



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, December 9, 2020, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Masks Required

- I. Call to Order:** Chair Anna Andregg
Invocation by Invitation; Pledge of Allegiance

II. Approval of Agenda:

- III. Approval of the Minutes:**
Commission may approve the minutes of the October 28, 2020 regular meeting.

- IV. Reports:**
Beautification/Trails Committee, City Council, and the Director of Operations will present updates on meetings and activities.

- V. Public Hearing:**
1. An Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from General Commercial (COMM) to Multiple Family residential (R-3-6), two parcels with the Tax ID # LV-NVCP-2, a 1.26-acre parcel located at 740 North State Street and LV-NVCP-1-A-1, a 1.09-acre parcel located directly south of 740 North State Street.
 2. Preliminary plat for the Chaco Ridge Subdivision, a 6-lot subdivision located at 70 South 100 East.

- VI. Business:**
1. Discussion and possible action to recommend approval of An Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from General Commercial (COMM) to Multiple Family residential (R-3-6), two parcels with the Tax ID # LV-NVCP-2, a 1.26-acre parcel located at 740 North State Street and LV-NVCP-1-A-1, a 1.09-acre parcel located directly south of 740 North State Street.
 2. Discussion and possible action to recommend approval for the preliminary plat for the Chaco Ridge Subdivision located at 70 South 100 East.
 3. Discussion and possible action to set a public hearing for a proposed zone change from One and Two Family Residential (R-1-10), to Multiple Family Residential (R-3-6) four parcels, LV-126-A-1-B-1, LV-126-D, LV-126-F, and LV-126-A-1-B located between 354 North Main Street and 374 North Main Street, for January 13, 2021.
 4. Discussion and possible action to set a public hearing for the preliminary plat for Cottonwood Hollow Phase 3, a 10-lot subdivision location on 740 North and Main Street, for January 13, 2021.

VII. Adjourn:

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Christy Ballard, City Recorder, (435) 635-2581, at least 48 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at <http://pmn.utah.gov>, posted on the LaVerkin City website at www.laverkin.org and in the following public places within LaVerkin City limits on this December 4, 2020.

These public places being: 1) LaVerkin City office building 111 S. Main; 2) LaVerkin City office building 435 N. Main.

Christy Ballard
City Recorder

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 61°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 NO 61°18'06" E 215.68 FT ALG W LN LOT 1; TH S 88°14'27" E 143.90 FT; TH SO 1°45'33" W 215 FT TO S LN LOT 1; TH N 88

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.

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.

ORDINANCE NO. 2020-_____

- 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

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 $88^{\circ}14'27''$ 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 $78^{\circ}49'35''$ West; thence Northwesterly along the arc of said curve, 687.49 feet thru a central angle of $28^{\circ}23'42''$; thence North $39^{\circ}54'07''$ West 298.67 feet; thence South $6^{\circ}16'06''$ West 834.50 feet to a point on the South Boundary line of Section 14, said Township and Range; thence South $89^{\circ}30'36''$ East, along said Section line, 90.06 feet, to the point of beginning.

PARCEL (B)

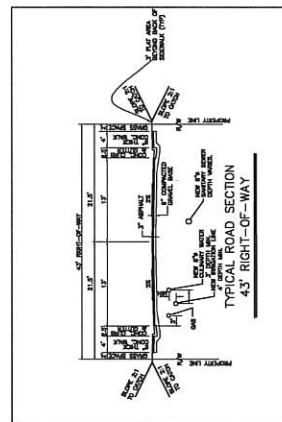
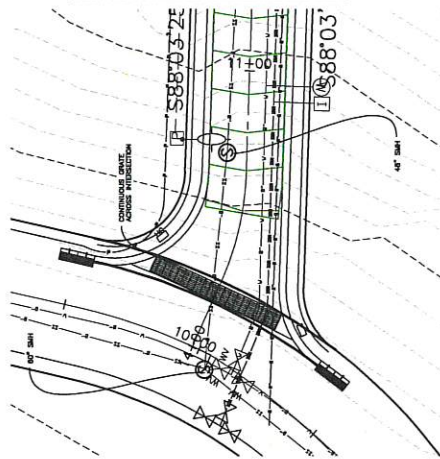
Legal Subdivision: NORTHVIEW COMMERCIAL PARK AMD (LV) Lot: 1 LESS: BEG SW COR LOT 1 NVCP-1 SUB TH N06*18'06 E 215.68 FT ALG W LN LOT 1; TH S88*14'27 E 143.90 FT; TH S01*45'33 W 215 FT TO S LN LOT 1; TH N88*14'27 W ALG S LN LOT 1 160 FT TO POB

