

ZONE CHANGE APPLICATION

City of Hildale
320 East Newel Avenue
Hildale, UT 84784
(435) 874-1160
FAX (435) 874-2603

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: Charles Hammon Telephone: 435-619-4586

Address: 965 North Canyon Street, Hildale, UT 84784 Fax No. 435-608-4586

Agent (If Applicable): _____ Telephone: _____

Email: charles@exceldesign.us

Address/Location of Subject Property: 965 North Canyon Street

Tax ID of Subject Property: HD-SHCR-9-13-B Existing Zone District: RM-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Proposing to change this property from RM-1 to R1-8

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 second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. 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: _____

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 as a means 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 waste water 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
:ss
COUNTY OF Mohave

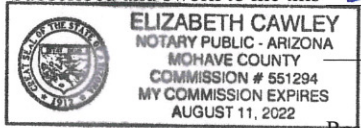
I (we), Charles Hammer, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct 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.

Chuck

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 26th day of July 2022.



E. Cawley

(Notary Public)

Residing in: Mohave County

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.

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

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

Receipt No: 1.051599 Jul 26, 2022

CHARLES HAMMON

Previous Balance:	.00
MISCELLANEOUS	
Land Use ZONE CHANGE	100.00

Total:	100.00
	=====

Check - Zions Bank	
Check No: 1337	100.00
Payor:	
CHARLES HAMMON	
Total Applied:	100.00

