

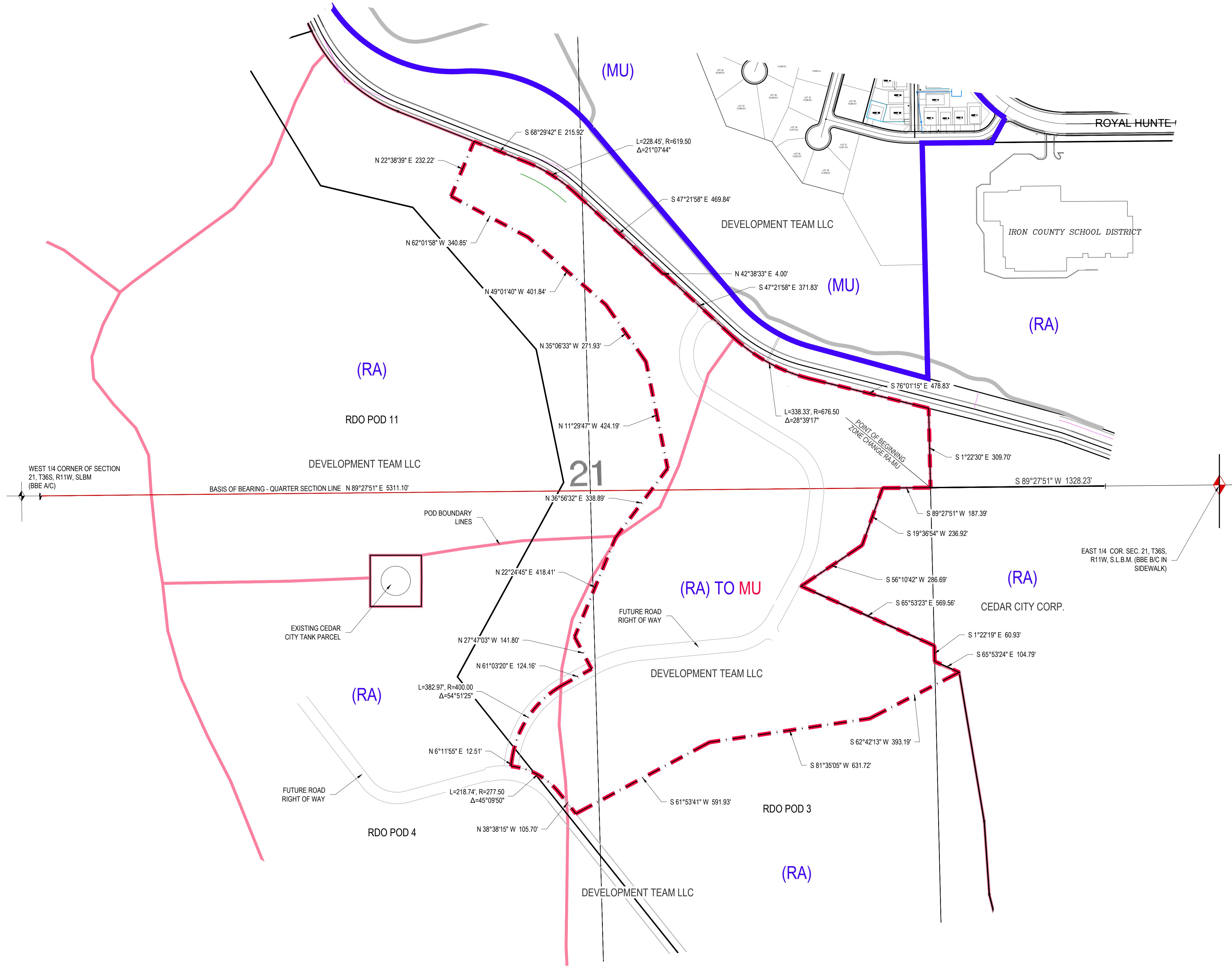
PUBLIC HEARING - Cedar City Planning Commission

Notice is hereby given that a public hearing will be held before the Cedar City Planning Commission on Tuesday, October 6th, 2026, starting at 5:15 p.m. in the Cedar City Council Chambers located at 10 N. Main Street, Cedar City, Utah. Time will be allowed for public comments on the following:

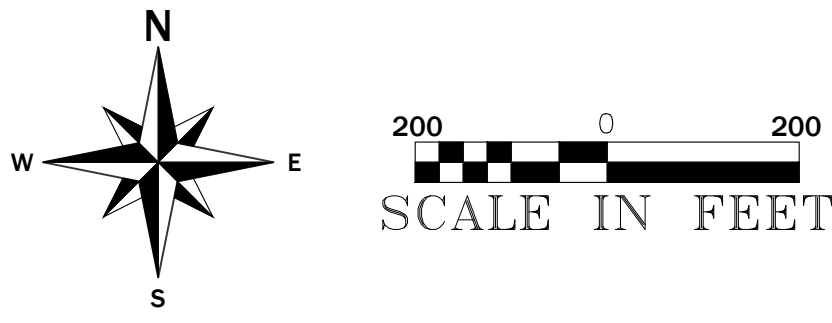
1. Consider a Zone Change from RA (Residential Agricultural) to MU (Mixed Use) for property located at approximately 2300 West Cross Hollow Road

