TERRANA SUBDIVISION

LOCATED IN SECTION 24, T41S, R13W
AND PARTIALLY LOCATED IN LOT 50
OF THE LA VERKIN TOWN SITE RE-SURVEY,
ENTRY #204663, DATED 5-15-79, WASHINGTON COUNTY
LAVERKIN CITY, WASHINGTON COUNTY, UTAH

LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- SET SURVEY CONTROL MONUMENT, 2" DIA BRASS CAP IN CONCRETE
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR.
- CALCULATED POINT (NOT SET)
- UTILITY EASEMENTS

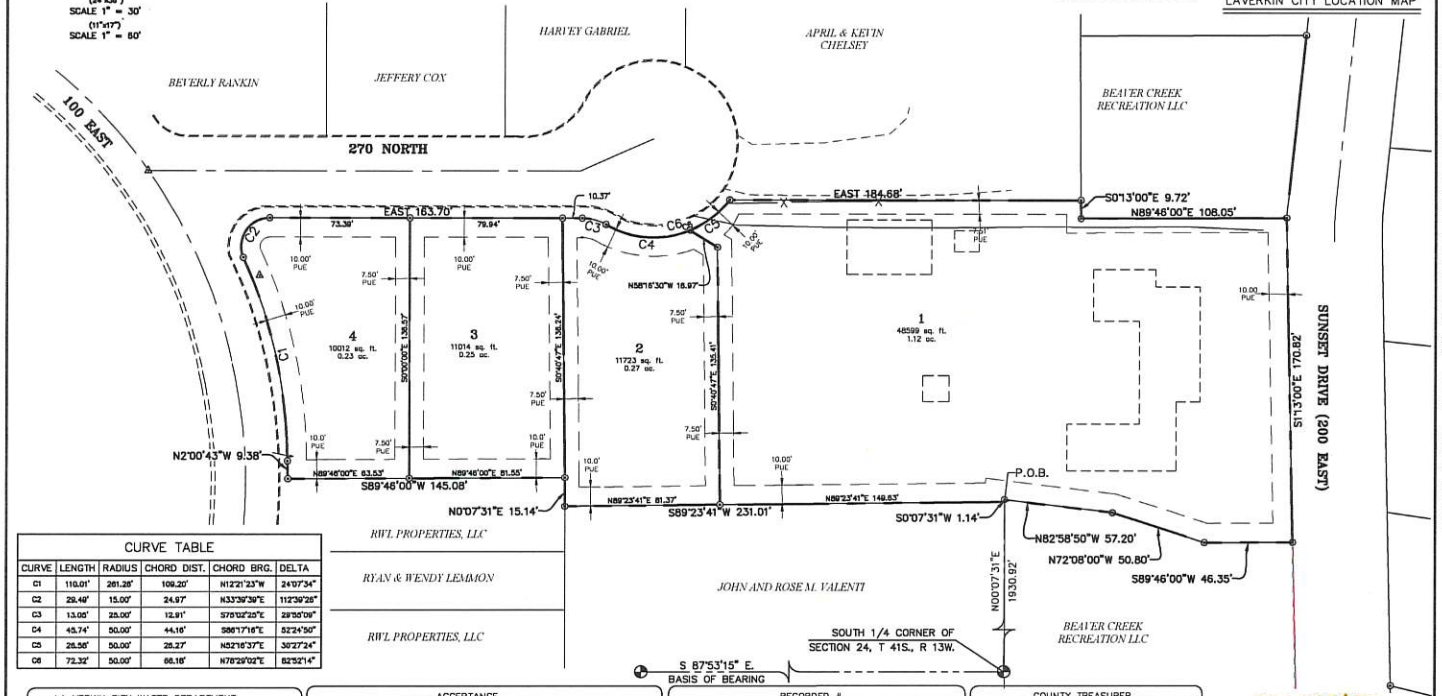
(24"x36") SCALE 1" = 30'
(11"x17") SCALE 1" = 60'

NOTES

1. THE 10,000 SQUARE FOOT MINIMUM LOT SIZE FOR THIS SUBDIVISION IS TO BE MAINTAINED FOR ANY FUTURE SUBDIVISION OR LOT SIZE REDUCTION.
2. FRONT BUILDING SETBACK TO BE MEASURED FROM BACK OF CURB.

