



FILING FEE: \$1,000.00

NON-REFUNDABLE

Date _____ Received by _____

Town of Leeds

218 North Main Street, PO Box 460879, Leeds, UT 84746-0879

Phone: 435-879-2447 Fax: 435-879-6905

E-mail: clerk@leedstown.org // Website: www.leedstown.org

ZONE CHANGE/AMENDMENT APPLICATION

Project Name Cemetery Storage
Number of Lots Proposed 2-3 Acreage 3/4 to 1 1/4 acre
Project Location Parcel Tax ID #(s) L-4-1-12-122 1-94-D Lot line Change 4033-B-1-HV

Applicant Name John Zoetmulder
Address PO Box 910056 St George UT 84791
Phone 435-313-5440 Fax _____ Cell 435-632-6630 e-mail zconst@hotmail.com

Owner of Property DHP Properties Z 2 Z Properties
Address PO Box 910056 St George UT 84791
Phone 435-313-5440 Fax _____ Cell 435-632-6630 e-mail zconst@hotmail.com

Contact Person of those listed above John Zoetmulder

EXISTING ZONING OS ZONE CHANGE(S) REQUESTED C ACREAGE 0.510

Refer to Town of Leeds Zonings:

R-R-5.....Rural Residential 5 acre	R-1-5.....Residential 5 acre	R-M-7.....Multiple Residential
R-R-2.....Rural Residential 2 acre	R-1-2.....Residential 2 acre	C.....Commercial
R-R-1.....Rural Residential 1 acre	R-1-1.....Residential 1 acre	OS.....Open Space
R-R-20.....Rural Residential 1/2 acre	R-1-20.....Residential 1/2 acre	M-H.....Mobile Home
	R-1-10.....Residential 1/4 acre	

Attach complete legal description for the property/area requested. to be changed and provide all of the following information:

1. Two sets of mailing labels for all property owners within a 300-foot radius from the border of the subject property. Maps & Names of Property Owners are available from Washington County Recorder's Office, 87 North 200 East, St. George, Utah 84770, ph. (435) 634-5709.
2. Written justification describing the purpose for the zone change request and proof of concurrence with Town of Leeds General Plan.
3. Required Building Plans as per Land Use and Zoning Ordinance #2008-04, including all tests, exhibits and studies.
4. A copy of the requested legal description in a read-only CD/electronic format and e-mailed to clerk@leedstown.org
5. A copy of the legal description provided in Microsoft Word Format on a read-only CD and e-mailed to clerk@leedstown.org.
6. One 24" x 36" plat site exhibit of the requested zone change and 16 copies 8.5" x 11" or 11"x 17" all matching the legal description.
7. One 24" x 36" site exhibit of the County Ownership Plat(s) identifying the existing parcel(s) included in the legal description.

Town of Leeds

**ZONE CHANGE/AMENDMENT
APPLICATION**

The following fees are due at the time of application. Incomplete applications will be returned. No exceptions.

1. Filing Fee (non-refundable): \$1,000.00
2. Addresses labels, envelopes, stamps and other associated mailing expenses are to be provided by Applicant.
3. Acreage Fees -
 - a. Less than 1 acre: No Fee
 - b. One - 100 acres: \$50.00 per acre
 - c. 101 - 500 acres: \$25.00 per acre
 - d. Over 500 acres: \$10.00 per acre

Note: For acreage designated as open space, no acreage fee assessed if open space is over 10 acres. Open space includes parks, golf courses, floodplains, hillsides and similar natural areas. This does not include required recreation areas and/or setback areas.

File the completed application at:

Town of Leeds
P.O. Box 461195
Leeds, UT 84746

Signature of Applicant [Signature] Date 11-19-18

Signature or Consent of Owner Floreto, LLC by [Signature] Date 11-19-18

APPLICANT AFFIDAVIT

I, John Zoetmijder, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

[Signature]
Owner/Agent

11-19-18
Date

Applications must be presented to the Planning Commission and a Public Hearing must be held before submitting to the Town Council. The Planning commission meets at 7:00 p.m. on the first Wednesday of each month.