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

B.R.A.T. 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

TITLE NAME 井野村	DATE 10/1/2020	CHECKED	SCALE AS NOTED	SHEET 1	CF 1
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ENVELOPE MUST USE PRE-APPROVED CONTRACTOR

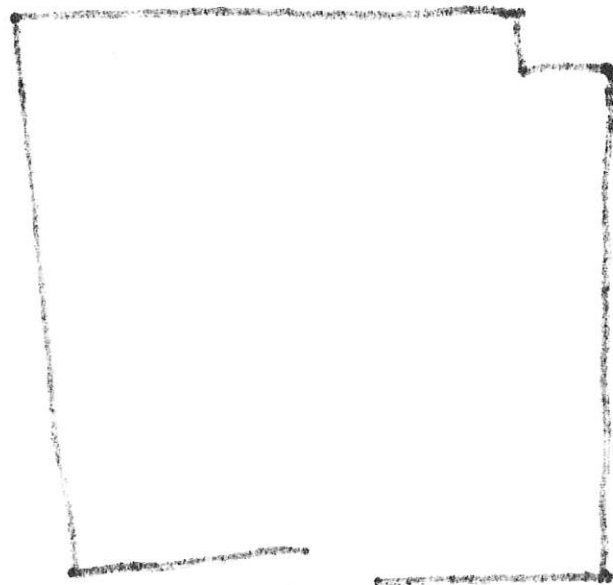


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CALL BEFORE YOU DIG!



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. PIATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY



ORDINANCE NO. 2021-_____

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 rezone of certain property or properties currently and/or recently owned by an entity known as DC Stuff, L.L.C, in the northeastern quadrant of the City, currently zoned as R-1-10 ("*One- and Two-Family Residential*"), 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; and

WHEREAS, said petition requested the rezoning of such property or properties, or portions thereof, fronting on and situated immediately east of Main Street, and situated some distance west of 100 East or Valley View Drive, between 400 North and a line extending west from the west end of Pearl Street, in the inner block, known on the County land and tax records as **Parcel / Tax I.D. Numbers LV-126-D, LV-126-F, and ¹LV-126-A-1-B-1**, visually depicted in **Exhibit A** hereto, and legally described as follows:

Parcel (1) LV-126-D

Legal Subdivision: LA VERKIN FIELD SUR LOT 66 (LV) BEG 103 FT S OF NW COR LOT 66 LVFS TH S 97 FT; TH E 212 FT; TH N 97 FT; TH W 212 FT TO POB.

Parcel (2) LV-126-F

Legal Subdivision: LA VERKIN FIELD SUR LOT 66 (LV) BEG 212 FT E NW COR LOT 66 LVFS TH E 111.5 FT; TH S 196 FT; TH W 111.5 FT; TH N 196 FT TO POB.