Change Tendered:	.00
	=====

07/26/2022 1:33 PM



Title



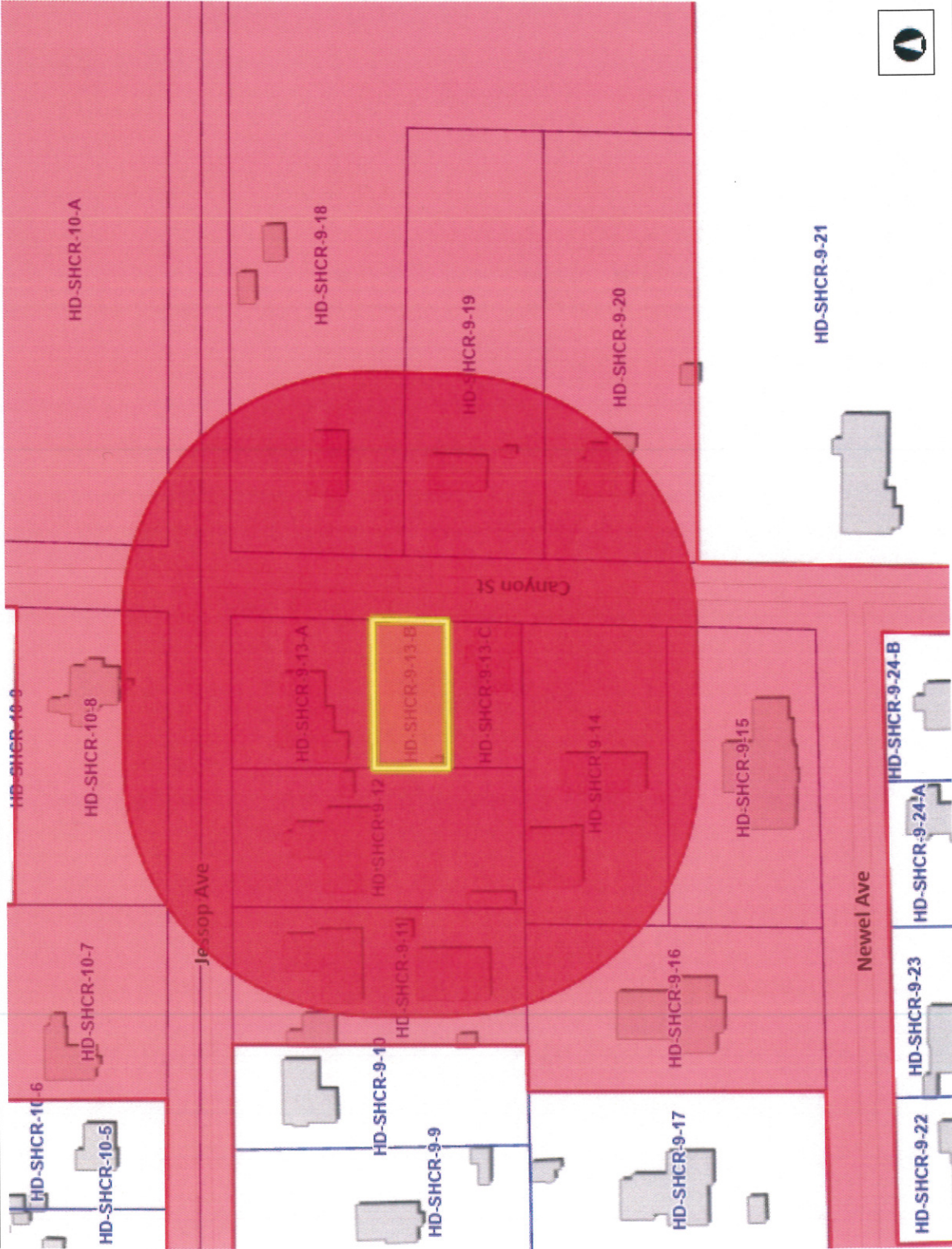
Legend



Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes



376.2 0 188.08 376.2 Feet

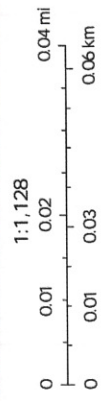
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

Hildale City Zoning districts



7/21/2022, 5:38:16 PM

- Municipal Boundary
- Parcels
- Zoning Districts
- RA-1 - Residential-agricultural 1
- R-1-10 - Single-family residential 10
- RM-1 - Multiple-family residential 1
- PF - Public facilities



Esri Community Maps Contributors, Coconino County, Utah AGRC,
 © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SwireGraph,
 Geotechnologies, Inc., METANASA, USGS, Bureau of Land
 Management, EPA, NPS, US Census Bureau, USDA, Mobar.

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DOC # 20220021804

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/19/2022 01:06:32 PM Fee \$ 40.00
By EXCEL DESIGN ASSOCIATES



Recording Requested by:
Red Dirt Development
17470 N. Pacesetter Way
Scottsdale, AZ 85255
(801)973-7325

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Charles Hammon
PO Box 190
Colorado City, AZ 86021

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

A.P.N.: HD-SHCR-9-13-B

Red Dirt Development, LLC, an Arizona limited liability company, Grantor, of Colorado City, Mohave County, State of AZ, hereby CONVEY AND WARRANT to

Charles Hammon, a Single Man, Grantee, of Colorado City, 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:

PART OF LOT 13, SHORT CREEK SUBDIVISION #9, AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13, SHORT CREEK SUBDIVISION #9 AMENDED & EXTENDED; SAID POINT BEING LOCATED ON THE WEST LINE OF CANYON STREET (500 EAST STREET) AND THE SOUTH LINE OF JESSOP AVENUE (1000 NORTH STREET); THENCE SOUTH 01°22'39" WEST, ALONG THE EAST LINE OF SAID LOT 13, AND WEST LINE OF SAID CANYON STREET, 141.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°22'39" WEST ALONG SAID LINES, 75.03 FEET; THENCE DEPARTING SAID LINES AND RUNNING SOUTH 89°50'27" WEST, 148.58 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°03'23" WEST, ALONG SAID LINE, 75.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING NORTH 89°50'27" EAST, 150.45 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

A.P.N.: HD-SHCR-9-13-B

Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), this April 14th, 2022.

Red Dirt Development Company, LLC, an Arizona limited liability company

By: Caleb Cawley
Name: Caleb Cawley
Title: Member

STATE OF Arizona
County of MoHAVE ss.

On April 14, 2022, before me, the undersigned Notary Public, personally appeared **Caleb Cawley, Member of Red Dirt Development, an Arizona limited liability company**, 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: 7-18-24

Katherine Naylor
Notary Public