Application is hereby made for a zone change/amendment to the Leeds Zoning Map

DHP INVESTMENTS, LLC/McMULLIN

L-4-1-12-122

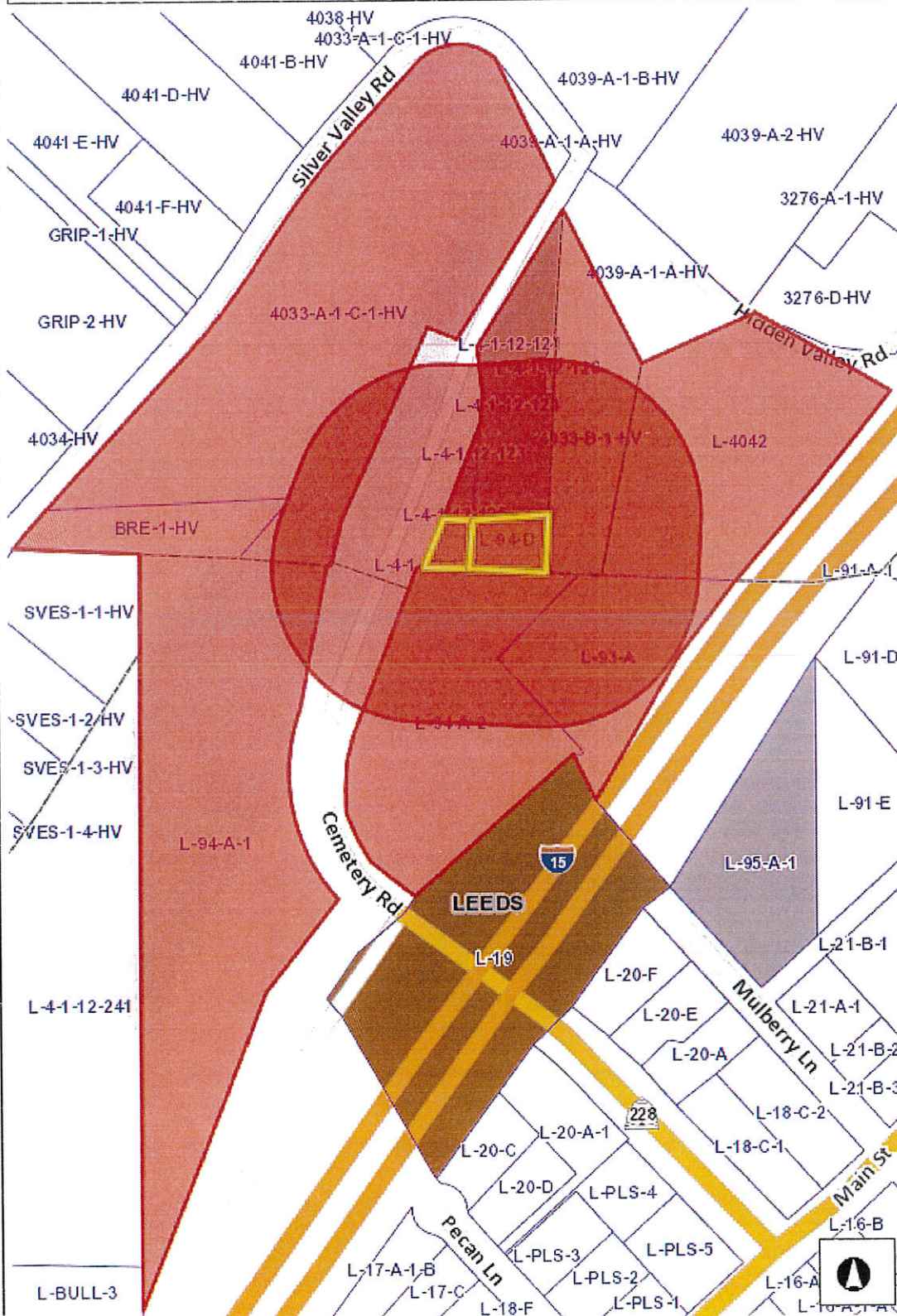
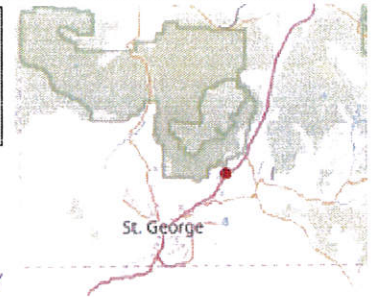
L-94-D