Parcel (3) LV-126-A-1-B-1

Legal Subdivision: LA VERKIN FIELD SUR LOT 66 (LV) BEG AT A PT S0*15'15" E 200 FT FM NW COR LOT 66 LVFS TH N89*46' E 212 FT; TH N0*15'15" W 4 FT; TH N89*46' E 199.73 FT; TH S0*14" E 171 FT; TH N89*46' E 288.01 FT TO PT ON WLY R/W/L VALLEY VIEW DR; TH SELY ALG SD R/W/L 3 FT M/L TO NE COR LOT 8 VALLEY VIEW ESTATES SUB; TH S89*46' W ALG N LN SD SUB 565.01 FT; TH N0*14' W 150 FT; TH S89*46' W 134.73 FT TO PT ON W LN LOT 66; TH N0*15'15" W 20 FT TO POB. ALSO: N 10 FT FOL DESC PRPTY: BEG AT PT N 326 FT FM SW COR LOT 66 LVFS TH N 150 FT; TH E 134.73 FT; TH S 150 FT; TH W 134.73 FT TO POB. LESS: LAND IN RDWY ALSO: BEG AT PT 323.5 FT E OF NW COR LOT 66 LVFS TH E 111.5 FT; TH S 196 FT; TH W 111.5 FT; TH N 196 FT TO POB.

¹ This is shown on the map as two parcels with the same Parcel / Tax I.D. number.

ORDINANCE NO. 2021-_____

Parcel (4) LV-126-A-1-B-1

Legal Subdivision: LA VERKIN FIELD SUR LOT 66 (LV) BEG AT A PT S0*15'15" E 200 FT FM NW COR LOT 66 LVFS TH N89*46' E 212 FT; TH N0*15'15" W 4 FT; TH N89*46' E 199.73 FT; TH S0*14" E 171 FT; TH N89*46' E 288.01 FT TO PT ON WLY R/W/L VALLEY VIEW DR; TH SELY ALG SD R/W/L 3 FT M/L TO NE COR LOT 8 VALLEY VIEW ESTATES SUB; TH S89*46' W ALG N LN SD SUB 565.01 FT; TH N0*14' W 150 FT; TH S89*46' W 134.73 FT TO PT ON W LN LOT 66; TH N0*15'15" W 20 FT TO POB. ALSO: N 10 FT FOL DESC PRPTY: BEG AT PT N 326 FT FM SW COR LOT 66 LVFS TH N 150 FT; TH E 134.73 FT; TH S 150 FT; TH W 134.73 FT TO POB. LESS: LAND IN RDWY ALSO: BEG AT PT 323.5 FT E OF NW COR LOT 66 LVFS TH E 111.5 FT; TH S 196 FT; TH W 111.5 FT; TH N 196 FT TO POB.

WHEREAS, a public hearing was duly advertised ("noticed up") and held on the _____ day of _____, 20____, and public input 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 approved the requested zone changes as herein set forth; and

WHEREAS, the City Council deems it to be in the best interests of the City and its residents, guests and businesses to amend the *City Zoning Map* as set forth herein.

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

SECTION I: ZONE CHANGES APPROVED.

That the zone changes on the hereinabove-described parcels of property (known on the County land and tax records as **Parcel / Tax I.D. Numbers LV-126-D, LV-126-F, and ²LV-126-A-1-B-1**) from R-1-10 ("*One- and Two-Family Residential*") to R-3-6 ("*Multiple Family Residential*")—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 changes approved herein and the portions of the map not amended shall continue with their current zoning designations as shown on the map.

² This is shown on the map as two parcels with the same Parcel / Tax I.D. number.

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- B. That, when hereafter updated, the *City Zoning Map* will be revised to show the zone changes 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*).

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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 _____, 20__.