PROJECT LOCATION

LAVERKIN CITY LOCATION MAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	110.01'	261.28'	109.20'	N12°21'23"W	24°07'34"
C2	29.49'	15.00'	24.97'	N33°39'39"E	112°39'26"
C3	13.05'	25.00'	12.91'	S75°02'25"E	29°55'09"
C4	45.74'	50.00'	44.16'	S86°17'16"E	52°24'50"
C5	26.56'	50.00'	26.27'	N52°16'37"E	30°27'24"
C6	72.32'	50.00'	66.16'	N78°29'02"E	82°52'14"

LA VERKIN CITY WATER DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ DEPARTMENT CHAIRMAN

ACCEPTANCE

PRESENTED TO THE LA VERKIN CITY COUNCIL THIS _____ DAY OF _____ A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.

ATTEST: CITY RECORDER CITY OF LA VERKIN, UTAH

MAYOR CITY OF LA VERKIN, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ COUNTY RECORDER

COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 2020 BY THE WASHINGTON COUNTY TREASURER.

WASHINGTON COUNTY TREASURER

ASH CREEK SSD CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ ACSSD SUPERINTENDENT

PLANNING COMMISSION APPROVAL

ON THIS _____ DAY OF _____ A.D. 2020 THE PLANNING COMMISSION OF THE CITY OF LA VERKIN REVIEWED THE ABOVE "TERRANA SUBDIVISION" AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF LA VERKIN CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF LA VERKIN, UTAH.

PLANNING COMMISSION CHAIRMAN

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2020

CITY ATTORNEY

Rock Canyon RESOURCES, LLC
ROCK CANYON RESOURCES, LLC
55 SO. 300 WEST, SUITE 3 HURRICANE, UTAH 84737
435.467.3391
435.635.4124

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYORS CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

KENNETH E. BARNEY, P.L.S.
LICENSE #172762

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 00°07'31" EAST 1930.92 FEET ALONG EAST LINE OF LOT 50 FROM THE SOUTHEAST CORNER OF SAID LOT 50 OF THE LAVERKIN TOWN SITE RE-SURVEY, ENTRY NUMBER 204663, DATED 5-15-79, WASHINGTON COUNTY RECORDS, SAID SOUTHEAST CORNER IS ALSO THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S.89°23'41"W. 231.01 FEET; THENCE N. 00°07'31"E. 15.14 FEET; THENCE S.89°46'00"W. 145.08 FEET; THENCE N.02°00'43"W. 9.38 FEET TO A POINT OF CURVATURE OF A 261.26-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 24°07'34" AND A CHORD THAT BEARS N.12°21'23"W. A DISTANCE OF 109.20 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 112°39'26" AND A CHORD THAT BEARS N.33°39'39"E. A DISTANCE OF 24.97 FEET; THENCE EAST 163.70 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°55'09" AND A CHORD THAT BEARS S.75°02'25"E. A DISTANCE OF 12.91 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 82°52'14" AND A CHORD THAT BEARS N.78°29'02"E. A DISTANCE OF 66.18 FEET; THENCE EAST 184.68 FEET; THENCE S.00°13'00"E. 9.72 FEET; THENCE N.89°46'00"E. 108.05 FEET; THENCE S.01°13'00"E. 170.82 FEET; THENCE S.89°46'00"W. 46.35 FEET; THENCE N.72°08'00"W. 50.80 FEET; THENCE N.82°58'50"W. 57.20 FEET; THENCE S.00°07'31"W. 1.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.87 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

