

WASHINGTON CITY  
LAND USE AUTHORITY MEETING  
STAFF REVIEW

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<b>HEARING DATE:</b>	January 21st, 2026
<b>ACTION REQUESTED:</b>	Amended Final Plat for Phase 1 of the Red Mesa at Sunrise Valley Subdivision
<b>APPLICANT:</b>	Bill Cox
<b>OWNER:</b>	Red Mesa at Sunrise Valley Owners Association
<b>ENGINEER:</b>	Bush & Gudgell, Inc. (Rick Meyer)
<b>REVIEWED BY:</b>	Sebastian Ferguson, City Planner
<b>RECOMMENDATION:</b>	Recommend approval with conditions

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### **Background**

The applicant is requesting approval to amend the final plat of Phase 1 of the Red Mesa at Sunrise Valley subdivision, located at approximately Beck Drive and Country Way. The reason for this amendment is to adjust the lot lines/boundary lines of all lots to the center of and along the projection of existing block walls. All the property lines will be aligned with the existing block walls. Additionally, by adjusting the property lines of the lots, most of the common and all of the limited common areas would be vacated - increasing the size of each lot.

Staff has reviewed the proposed final plat amendment and finds it conforms to the PUD-R zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

### **Recommendation**

Staff recommends the Land Use Authority approve the Final Plat amendment for phase 1 of the Red Mesa at Sunrise Valley subdivision, based on the following original findings and subject to the following original conditions:

### **Findings**

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

**Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.



**BUSH & GUDGELL, INC.**  
Engineers • Planners • Surveyors  
205 East Tabernacle  
St. George, Utah 84770  
(435) 673-2337 (ph.)  
(435) 673-3161 (fax)

Eldon Gibb  
Director: Community Development  
Washington City Planning and Zoning  
Washington City, UT

December 10, 2025

RE: Red Mesa at Sunrise Valley Phase 1 – Final Plat Amendment

Dear Mr. Gibb,

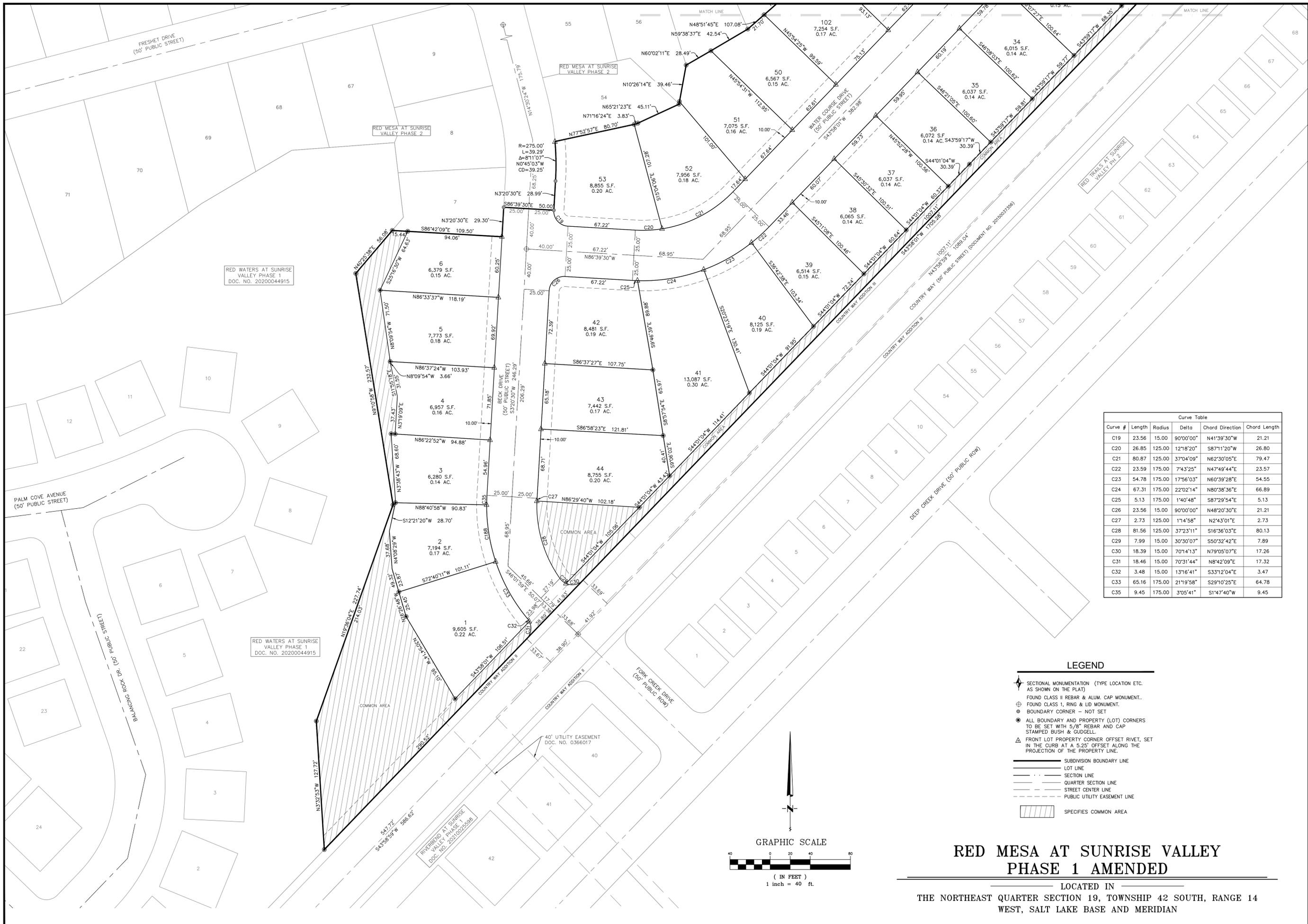
We are submitting an application to amend the final plats of Phase 1, Phase 2, and Phase 3 of Red Mesa at Sunrise Valley. The purpose of these plat amendments is to align/move all boundary and property lines to the center of and along the projection of existing block walls, and to vacate common areas and limited common areas adjoining each pad by incorporating said area into the individual lot areas, eliminating the pad lots. No other changes were made or intended.

Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay  
Project Manager  
Bush & Gudgell, Inc.





Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	23.56	15.00	90°00'00"	N41°39'30"W	21.21
C20	26.85	125.00	12°18'20"	S87°11'20"W	26.80
C21	80.87	125.00	37°04'09"	N62°30'05"E	79.47
C22	23.59	175.00	7°43'25"	N47°49'44"E	23.57
C23	54.78	175.00	17°56'03"	N60°39'28"E	54.55
C24	67.31	175.00	22°02'14"	N80°38'36"E	66.89
C25	5.13	175.00	1°40'48"	S87°29'54"E	5.13
C26	23.56	15.00	90°00'00"	N48°20'30"E	21.21
C27	2.73	125.00	1°14'58"	N2°43'01"E	2.73
C28	81.56	125.00	37°23'11"	S16°36'03"E	80.13
C29	7.99	15.00	30°30'07"	S50°32'42"E	7.89
C30	18.39	15.00	70°14'13"	N79°05'07"E	17.26
C31	18.46	15.00	70°31'44"	N8°42'09"E	17.32
C32	3.48	15.00	13°16'41"	S33°12'04"E	3.47
C33	65.16	175.00	21°19'58"	S29°10'25"E	64.78
C35	9.45	175.00	3°05'41"	S1°47'40"W	9.45

- LEGEND**
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
  - FOUND CLASS II REBAR & ALUM. CAP MONUMENT.
  - FOUND CLASS I, RING & LID MONUMENT.
  - BOUNDARY CORNER - NOT SET
  - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL.
  - FRONT LOT PROPERTY CORNER OFFSET RIVET, SET IN THE CURB AT A 5.25' OFFSET ALONG THE PROJECTION OF THE PROPERTY LINE.
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - STREET CENTER LINE
  - PUBLIC UTILITY EASEMENT LINE
  - SPECIFIES COMMON AREA

**RED MESA AT SUNRISE VALLEY  
PHASE 1 AMENDED**

LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
SALT LAKE BASE & MERIDIAN

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone: (435) 799-3161  
www.bushandgudgell.com

Drawn: BRS Date: 04/19/2022  
Checked: BRS  
Approved: BRH  
Scale: 1"=40'  
Job No: 251089

**RED MESA AT SUNRISE VALLEY PHASE 1 AMENDED**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 2 OF 2 SHEETS  
FILE: 251089