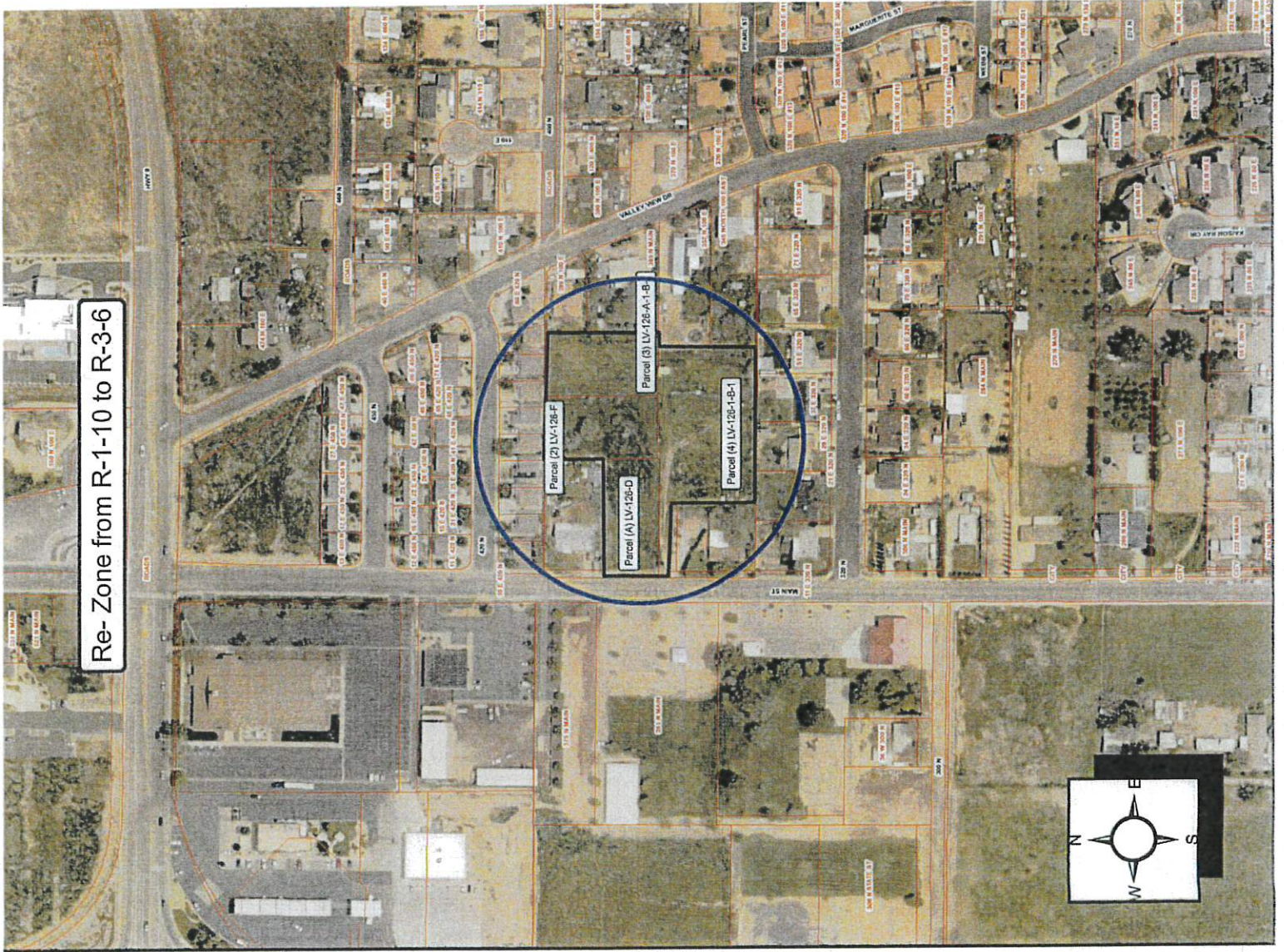
RICHARD L. HIRSCHI, Mayor

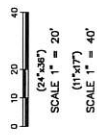
ATTEST:

CHRISTY BALLARD, City Recorder

Exhibit A

Re- Zone from R-1-10 to R-3-6

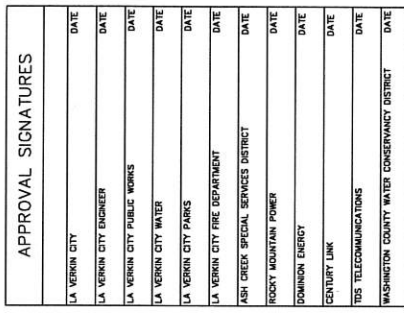




1	OWNER	1040 E. 800 N. OREM, UTAH 84097	 Northern Engineering Inc ENGINEERING-LAND PLANNING 1040 E. 800 N. OREM, UTAH 84097	EYES PARCEL	APPROPRIATION BY BUYING WITH PROCEEDS OF SALE OF LAND	FOR NO.
2	OWNER	1040 E. 800 N. OREM, UTAH 84097				3-20-080
3	OWNER	1040 E. 800 N. OREM, UTAH 84097		CONCEPT PLAN		SHEET NO.
4	OWNER	1040 E. 800 N. OREM, UTAH 84097		LAVERKIN, UTAH		1



