

TOWN OF VIRGIN
 114 S Mill Street
 PO Box 790008
 Virgin, Utah 84779
 (435) 635-4695 fax (435) 635-0265

TOWN USE ONLY
 Filing Fee: \$1,000.00 (non-refundable)
 Date Paid/Received: 4/24/18
 Check # CASH Staff Initials: WCB

Zone Change Application

Name of Applicant: Jack Ruggles
 Telephone Number: 435 [REDACTED]
 Mailing Address: P.O. Box [REDACTED] Virgin, UT 84779
 Street Address: 530 E. S.R. 9
Virgin City, UT State, 84779 Zip Code

Legal Description of property where Conditional Use Permit is Requested: (attach pages if needed)

Reason for requesting zone change: (attach pages if needed)
For the utilization of all opportunities the HRZ will allow.

The applicant shall submit the following information to the above:

- Zone change from C to HRZ
- Site plane, drawn to scale and showing all proposed and existing buildings fences, landscaping, parking, loading areas, ect.
- Topography for irregular sites and other information.
- Stamped envelopes of Names and addresses of adjoining property owners.

Office use only
 Date Approved by Planning Commission: _____ Date Approved by Town Council: _____

 Mayor, Matthew Spendlove

 Town Clerk, Monica Bowcutt

Property Record Card

Washington County

**ZION CANYON
TRAILRIDES AT JACOBS
RANCH LLC
C/O: JACK RUGGLES**

Account: 0298367
Tax Area: 12 - Virgin Town
Acres: 18.110

Parcel: V-2140-A-4-A-1
Situs Address:
530 E SR 9
VIRGIN, 847790000

PO BOX [REDACTED]
VIRGIN, UT 84779-0370

Legal Description

S: 23 T: 41S R: 12W BEG W1/4 SEC COR SEC 23 T41S R12W TH S 01*06'15.53 W ALG SEC/L 1134.22 FT TO N R/W LN HWY U-9; TH N 87*04'33.7 E ALG R/W LN 300.74 FT TO POB; TH N 01*06'15.53 E 316.992 FT; TH S 69*56'07 E 139.71 FT; TH S 73*59'18 E 183.82 FT; TH S 78*04'53 E 225.62 FT; TH S 85*14'15 E 315.91 FT; TH N 83*27'49 E 287.3 FT; TH S79*15'52 E 454.73 FT; TH N 68*51'16 E 123.61 FT; TH N 40*39'42 E 128.76 FT; TH S 88*36'21 E 470.8 FT; TH S 0*33'40E 269.75 FT TO THREAD NORTH CREEK; TH S57*31'51 W ALG SD THREAD 437.18 FT; THS 34*34'51 W ALG SD THREAD 302.05 FT TO R/W LN HWY U-9; TH WLY ALG R/W N 57*12'14 W 408.98 FT TO PT TNGY WITH 1950.1 FT RAD CUR LFT; TH WLY ALG ARC CUR 123.64 FT TO 1/16 SEC/L; TH S 88*54'23.5 E ALG 1/16 SEC/L 21.08 FT TO PT ON 1960.1 FT RAD CUR LFT; TH WLY ALG SD CUR 1115.66 FTTH S 87*04'33.7 W 214.39 FT TO POB.

LESS: LAND FOR HWY.