WASHINGTON CITY  
LAND USE AUTHORITY MEETING  
STAFF REVIEW

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<b>HEARING DATE:</b>	January 21, 2026
<b>ACTION REQUESTED:</b>	Amended Final Plat for Phase 2 of the Red Mesa at Sunrise Valley Subdivision
<b>APPLICANT:</b>	Bill Cox
<b>OWNER:</b>	Red Mesa at Sunrise Valley Owners Association
<b>ENGINEER:</b>	Bush & Gudgell, Inc. (Rick Meyer)
<b>REVIEWED BY:</b>	Sebastian Ferguson, City Planner
<b>RECOMMENDATION:</b>	Recommend approval with conditions

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### **Background**

The applicant is requesting approval to amend the final plat of Phase 2 of the Red Mesa at Sunrise Valley subdivision, located at approximately Freshet Drive and Rill Drive. The lot lines of 30 lots would change in this phase. The reason for this amendment is to adjust the lot lines/boundary lines of all lots to the center of and along the projection of existing block walls. All the property lines will be aligned with the existing block walls. Additionally, by adjusting the property lines of the lots, most of the common and all of the limited common areas would be vacated - increasing the size of each lot.

Staff has reviewed the proposed final plat amendment and finds it conforms to the PUD-R zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

### **Recommendation**

Staff recommends the Land Use Authority approve the Final Plat amendment for phase 1 of the Red Mesa at Sunrise Valley subdivision, based on the following original findings and subject to the following original conditions:

### **Findings**

1. The amended final plat meets the land use designation as outlined in the General Plan for

the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

### **Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
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Eldon Gibb  
Director: Community Development  
Washington City Planning and Zoning  
Washington City, UT

December 10, 2025

RE: Red Mesa at Sunrise Valley Phase 1 – Final Plat Amendment

Dear Mr. Gibb,

We are submitting an application to amend the final plats of Phase 1, Phase 2, and Phase 3 of Red Mesa at Sunrise Valley. The purpose of these plat amendments is to align/move all boundary and property lines to the center of and along the projection of existing block walls, and to vacate common areas and limited common areas adjoining each pad by incorporating said area into the individual lot areas, eliminating the pad lots. No other changes were made or intended.

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Sincerely,

Ryan Lay  
Project Manager  
Bush & Gudgell, Inc.

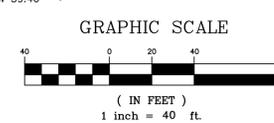
**LEGEND**

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- FOUND CLASS II REBAR & ALUM. CAP MONUMENT.
- FOUND CLASS I, RING & LID MONUMENT.
- BOUNDARY CORNER - NOT SET
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- FRONT LOT PROPERTY CORNER OFFSET RIVET, SET IN THE CURB AT A 5.25' OFFSET ALONG THE PROJECTION OF THE PROPERTY LINE.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT LINE
- ACCESS AND MUNICIPAL UTILITY EASEMENT AREA
- SPECIFIED COMMON AREA (13,974 S.F. OR 0.32 ACRES)



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 803.17 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°36'28" WEST 100.22 FEET; THENCE SOUTH 01°09'35" WEST 50.00 FEET; THENCE NORTH 88°50'25" WEST 90.10 FEET; THENCE SOUTH 00°25'04" WEST 70.95 FEET; THENCE SOUTH 14°49'43" WEST 8.96 FEET; THENCE SOUTH 36°18'06" WEST 109.38 FEET; THENCE SOUTH 43°09'02" WEST 50.16 FEET; THENCE SOUTH 48°51'45" WEST 107.08 FEET; THENCE SOUTH 59°38'37" WEST 42.54 FEET; THENCE SOUTH 60°02'11" WEST 28.49 FEET; THENCE SOUTH 10°26'14" WEST 39.46 FEET; THENCE SOUTH 65°21'23" WEST 45.11 FEET; THENCE SOUTH 03°20'30" WEST 29.30 FEET; THENCE NORTH 86°42'09" WEST 109.50 FEET TO A POINT ON THE EAST BOUNDARY LINE OF RED WATERS AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 20200044915, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 40°25'38" EAST 17.03 FEET, AND 2) NORTH 08°47'15" WEST 74.62 FEET; THENCE NORTH 21°22'21" EAST 14.27 FEET; THENCE NORTH 14°50'15" WEST 107.22 FEET; THENCE NORTH 12°38'56" WEST 50.03 FEET; THENCE NORTH 14°34'00" WEST 105.65 FEET; THENCE NORTH 14°58'30" WEST 104.36 FEET; THENCE NORTH 14°30'24" WEST 50.00 FEET; THENCE NORTH 75°29'36" EAST 12.76 FEET; THENCE NORTH 13°12'51" WEST 134.05 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 88°50'31" EAST ALONG SAID LINE 746.10 FEET TO THE POINT OF BEGINNING.