All in Cedar City, Utah

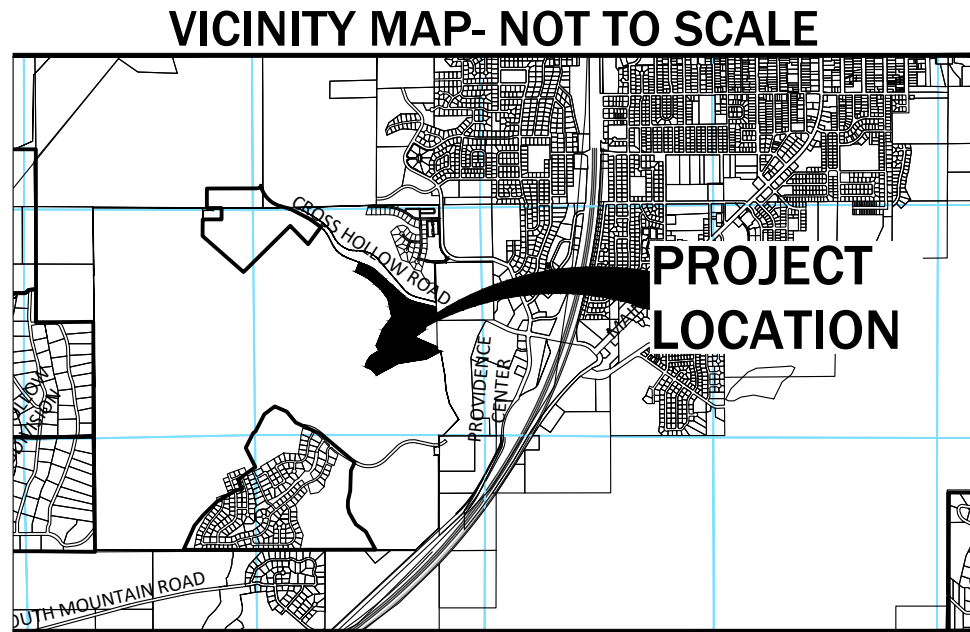
Posted September 25, 2026



PROPOSED ZONE CHANGE
IRONHORSE RDO PODS 3, 4, & 11



PROJECT LEGEND	
---	PROPOSED ZONE LINE
---	EXISTING CITY ZONE LINE
XX	PROPOSED ZONE
(XX)	EXISTING CITY ZONE



ZONE CHANGE RA to MU
45.76 ACRES

BEGINNING AT A POINT LOCATED S89°27'51"W 1328.23 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 21, T36S, R11W, SLB&M, THENCE ALONG THE 1/4 SECTION LINE S89°27'51"W, 187.39 FEET; THENCE S19°36'54"W, 236.92 FEET; THENCE S19°36'54"W, 236.92 FEET; THENCE S56°10'42"W, 286.69 FEET; THENCE S65°53'23"E, 569.56 FEET; THENCE S01°22'19"E, 60.93 FEET; THENCE S65°53'24"E, 104.79 FEET; THENCE S62°42'13"W, 393.19 FEET; THENCE S81°35'05"W, 631.72 FEET; THENCE S61°53'41"W, 591.93 FEET; THENCE N38°38'15"W, 105.70 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 277.50 FEET AND A CENTRAL ANGLE OF 45°09'50"; THENCE ALONG THE ARC OF SAID CURVE 218.74 FEET; THENCE N06°11'55"E, 12.51 FEET; TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 54°51'25"; THENCE ALONG THE ARC OF SAID CURVE 382.97 FEET; THENCE N61°03'20"E, 124.16 FEET; THENCE N27°47'02"W, 141.80 FEET; THENCE N22°24'45"E, 418.41 FEET; THENCE N36°56'32"E, 338.89 FEET; THENCE N11°29'47"W, 424.19 FEET; THENCE N35°06'33"W, 271.93 FEET; THENCE N49°01'40"W, 401.84 FEET; THENCE N62°01'58"W, 340.85 FEET; THENCE N22°38'39"E, 232.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES, S68°29'42"E, 215.92 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 619.50 FEET AND A CENTRAL ANGLE OF 21°07'44"; THENCE ALONG THE ARC OF SAID CURVE 228.45 FEET; THENCE S47°21'58"E, 469.84 FEET; THENCE N42°38'33"E, 4.00 FEET; THENCE S47°21'58"E, 371.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 676.50 FEET AND A CENTRAL ANGLE OF 28°39'17"; THENCE ALONG THE ARC OF SAID CURVE 338.33 FEET; THENCE S76°01'15"E, 478.83 FEET TO THE 1/4 SECTION LINE; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID 1/4 SECTION LINE S01°22'30"E, 309.70 FEET TO THE POINT OF BEGINNING.

REVISIONS		NO	DESCRIPTION	DATE	BY
		1	-	-	-
		2	-	-	-
		3	-	-	-
		4	-	-	-

PROJECT:	IRON HORSE RDO	
	LEAVITT LAND & INVESTMENT, LLC 57 NORTH MAIN STREET, CEDAR CITY, UT LOCATED IN SECTION ##, T36S, R11W, SLB&M	

SHEET TITLE:		ZONE CHANGE 2026
CHECKED:		-
DRAWN:		-
DATE:		9-8-26
SCALE:		1" = 200'
SHEET NO:		

RED HOLLOW ENGINEERING	
176 WEST 728 SOUTH	
CEDAR CITY, UTAH 84720	
PHONE: (435) 865-3833	