TERRANA SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING, BUT NOT LIMITED TO PARCELS 1 THRU 4, ALL STREET RIGHT-OF-WAY, PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND ACCESS EASEMENTS DESIGNATED ON THE PLAT, IN ADDITION TO DEDICATION OF STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS TO MUNICIPAL AND UTILITY PROVIDERS FOR THE INGRESS, EGRESS, AND INSTALLATION AND MAINTENANCE OF FACILITIES FOR POWER, WATER, SEWER, TELECOMMUNICATIONS, AND NATURAL GAS.
WHEREOF I HAVE HEREUNTO SET MY HAND

THIS _____ DAY OF _____ A.D. 2020

_____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____ A.D. 2020,

I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHINGTON, IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER DEDICATION, (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY
MY COMMISSION EXPIRES: _____

TERRANA SUBDIVISION

LOCATED IN SECTION 24 T41S, R13W

LAVERKIN CITY, WASHINGTON COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

ORDINANCE NO. 2020-_____

AN ORDINANCE AMENDING THE ZONING MAP OF AND FOR THE CITY OF LaVERKIN, UTAH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the *City Zoning Map* of and for the City of LaVerkin, Utah, was adopted January 17, 2007; and

WHEREAS, Section 10-2-9 of the *LaVerkin City Code* provides the legal support and procedural requirements for a change in any zoning district or districts within the city limits of the LaVerkin; and

WHEREAS, an application for a re-zone has been submitted to the Planning Commission and City Council—for review and recommendation and/or action, as per the requirements, provision, and procedures of the aforesaid section—for and concerning a certain parcel of property, currently zoned as *General Commercial* (C), located in the northwestern quadrant of the City, situated along State Street (State Route 17, or SR-17), south of the intersection of 70 North and between SR-17 and 195 West; known on the County land records as **Parcel Number / Tax I.D. Numbers LV-NVCP-1-A-1 and LV-NVCP-2**, visually depicted in **Exhibit A** hereto; and legally described as follows:

PARCEL (A)

BEGINNING at the Southwest Corner of Section 13, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°14'27" East, along the Section line 483.65 feet to a point on the Southerly Right of Way line of Highway U-17, said point being on the arc of a 1387.219 foot radius curve with radius line bearing South 78°49'35" West; thence Northwesterly along the arc of said curve, 687.49 feet thru a central angle of 28°23'42"; thence North 39°34'07" West 298.67 feet; thence South 6°18'06" West 834.50 feet to a point on the South Boundary line of Section 14, said Township and Range; thence South 89°30'36" East, along said Section line, 90.00 feet, to the point of beginning.

PARCEL (B)

Legal Subdivision: NORTHVIEW COMMERCIAL PARK AMD (LV) Lot: 1

LESS: BEG SW COR LOT 1 NVCP-1 SUB TH NO6°18'06 E 215.68 FT ALG W LN LOT 1; TH S88°14'27 E 143.90 FT; TH SO1°45'33 W 215 FT TO S LN LOT 1; TH N88

14'27 W ALG S LN LOT 1 160 FT TO POB

LESS: A 10' FOOT WIDE STRIP OF LAND, RUNNING EAST TO WEST, PARALLEL TO THE SOUTHERLY PROPERTY LINE OF PARCEL ID #: LV-NVCP-1-A.

LVCC Re-zone - April 2020a

ORDINANCE NO. 2020-_____

WHEREAS, said petition requests that such parcel be re-zoned as *Multi-family Residential* (R-3-6); and

WHEREAS, there is no commercial development other than a Head Start school (to the extent that it constitutes such) on or in the immediate vicinity of said parcel (with properties in said vicinity either currently undeveloped or developed as residential property and/or public facility uses); and

WHEREAS, the location and configuration of said parcel, and the restrictive accesses thereto, make commercial development thereof difficult or impracticable; and

WHEREAS, a public hearing was duly advertised ("noticed up") and held on the _____, 2020, and public input was taken with regards to the abovementioned application; and

WHEREAS, upon consideration of said public input and further discussion of the members of the Planning Commission, the Planning Commission recommended that the City Council approve the requested zone change as herein set forth; and

WHEREAS, the City Council, having considered the matter, deems the proposed re-zone (*i.e.,* the amendment to the *City Zoning Map* as set forth herein)—and the proposed use that such a re-zone will permit and/or facilitate—to be in the best interests of the City and its residents, guests and businesses.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF LaVERKIN, UTAH:

SECTION I: ZONE CHANGES APPROVED.