**AMENDMENT NOTE**

THE PURPOSE OF THIS PLAT AMENDMENT IS TO FURTHER SUBDIVIDE RED MESA AT SUNRISE VALLEY PHASE 2 DOCUMENT NO. 20220053632, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, BY ALIGNING/MOVING ALL OF THE BOUNDARY AND PROPERTY LOT LINES TO THE CENTER OF, AND ALONG THE PROJECTION OF EXISTING BLOCK WALLS, AND TO VACATE THE COMMON AREAS AND LIMITED COMMON AREAS ADJOINING EACH PAD LOT AND TO INCORPORATE SAID AREA INTO THE INDIVIDUAL LOT AREAS TO ELIMINATE THE PAD LOTS. NO OTHER CHANGES WERE MADE OR INTENDED.

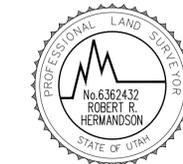
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.78	225.00	2'44"45"	S1°58'08"W	10.78
C2	59.31	225.00	15'06"10"	S6°57'19"E	59.14
C3	23.56	15.00	90'00"00"	S59°30'24"E	21.21
C4	23.56	15.00	90'00"00"	S30°29'36"W	21.21
C5	14.16	525.00	1'32"43"	S13°44'03"E	14.16
C6	60.07	525.00	6'33'20"	S9°41'02"E	60.04
C7	57.00	525.00	6'13'15"	S31°7'44"E	56.97
C8	26.05	15.00	99'30'44"	S49°56'29"E	22.90
C9	18.89	225.00	4'48'33"	N77°53'52"E	18.88
C10	50.02	275.00	10'25'19"	S80°42'15"W	49.95
C11	25.17	275.00	5'14'41"	S88°32'14"W	25.16
C12	40.32	25.00	92'24'33"	N44°57'18"E	36.09
C13	95.27	475.00	11'29'30"	N6°59'43"W	95.11
C14	14.64	475.00	1'45'57"	N13°37'26"W	14.64
C15	23.56	15.00	90'00"00"	N59°30'24"W	21.21
C16	99.06	175.00	32'25'53"	N59°16'39"E	97.74
C17	93.00	175.00	30'26'57"	S27°50'14"W	91.91
C18	26.56	15.00	101'27'11"	N38°06'50"W	23.22
C19	21.57	15.00	82'23'35"	N49°57'47"E	19.76
C20	54.87	225.00	13°58'18"	N15°45'08"E	54.73
C21	53.88	225.00	13°43'14"	N29°35'54"E	53.75
C22	57.32	225.00	14°35'50"	N43°45'26"E	57.17
C23	53.22	225.00	13°33'07"	N57°49'54"E	53.09
C24	42.75	225.00	10°53'08"	N70°03'02"E	42.68
C25	23.56	15.00	90'00"00"	N30°29'36"E	21.21
C26	46.38	275.00	9'39'48"	N9°40'31"W	46.33

**SURVEYOR'S CERTIFICATE**

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTIONS 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, COMMON AREA, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

**RED MESA AT SUNRISE VALLEY PHASE 2 AMENDED**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE: BUSH AND GUDGELL INC. ROBERT R. HERMANDSON PROFESSIONAL LAND SURVEYOR UTAH LICENSE NUMBER 6362432

**OWNER'S DEDICATION**

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, PUBLIC EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

**RED MESA AT SUNRISE VALLEY PHASE 2 AMENDED**

AND DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO DOCUMENT NO. 20220030170. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AREAS AND PUBLIC ROADS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

RED MESA HOLDINGS, LLC (A UTAH LIMITED LIABILITY COMPANY)

BY: ITS:

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF RED MESA HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF RED MESA HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC FULL NAME: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH MY COMMISSION EXPIRES: \_\_\_\_\_