ZONE CHANGE DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CEMETERY ROAD, SAID POINT LIES SOUTH 87°12'46" EAST 538.99 FEET ALONG THE CENTER SECTION LINE FROM THE CENTER-EAST SIXTEENTH CORNER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 22°24'23" EAST 100.75 FEET TO THE SOUTHWEST CORNER OF LEEDS CEMETERY; THENCE ALONG THE AN EXISTING FENCELINE AND THE PROJECTION THEREOF IN THE FOLLOWING TWO (2) COURSES: SOUTH 84°36'35" EAST 44.30 FEET; THENCE SOUTH 86°43'41" EAST 176.26 FEET TO A POINT ON THE CORPORATE LIMIT LINE OF THE TOWN OF LEEDS; THENCE ALONG SAID CORPORATE LIMIT LINE SOUTH 00°02'05" EAST 91.51 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 87°12'46" WEST 258.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING. CONTAINS 0.510 ACRES.



Zone Change - Mailing



Legend

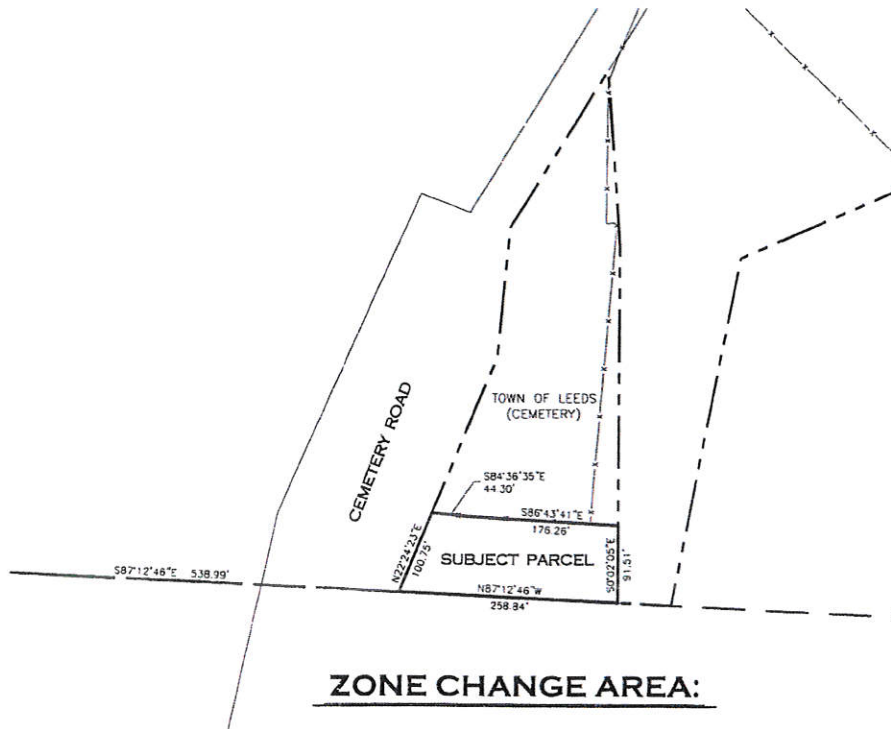
- County Boundary
- Municipalities
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shirwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - 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

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.



DHP INVESTMENTS, LLC/McMULLIN

CURRENT TONE OF

[illegible]

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737
FAX: (435) 636-5765 TEL: (435) 636-2329

ZONE CHANGE EXHIBIT
FOR
JOHN ZOETMULDER
TOWN OF LEEDS
WASHINGTON COUNTY, UTAH

FILE NAME:	1808-0296
DATE:	NOV. 15, 2018
CHECKED:	
SCALE:	1" = 100'