That the proposed re-zone of the hereinabove-described parcel of property (known on the County land records as **Parcel Number / Tax I.D. Numbers LV-NVCP-1-A-1 and LV-NVCP-2)**—from *General Commercial* (C) to *Multi-family Residential* (R-3-6)—is hereby approved.

SECTION II: SECTION 2: MAP AMENDED.

A. That the *City Zoning Map* of and for the City of LaVerkin is amended to reflect the zone change approved herein and the portions of the map not amended shall continue with their current zoning designations as shown on the map.

NVC Rezone - Draft 2020a

B. That, when hereafter updated, the *City Zoning Map* will be revised to show the zone change approved herein; *provided that,* no such updating shall be required simply as a result of the adoption of this Ordinance.

SECTION III: OFFICIAL MAP.

That the map as amended herein is and shall be the official zoning map for the City of LaVerkin (*i.e., City Zoning Map*).

SECTION IV: REPEAL OF CONFLICTING PROVISIONS.

That all ordinances or resolutions, or parts or provisions thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent that they conflict herewith.

SECTION V: SEVERABILITY.

That the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION VI: EFFECTIVE DATE.

That, in the opinion of the City Council of LaVerkin City, it is necessary for the preservation of the peace, welfare, health, and safety of the inhabitants of LaVerkin City that this Ordinance take effect as soon as possible. This Ordinance, therefore, shall take effect immediately upon its passage and first publication as provided by law.

PASSED AND ADOPTED by the City Council of LaVerkin City this _____ day of _____, 2020

ATTEST: _____
RICHARD M. HIRSCHI, Mayor

_____
CHRISTY BALLARD, City Recorder

NVC Review - Draft 2020a

NVC Rezone - Draft 2020a

Exhibit A

(see attached map)

Proposed Zone change from General Commercial to R-3-6

PARCEL (A)

BEGINNING at the Southwest Corner of Section 13, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°14'27" East, along the Section line 483.65 feet to a point on the Southerly Right of Way line of Highway U-17, said point being on the arc of a 1387.219 foot radius curve with radius line bearing South 78°49'35" West; thence Northwesterly along the arc of said curve, 687.49 feet thru a central angle of 28°23'42"; thence North 39°34'07" West 298.67 feet; thence South 6°18'06" West 834.50 feet to a point on the South Boundary line of Section 14, said Township and Range; thence South 89°30'36" East, along said Section line, 90.00 feet, to the point of beginning.