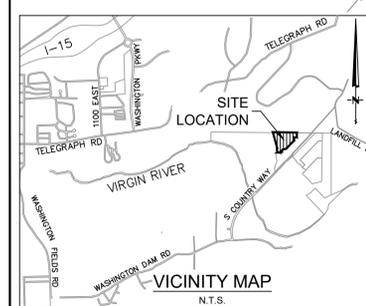
**GENERAL NOTES**

- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 28TH, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG FRONT AND STREET SIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
- ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT, IT IS MAINTAINED BY THE HOA.
- ALL COMMON AREA SHOWN ON THIS PLAT IS SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.
- WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- LOTS 586, 10-12, 16-25, 33-39, 42-44, 47&48, 50&51, 56&57 and 62-65 ARE SUBJECT TO A TWO STORY RESTRICTION. IF ADJACENT UNIT ON EITHER SIDE IS CONSTRUCTED WITH A SECOND STORY, THE UNIT IN QUESTION WILL BE RESTRICTED TO A SINGLE STORY.
- EACH LOT MAY HAVE A LIMITED AMOUNT OF TURF AS PER WASHINGTON CITY LANDSCAPING AND WATER CONSERVATION ORDINANCES. ALL LANDSCAPING AND TURF ON EACH LOT SHALL BE IRRIGATED SOLELY BY THE HOA'S COMMON IRRIGATION WATER SERVICE. ALL IRRIGATION SHALL USE SECONDARY WATER AS IT IS MADE AVAILABLE.

**RED MESA AT SUNRISE VALLEY PHASE 2 AMENDED**

LOCATED IN THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

<b>APPROVAL OF PUBLIC WORKS</b> THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	<b>ENGINEER'S APPROVAL</b> THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	<b>APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH</b> WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	<b>TREASURER APPROVAL</b> I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	<b>RECORDED No.</b>
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY RECORDER



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LOCATED IN THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1 SHEETS  
FILE: 251089

WASHINGTON CITY  
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STAFF REVIEW

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<b>HEARING DATE:</b>	January 21st, 2026
<b>ACTION REQUESTED:</b>	Amended Final Plat for Phase 3 of the Red Mesa at Sunrise Valley Subdivision
<b>APPLICANT:</b>	Bill Cox
<b>OWNER:</b>	Red Mesa at Sunrise Valley Owners Association
<b>ENGINEER:</b>	Bush & Gudgell, Inc. (Rick Meyer)
<b>REVIEWED BY:</b>	Sebastian Ferguson, City Planner
<b>RECOMMENDATION:</b>	Recommend approval with conditions

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### **Background**

The applicant is requesting approval to amend the final plat of Phase 3 of the Red Mesa at Sunrise Valley subdivision, located at approximately Freshet Drive and Rill Drive. The lot lines of 28 lots would be changed - totaling 8.23 acres. The reason for this amendment is to adjust the lot lines/boundary lines of all lots to the center of and along the projection of existing block walls. All the property lines will be aligned with the existing block walls. Additionally, by adjusting the property lines of the lots, most of the common and all of the limited common areas would be vacated - increasing the size of each lot.

Staff has reviewed the proposed final plat amendment and finds it conforms to the PUD-R zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

### **Recommendation**

Staff recommends the Land Use Authority approve the Final Plat amendment for phase 1 of the Red Mesa at Sunrise Valley subdivision, based on the following original findings and subject to the following original conditions:

### **Findings**

1. The amended final plat meets the land use designation as outlined in the General Plan for

the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

### **Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.



**BUSH & GUDGELL, INC.**  
Engineers • Planners • Surveyors  
205 East Tabernacle  
St. George, Utah 84770  
(435) 673-2337 (ph.)  
(435) 673-3161 (fax)

Eldon Gibb  
Director: Community Development  
Washington City Planning and Zoning  
Washington City, UT

December 10, 2025

RE: Red Mesa at Sunrise Valley Phase 1 – Final Plat Amendment

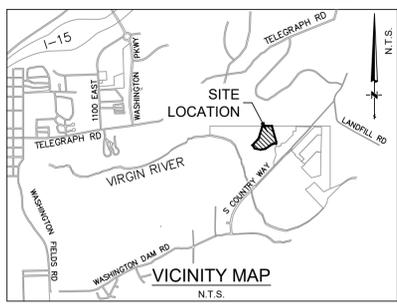
Dear Mr. Gibb,

We are submitting an application to amend the final plats of Phase 1, Phase 2, and Phase 3 of Red Mesa at Sunrise Valley. The purpose of these plat amendments is to align/move all boundary and property lines to the center of and along the projection of existing block walls, and to vacate common areas and limited common areas adjoining each pad by incorporating said area into the individual lot areas, eliminating the pad lots. No other changes were made or intended.