Northern
ENGINEERING INC.
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

[illegible]

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE AGENCIES CITY DESIGN AND CONSTRUCTION STANDARDS, AS WELL AS ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CITY OF CHICAGO.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR RECONSTRUCTING TO THE ORIGINAL CONDITION ANY DAMAGE TO ADJACENT PROPERTIES CAUSED BY THE CONSTRUCTION OPERATIONS.
3. NOTIFY BUREAU OF STREET LIGHTS FOR EXISTING UTILITY LOCATION MARKING PRIOR TO ANY EXCAVATION. CONTACT #311 OR (800)692-4111.
4. TRENCHES IN WHICH WATER, SEWER, OR OTHER UTILITIES HAVE BEEN INSTALLED OR UNCOVERED SHALL NOT BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED BY THE CITY, ASH CREEK SPECIAL SERVICE DISTRICT, OR UTILITY PROVIDER. CITY SHALL BE NOTIFIED A MINIMUM OF 72 HOURS BEFORE ANY EXCAVATION IS COMPLETED.
5. ALL CONSTRUCTION TO BE SHOWN ON PLANS, AND ANY ALTERATIONS SHALL HAVE THE WRITTEN APPROVAL OF THE CITY ENGINEER AND/OR ASH CREEK SPECIAL SERVICE DISTRICT AS APPLICABLE.
6. LOCATE ALL OVERHEAD INTERFERENCES WHICH AFFECT CONSTRUCTION OPERATIONS. TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO OVERHEAD INTERFERENCES. LOCATION AND PROTECTION SHALL BE AT THE CONTRACTORS EXPENSE.
7. USE EXTREME CAUTION WHEN WORKING UNDER OR NEAR POWER OR TELECOMMUNICATION LINES. PROTECT THE LINES FROM VIBRATION, PERSONNEL, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY ASSOCIATED WITH THESE ITEMS.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
9. MAINTAIN NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE.
10. TAKE ALL PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENT DISTURBED SHALL BE REPLACED WITHIN 48 HOURS. ALL PREVIOUS RECORDS SHALL BE AVAILABLE TO THE REGISTERED PROFESSIONAL SURVEYOR.

PROJECT LOCATION



DATE	DRAWING NUMBER		1" = 40'
	SCALE		
9/12/2020	REV.	DATE	
2	1	09/18/2020	
Notes: All work conforming to existing & new utility adjustments per Redline			
105	105		
BY	DATE	DESCRIPTION	
SM	1/4 OF SEC. 13, T18S, R12E, S14E, LAMBERT DTP, WASHINGTON COUNTY, UTAH		
INTERSTATE ROCK PRODUCTS, INC.			
CONSTRUCTION DRAWINGS			
COTTONWOOD HOLLOW PHASE 3			
DESIGNED BY 1005			
CHECKED BY 1005			
 GENERAL BUILDING & ENGINEERING CONTRACTOR 42 SOUTH 850 WEST, HURRICANE, UT 84737 P: 435.635.2625 F: 435.635.2177			
INTERSTATE ROCK			