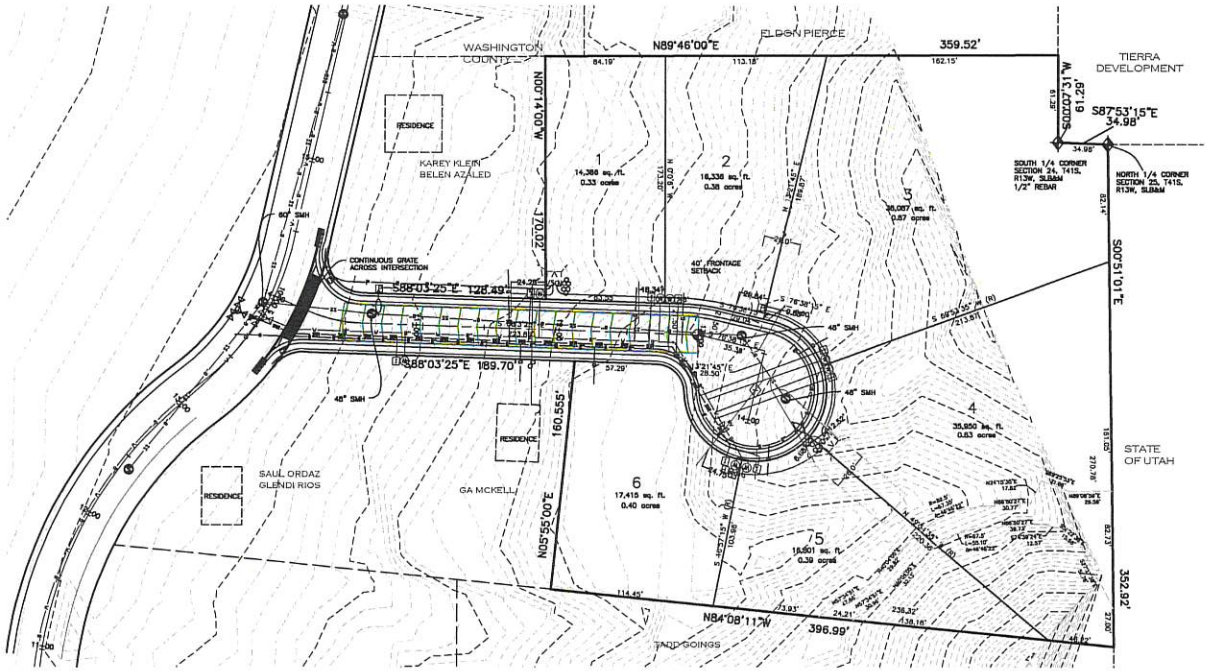
PARCEL (B)

Legal Subdivision: NORTHVIEW COMMERCIAL PARK AMD (LV) Lot: 1 LESS: BEG SW COR LOT 1 NVCP-1 SUB TH N06*18'06 E 215.68 FT ALG W LN LOT 1; TH S88*14'27 E 143.90 FT; TH S01*45'33 W 215 FT TO S LN LOT 1; TH N88*14'27 W ALG S LN LOT 1 160 FT TO POB

LESS: A 10' FOOT WIDE STRIP OF LAND, RUNNING EAST TO WEST, PARALLEL TO THE SOUTHERN PROPERTY LINE OF PARCEL ID #: LV-NVCP-1-A

LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER LINE
- NEW SEWER MANHOLE
- WATER LINE
- WATER METER
- WATER HYDRANT
- POWER
- STREET LIGHT & BOX
- EXISTING POWER POLE
- 3-PHASE POWER VAULT
- TRANSFORMER
- SECONDARY BOX
- GAS
- WATER VALVES



40 0 40
SCALE IN FEET

DOMINION ENERGY NOTES:

DEVELOPER NEEDS TO CONTACT DOMINION ENERGY GAS MARKETING DEPARTMENT, PRIOR TO BREAKING GROUND, FOR GAS SIGN UP! – DALLIN CLARK @ 435-674-6116

DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.

IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY GAS FOR CASINGS LOCATIONS (1155 E. 350 N – ST GEORGE).

ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDE WALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. *****DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.

ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.

PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.

WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.

FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.

CONTACT **CRAIG HANSEN AT (435) 674-6144** TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.

*****IMPORTANT NOTICE*****
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.

HIGH PRESSURE GAS NOTE:
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA:
BEFORE DIGGING PLEASE CALL:
JERRY JONES @ 435-680-8005
CORDELL NAYLOR @ 435-668-2337

TDS TELECOM NOTES

THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.

TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.

CHANGES IN DUCT ROUTING NEED TO BE REPORTED AT LEAST 48 HOURS BEFORE PLACEMENT.

FOR MDU'S AND COMMERCIAL UNITS THERE MUST BE ONE RG-6 COAXIAL CABLE COMING FROM EACH UNIT TO THE DEMARC LOCATION.

ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD DAVID WITH TDS AT 435-703-8932.

RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.

ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

1. TELEPHONE CONDUIT IN TRENCH WITH POWER
2. CENTURY LINK WILL PROVIDE CONDUIT. CALL LOUIS >2 HOURS IN ADVANCE TO SCHEDULE – 1-435-632-6553
3. ANY QUESTIONS CALL PROBLEMS CALL ZACK MATHEWS AT 1-435-879-9639

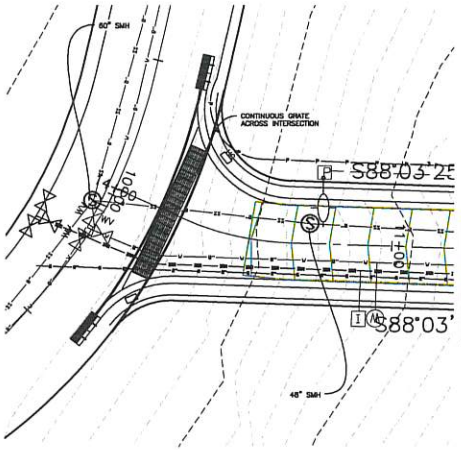
ASHCREEK SPECIAL SERVICE DISTRICT

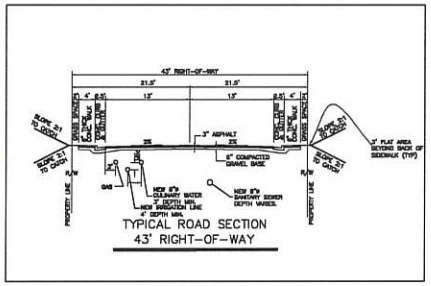
DEVELOPER MUST USE PRE-APPROVED CONTRACTOR

CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG. CALL: 811

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.





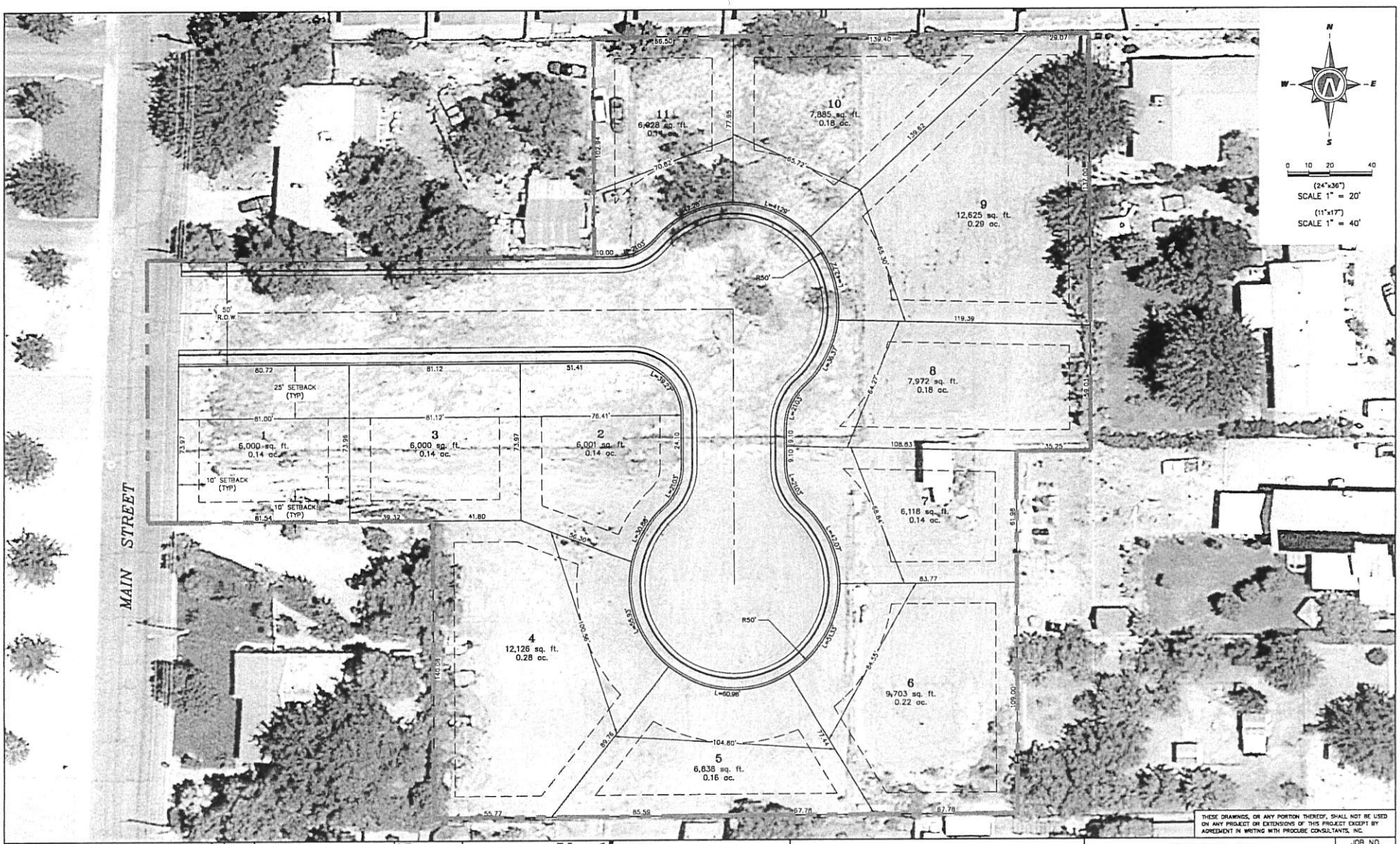
REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

