



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

## ZONE CHANGE APPLICATION

Fee: \$100

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: Sunny Peaks LLC/ Allen Zitting Telephone: 435-705-0955

Address: PO Box 3414 Colorado City, AZ 86021 Fax No. \_\_\_\_\_

Agent (If Applicable): N/A Telephone: \_\_\_\_\_

Email: azitting7@gmail.com

Address/Location of Subject Property: 780 N Oak Street Hildale, UT 84784

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

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
RM-1

To subdivide inot 4-plex lots.

**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: [www.hildalecity.com](http://www.hildalecity.com)

☎ 435-874-2323

☎ 435-874-2603



Date application deemed to be complete: \_\_\_\_\_ Completion determination made by [www.hildalecity.com](http://www.hildalecity.com)

☎ 435-874-2323

☎ 435-874-2603

**SUNNY PEAKS, LLC**  
DBA PIONEER COURT  
PO BOX 3414  
COLORADO CITY, AZ 86021

220

97-182/1243

1-3-2022

Date



Pay to the Order of Hildale City

\$ 100.00

One hundred dollars & no/100

Dollars



**Altabank**  
1-800-815-2285 | [www.althabank.com](http://www.althabank.com)

For Zone Change Application

Elizabeth Cady

MP



## **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 of approval, approval with modifications, or denial 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.

**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF ~~UTAH~~ Arizona

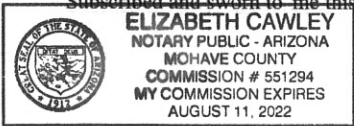
COUNTY OF Mohave

I (we), Sunny Peaks, LLC by Allen K Zitting, 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.

Allen K Zitting  
(Property Owner)

(Property Owner)

~~Subscribed and sworn to me this~~ 3rd day of Jan 2022



[Signature]  
(Notary Public)

Residing in: Mohave, AZ

My Commission Expires: Aug 11, 2022

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.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# **SUBMITTAL REQUIREMENT:A**

---

**A) THE NAME AND ADDRESS OF EVERY  
PERSON OR COMPANY THE APPLICANT  
REPRESENTS**

The owner and applicant is Sunny Peaks LLC, and the mailing address is: P.O Box 3414, Colorado City, AZ 86021.

Allen K Zitting is the sole owner and the managing member for Sunny Peaks LLC. His mailing address is: P.O. Box 3414, Colorado City, AZ 86021

---

# SUBMITTAL REQUIREMENT: B & C

B) AN ACCURATE PROPERTY MAP  
SHOWING THE EXISTING AND PROPOSED  
ZONING CLASSIFICATIONS.

C) ALL ABUTTING PROPERTIES SHOWING  
PRESENT ZONING CLASSIFICATIONS.



# SUBMITTAL REQUIREMENT:D

---

## **D) AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY TO BE REZONED.**

The Property is one parcel of approximately 0.80 acres of land located at 780 N Oak St., Hildale, Utah 84784 and is legally described as:

Lot 1, Short Creek Subdivision NO. 1, according to the official plat thereof on file and of record in the Washington County Recorder's Office.

---



# SUBMITTAL REQUIREMENT:E

---

E) STAMPED ENVELOPES WITH THE  
NAMES AND ADDRESSES OF ALL  
PROPERTY OWNERS WITHIN 250 FEET OF  
THE BOUNDARIES OF THE PROPERTY  
PROPOSED FOR ZONING.

**MORGAN BRIAN TR**  
HD-SHCR-1-8  
491 N BLUFF ST STE 203  
SAINT GEORGE, UT 84770-7384

**UNITED EFFORT PLAN**  
HD-SHCR-1-4  
PO BOX 959  
HILDALE, UT 84784

**KNUDSON NATHAN, ET AL**  
HD-SHCR-2-15  
PO BOX 840946  
HILDALE, UT 84784-0946

**STEED LEE**  
HD-SHCR-3-20  
PO BOX 843185 845 N OAK ST  
HILDALE, UT 84784-3185

**BISTLINE LOUIS A & DAWNA**  
HD-SHCR-1-2  
PO BOX 404  
HILDALE, UT 84784-0404

**BLACK HEBER**  
HD-SHCR-1-3  
PO BOX 842396  
HILDALE, UT 84784-2396

**UNITED EFFORT PLAN**  
HD-SHCR-2-16  
PO BOX 959  
HILDALE, UT 84784

**DRAPER SHIRLEE**  
HD-SHCR-2-17  
453 BELMONT DR  
SAINT GEORGE, UT 84790

**UNITED EFFORT PLAN**  
HD-SHCR-1-7  
PO BOX 959  
HILDALE, UT 84784

**STEED LEE**  
HD-SHCR-3-21  
PO BOX 843185 845 N OAK ST  
HILDALE, UT 84784-3185

**SUNNY PEAKS LLC**  
HD-SHCR-1-1  
PO BOX 3414  
COLORADO CITY, AZ 86021

---

# SUBMITTAL REQUIREMENT:F

## F) WARRANTY DEED OF PRELIMINARY TITLE REPORT OR OTHER DOCUMENT SHOWING EVIDENCE THAT THE APPLICANT HAS CONTROL OF THE PROPERTY.

Recording Requested by:  
First American Title Insurance Company  
50 East 100 South, Suite 100  
St. George, UT 84770  
(435)673-5491

Mali Tax Notices to and  
AFTER RECORDING RETURN TO:  
Sunny Peaks, LLC  
P.O. Box 3414  
Centennial Park, AZ 86021

SPACE ABOVE THIS LINE (2 1/2" X 5") FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

Escrow No: **363-6169879 (JB)**  
A.P.N.: **HD-SHCR-1-1**

**Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, Grantor, of **Hildale**,  
**Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by,  
through or under it to

**Sunny Peaks, LLC, an Arizona limited liability company**, Grantee, of **Centennial Park**,  
**Mohave** County, State of **AZ**, for the sum of Ten Dollars and other good and valuable considerations the  
following described tract(s) of land in **Washington** County, State of **Utah**:

**LOT 1, SHORT CREEK SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2021 and thereafter.

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this **December 2, 2021**.

Jeff J. Barlow, Executive Director of the United  
Effort Plan Trust

  
Jeff J. Barlow, Executive Director

A.P.N.: **HD-SHCR-1-1**

Special Warranty Deed - continued

File No.: **363-6169879 (JB)**

STATE OF UTAH  
County of WASHINGTON )  
 ) ss.

On DECEMBER 2 2021, before me, the undersigned Notary Public,  
personally appeared **Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2025 Notary Public 