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/24/2018 11:21:03 AM Fee \$12.00 By TITLE
GUARANTEE

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 880 WEST UZONA AVENUE
HILDALE, UT, 84784

File #63863

WARRANTY DEED

GUINEVERE TIMPSON

GRANTOR

of WASHINGTON County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:
JONATHAN RAY TIMPSON, A MARRIED MAN

GRANTEE

of WASHINGTON County and State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT 35, SHORT CREEK SUBDIVISION #2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Tax Serial No. HD-SHCR-2-35 (NEW)

also known by street and number of: 880 WEST UZONA AVENUE, HILDALE, UTAH 84784

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this May 19th, 2018

Property Report for Parcel **HD-SHCR-2-35**

Property Information

Acres: 0.91
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School
Board District: 5
** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI
** For more information on Internet services available in your area, see [Decision Data.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Tax Information

Tax District: Hildale Town
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20180021588

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*
Schools:
Water Canyon Elementary
Water Canyon High
Water Canyon
Water Canyon High
** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Solid Waste Collection Day: N/A
** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

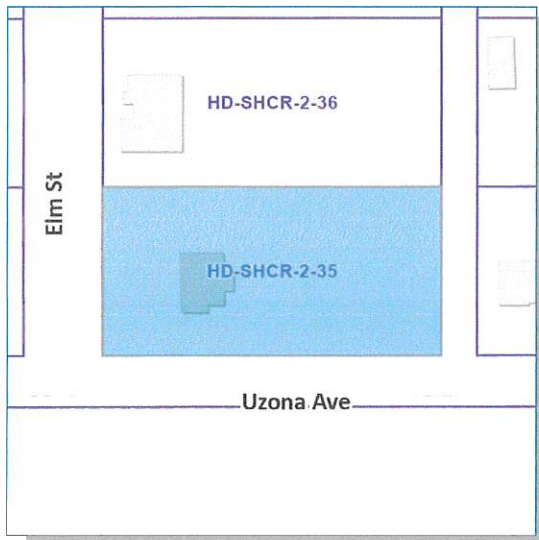
NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 8/3/2023 by Washington County GIS

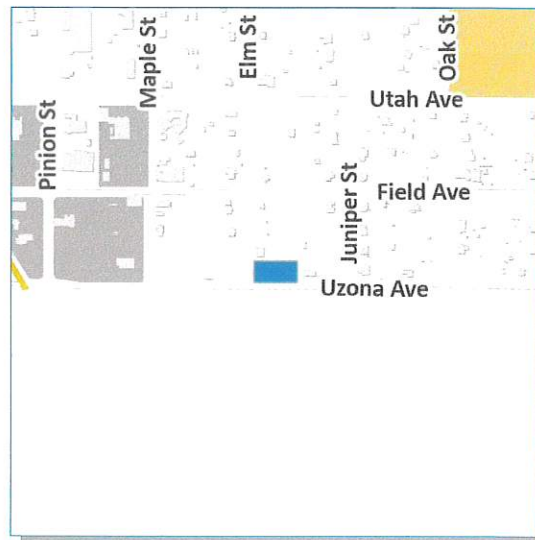
Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-2-35**



Parcel highlighted in blue.



Overview Map

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