PRELIMINARY PLAT
CHACO RIDGE
FOR
CODY ROBERTS
####
CITY OF LAVERKIN, WASHIGTON COUNTY, UTAH

FILE NAME: ####
DATE: 10/1/2020
CHECKED:
SCALE: AS NOTED
SHEET 1 OF 1



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
CODD FILE: DATE:
REV. CODD FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

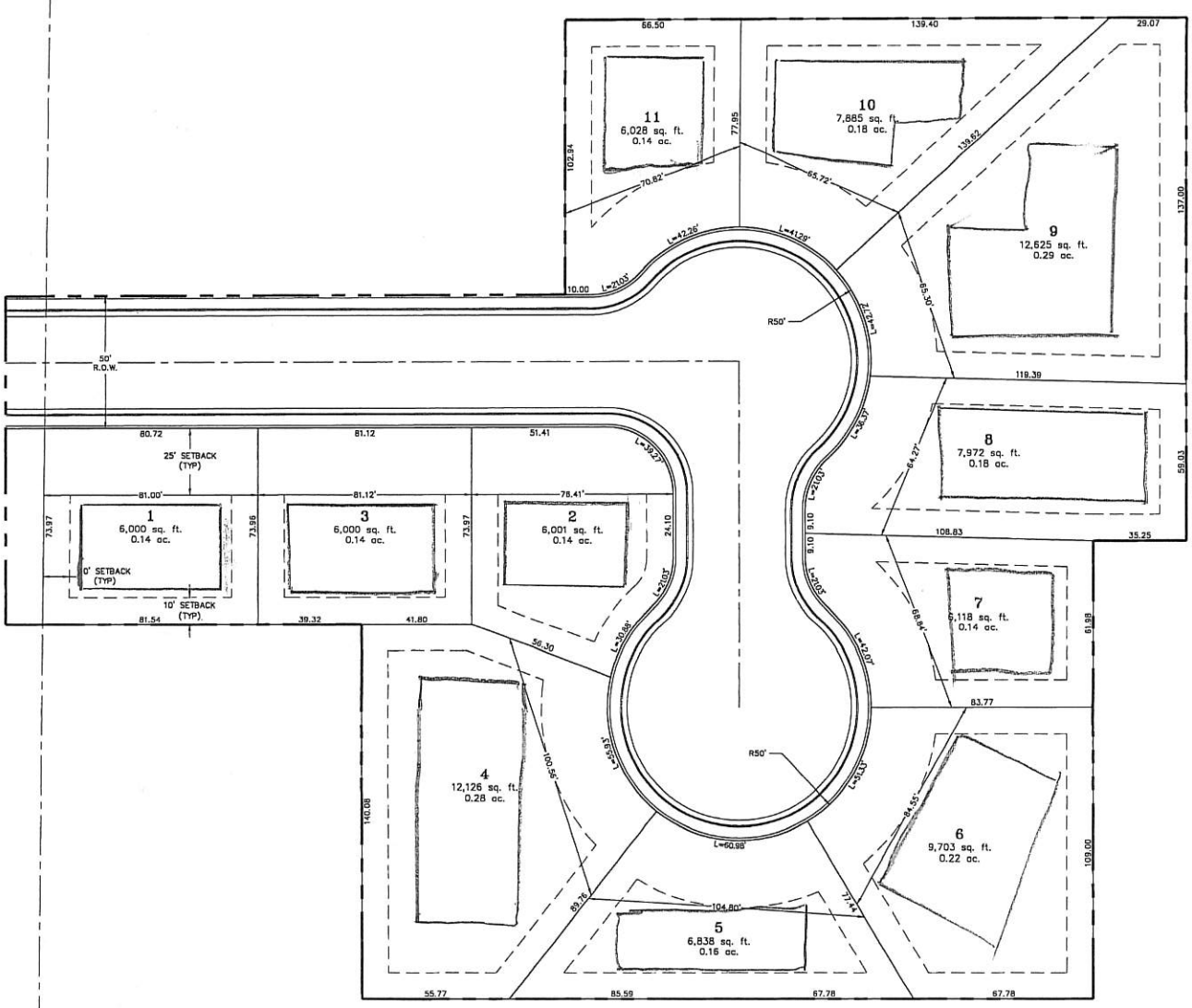
EVES PARCEL

CONCEPT PLAN

LAVERKIN, UTAH

JOB NO. 3-20-060

SHEET NO. 1



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCURE CONSULTANTS, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
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1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
CODD FILE: DATE:
REV. CODD FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

EVES PARCEL

CONCEPT PLAN

LAVERKIN, UTAH

JOB NO. 3-20-060

SHEET NO. 1

NORTH
STOP