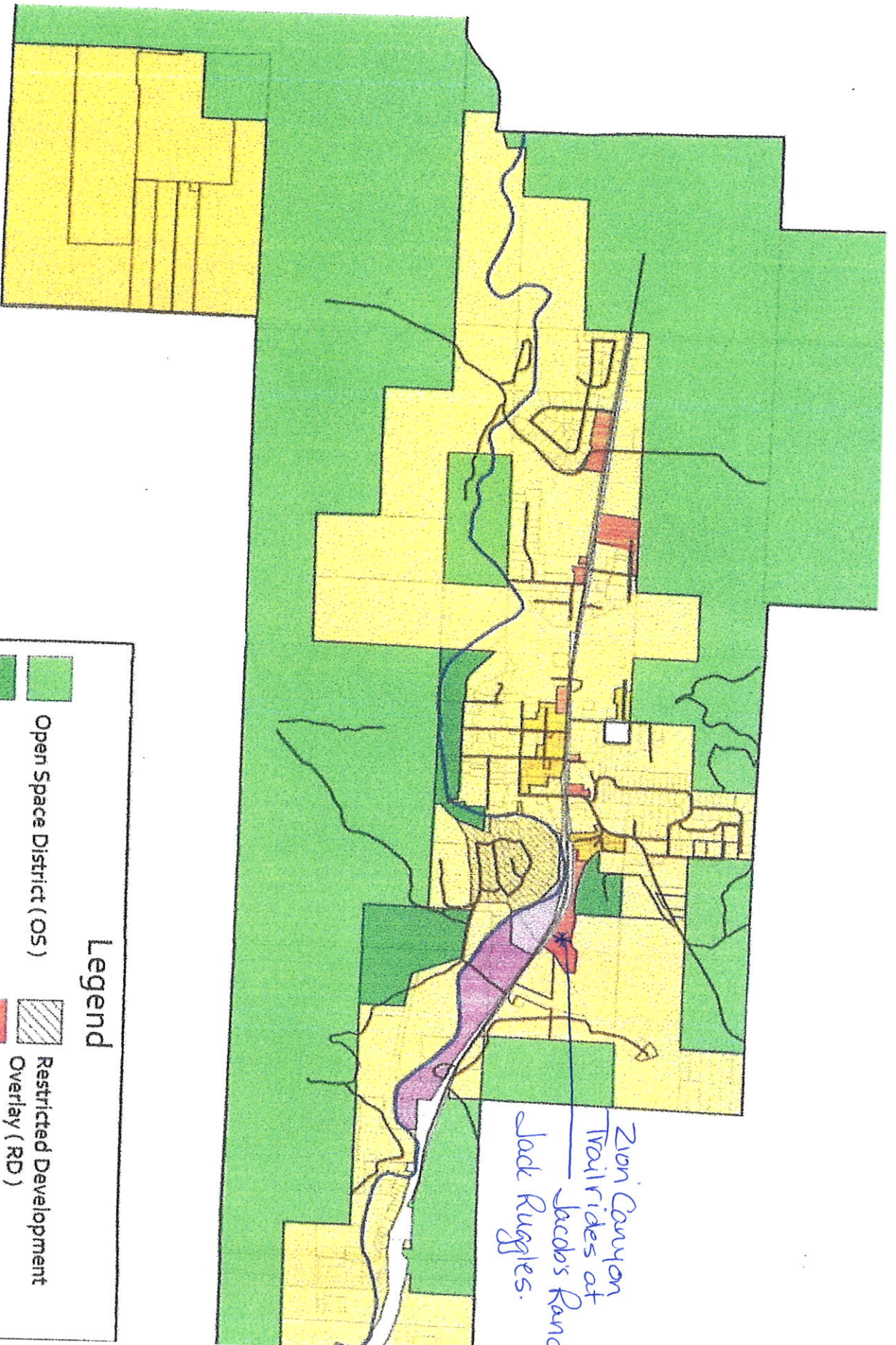
ALSO: BEG W1/4 COR SEC23 TH S 01*06'15 W ALG SEC/L 1134.22 FT TO N R/W LN HWY U-9; TH N 87*04'33.7 E ALG R/W LN 200.49 FT TO POB; TH N 01*06'15.53 E MODIFIED STATE PLANE OR N 0*04'35 E G.L.C. ALG DADE PRPTY LN 358.39 FT; TH S 69*56'07 E 105.74 FT; TH S 01*06'15.53 W 316.992 FT TO HWY R/W LN; TH S 87*04'33.7 W 100.25 FT TO POB.

ALSO: BEG W LN SEC 23 244.41 FT N 01*06'16 E ALG W LN FM SW COR NW1/4 SW1/4 SEC 23; THN 01*06'16 E 109.72 FT; TH S 88*53'44E 200 FT; TH S 01*06'16 W 100.15 FT TO NLY R/W LN HWY U-9; TH SWLY ALG NLY R/W LN S 87*02'21 W 57.04 FT; TH S 88*54'55 W 143.20 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
20140032137	Oct 20, 2014	Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution



Legend

- Open Space District (OS)
- Agricultural Zone (AG)
- Rural Residential Zone (RR)
- Commercial Zone (C)
- Resort Zone (RZ)
- Highway Resort Zone (HRZ)
- Restricted Development Overlay (RD)

Zion Canyon
Trailrides at
Jacobs Ranch
Jack Ruggles.