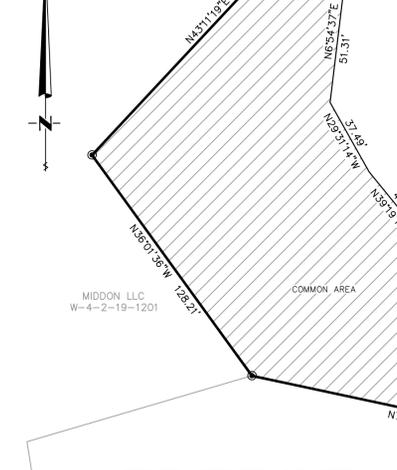
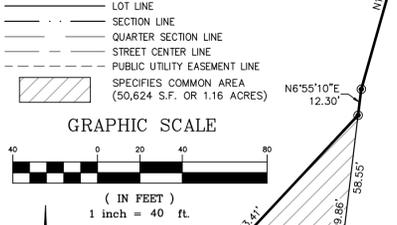
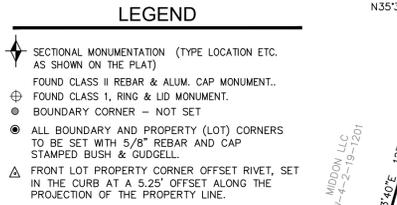
Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay  
Project Manager  
Bush & Gudgell, Inc.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.23	475.00	6°46'55"	S78°53'03"W	56.19
C2	19.59	20.00	56°08'05"	N68°58'51"W	18.82
C3	43.30	55.00	45°06'20"	N63°27'59"W	42.19
C6	42.02	55.00	43°46'09"	S15°17'41"W	41.00
C7	46.29	55.00	48°13'27"	S30°42'07"E	44.94
C8	56.77	55.00	59°08'05"	S84°22'53"E	54.28
C9	31.80	55.00	33°07'22"	N49°29'23"E	31.35
C10	17.64	20.00	50°31'42"	N58°11'33"E	17.07
C11	10.84	525.00	1°11'00"	N82°51'54"E	10.84
C12	60.09	525.00	6°33'27"	N78°59'40"E	60.05
C13	2.04	525.00	0°13'21"	N75°36'16"E	2.04
C14	18.55	20.00	53°07'48"	N77°56'30"W	17.89
C15	1.37	55.00	1°25'40"	N52°05'26"W	1.37
C16	65.36	55.00	68°05'16"	N86°50'54"W	61.58
C17	54.31	55.00	56°34'55"	S30°49'01"W	52.13
C18	55.85	55.00	58°10'51"	S26°33'51"E	53.48
C19	38.65	55.00	40°15'58"	S75°47'15"E	37.86
C20	59.24	55.00	61°42'59"	N53°13'17"E	56.42
C21	18.55	20.00	53°07'48"	N48°55'41"E	17.89



**AMENDMENT NOTE**

THE PURPOSE OF THIS PLAT AMENDMENT IS TO FURTHER SUBDIVIDE RED MESA AT SUNRISE VALLEY PHASE 3 DOCUMENT NO. 20220029060, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, BY ALIGNING/MOVING ALL OF THE BOUNDARY AND PROPERTY LOT LINES TO THE CENTER OF, AND ALONG THE PROJECTION OF EXISTING BLOCK WALLS, AND TO VACATE THE COMMON AREAS AND LIMITED COMMON AREAS ADJOINING EACH PAD LOT AND TO INCORPORATE SAID AREA INTO THE INDIVIDUAL LOT AREAS TO ELIMINATE THE PAD LOTS. NO OTHER CHANGES WERE MADE OR INTENDED.