Petition for Zone Change From R1-10 to R3-6 to allow Single Family homes

By signing this petition you are in favor the Zone Change on from R1-10 Which allows for Duplexes to **R3-6 which allows for Single family homes.**

Name	Address	Signature
Lee Rankin	280 N. 100 E.	Lee Rankin
Jill D. Eves	340 N 100 E	Jill Eves
D Rogerson	51 E 320 N	D Rogerson
Sherri Rogerson	51 E. 320 N.	Sherri Rogerson
Chris Thoroman	91 E. 320 N.	Chris Thoroman
Tim Schoonover	91 E 320 N	
Raymond	140 N 100 E	
Zelda Stall	11 E 320 N	Zelda Stall
Larry Stall	11 E 320 N	Larry Stall
Jim Hurst	40 E 320 N	Jim Hurst
Debra Hurst	40 E. 320 N.	Debra Hurst
Tony Graves	70 E 320 N	
Mandy Bowup	71 E 320 N	Mandy Bowup
Nicole Lamb	100 E 320 N	Nicole Lamb
DAVID REISING	600 E 320 N	
Doug Ryman	21 E 320 N	
Jennie Ryman	21 E 320 N	
Ashlynn Wilcox	21 E 320 N	
Jace Wilcox	21 E 320 N	
Brad & Jan Sorensen	357 No 100 E	Jan Sorensen