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RICHARD M. HIRSCHI, Mayor

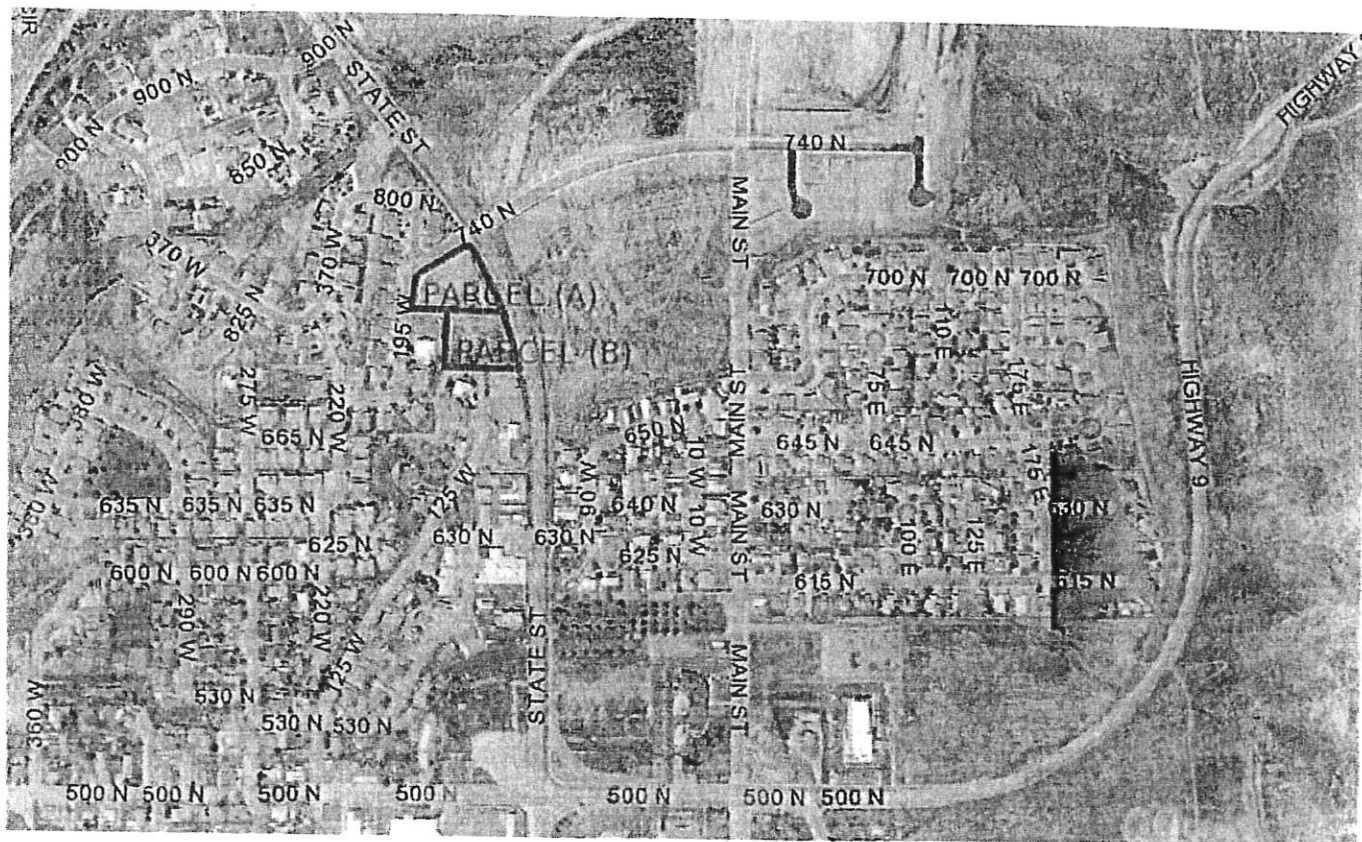
CHRISTY BALLARD, City Recorder

AVC 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 $88^{\circ}14'27''$ East, along the Section line 433.65 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 $78^{\circ}49'35''$ West; thence Northwesterly along the arc of said curve, 637.49 feet thru a central angle of $28^{\circ}23'42''$; thence North $39^{\circ}54'07''$ West 298.67 feet; thence South $6^{\circ}16'06''$ West 834.50 feet to a point on the South Boundary line of Section 14, said Township and Range; thence South $89^{\circ}30'36''$ East, along said Section line, 90.06 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