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 1549.28 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 13°12'21" EAST 134.05 FEET; THENCE SOUTH 75°29'36" WEST 12.76 FEET; THENCE SOUTH 14°30'24" EAST 50.00 FEET; THENCE SOUTH 14°58'30" EAST 104.36 FEET; THENCE SOUTH 14°34'00" EAST 105.65 FEET; THENCE SOUTH 12°38'56" EAST 50.03 FEET; THENCE SOUTH 14°50'15" EAST 107.22 FEET; THENCE SOUTH 21°22'21" WEST 14.27 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF RED WATERS AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 2020044915, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 85°44'57" WEST 102.65 FEET, 2) SOUTH 59°33'55" WEST 103.99 FEET, 3) SOUTH 54°24'37" WEST 171.48 FEET, 4) SOUTH 79°03'21" WEST 156.26 FEET, AND 5) NORTH 77°58'53" WEST 186.73 FEET; THENCE NORTH 36°01'36" WEST 128.21 FEET; THENCE NORTH 43°11'19" EAST 102.31 FEET; THENCE NORTH 43°11'19" EAST 81.10 FEET; THENCE NORTH 08°55'10" EAST 12.30 FEET; THENCE NORTH 15°33'40" EAST 127.93 FEET; THENCE NORTH 35°34'10" EAST 36.19 FEET; THENCE NORTH 25°21'02" EAST 28.21 FEET; THENCE NORTH 08°02'04" EAST 19.80 FEET; THENCE NORTH 10°37'01" WEST 63.93 FEET; THENCE NORTH 33°38'23" EAST 84.10 FEET; THENCE NORTH 50°48'47" EAST 29.71 FEET; THENCE NORTH 66°20'01" EAST 33.23 FEET; THENCE NORTH 16°58'58" EAST 100.31 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 88°50'31" EAST ALONG SAID LINE 309.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 358,704 SQUARE FEET OR 8.23 ACRES.

Line #	Length	Direction
L1	23.03	N79°01'45"E
L2	8.14	N70°51'24"E
L3	5.92	N85°44'57"E
L4	7.77	S59°33'55"W
L5	32.63	S70°51'24"W

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D. 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____ A.D. 20____.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**

I, ROBERT HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, COMMON AREAS, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

**RED MESA AT SUNRISE VALLEY PHASE 3 AMENDED**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: \_\_\_\_\_  
BUSH AND GUDGELL, INC.

ROBERT HERMANDSON  
PROFESSIONAL LAND SURVEYOR UTAH  
LICENSE NUMBER 6362432

**OWNER DEDICATION**

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, PUBLIC EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

**RED MESA AT SUNRISE VALLEY PHASE 3 AMENDED**

AND DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" FOR RED MESA AT SUNRISE VALLEY PHASE 1, DOCUMENT NO. 20220030170. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL AREAS SHOWN HEREON AS COMMON AREAS, PUBLIC EASEMENTS, AND PUBLIC STREETS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND COVENANTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

**RED MESA AT SUNRISE VALLEY OWNERS ASSOCIATION**  
(A UTAH NONPROFIT CORPORATION)

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 20\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED JUDY PALMER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

**GENERAL NOTES**

- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 28TH, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG FRONT AND STREET SIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
- ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT, IT IS MAINTAINED BY THE HOA.
- ALL COMMON AREA SHOWN ON THIS PLAT IS SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.
- WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- LOTS 83, 84, 85, 86, 90, 91, 92, 93, AND 94 ARE SUBJECT TO A TWO STORY RESTRICTION. IF ADJACENT UNIT ON EITHER SIDE IS CONSTRUCTED WITH A SECOND STORY, THE UNIT IN QUESTION WILL BE RESTRICTED TO A SINGLE STORY.
- EACH LOT MAY HAVE A LIMITED AMOUNT OF TURF AS PER WASHINGTON CITY LANDSCAPING AND WATER CONSERVATION ORDINANCES. ALL LANDSCAPING AND TURF ON EACH LOT SHALL BE IRRIGATED SOLELY BY THE HOA'S COMMON IRRIGATION WATER SERVICE. ALL IRRIGATION SHALL USE SECONDARY WATER AS IT IS MADE AVAILABLE.

**RED MESA AT SUNRISE VALLEY PHASE 3 AMENDED**

LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 19  
TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
SALT LAKE BASE & MERIDIAN

THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
206 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone: (435) 793-3161  
www.bushandgudgell.com

Drawn: BRS Date: 09/29/2022  
Email: BSHLTON@BUSHANDGUDGELL.COM  
Checked: BRS  
Approved: BRH  
Scale: 1"=40'  
Job No.: 251089

RED MESA AT SUNRISE VALLEY PHASE 3 AMENDED  
LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 19  
TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
SALT LAKE BASE & MERIDIAN

SHEET  
1  
2  
SHEETS  
FILE: 251089