



Toquerville City
ZONE CHANGE APPLICATION

Fee: \$500.00

PAID

10/19/21 ck 2668

Name: Doug Heideman Telephone: [REDACTED]

Address: 1975. 800 W Hurricane, UT. Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: [REDACTED]

Address/Location of Subject Property: _____

Tax ID of Subject Property: T-125-H Existing Zone District: AG

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary):

R1-12. Our family would like to sell this 10 acre parcel and we think it will be more attractive to a →

Submittal Requirements: The zone change application shall provide the following:

- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;
- e. Stamped envelopes with the names and addresses of all property owners within 300 feet of the boundaries of the property proposed for rezoning;
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Additional fees may include the cost of amending the official zoning map, County recording fees, Attorney and engineering fees, General Plan and other city plan amendments.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

DATE RECEIVED: 10/19/21 COMPLETE: YES _____ NO _____

DATE APPLICATION DEEMED TO BE COMPLETE: _____

COMPLETION DETERMINATION MADE BY: _____
Signature

potential buyer if it is re-zoned.

Schedule "A"

Parcel 1: Tax I.D. No. T-91-A-2

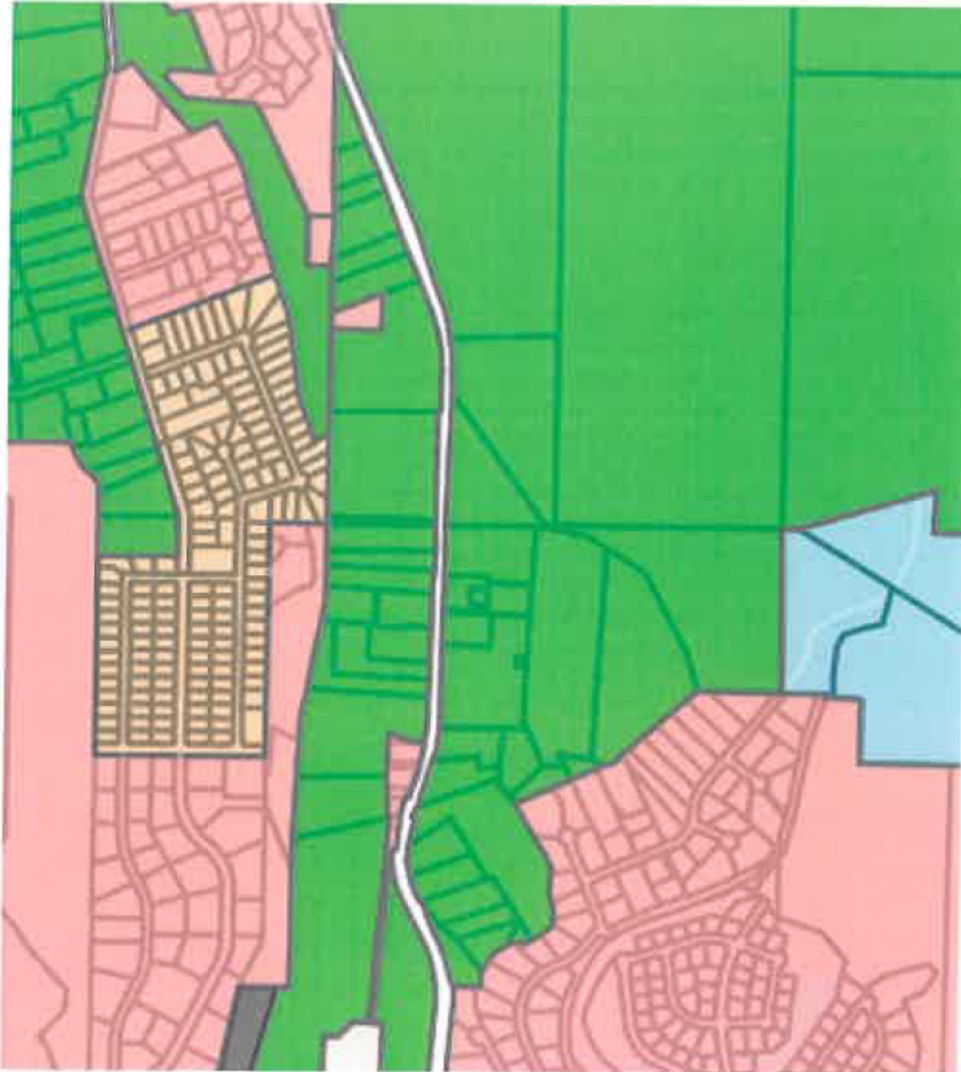
All of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

Containing 99.31 acres.

Parcel 2: Tax I.D. No. T-125-H

Beginning at the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence S. 89°42'40" W., along the $\frac{1}{4}$ Section Line, 39.48 feet; thence N. 38°35'22" W. 887.23 feet, to a point on the Easterly right-of-way line of Highway U-17; thence N. 1°20'46" E., along said right-of-way line, 154.76 feet to the beginning of a 1050.00 foot radius curve; thence Northerly to the left, along the arc of said curve, 213.00 feet thru a central angle of 11°37'23"; thence N. 90°00' E. 605.31 feet to a point on the 1/16 Section Line; thence S. 0°01'35" E., along the 1/16 Section Line, 1060.00 feet to the point of beginning.

Containing 10.017 acres.



Toquerville City Zoning Map

- Business Manufacturing
- Single Family R-120
- Highway Commercial
- Neighborhood Commercial
- Agriculture A-1
- Multiple Use
- Single family residential R-12
- Single Family R-1-15
- MultiFamily Residential RM-1
- Planned Commercial
- Light Industrial M1
- City Boundry

Created 10/1/2021

Property Record Card

Washington County

BLACK HILL LLC
C/O: HEIDEMAN PAUL

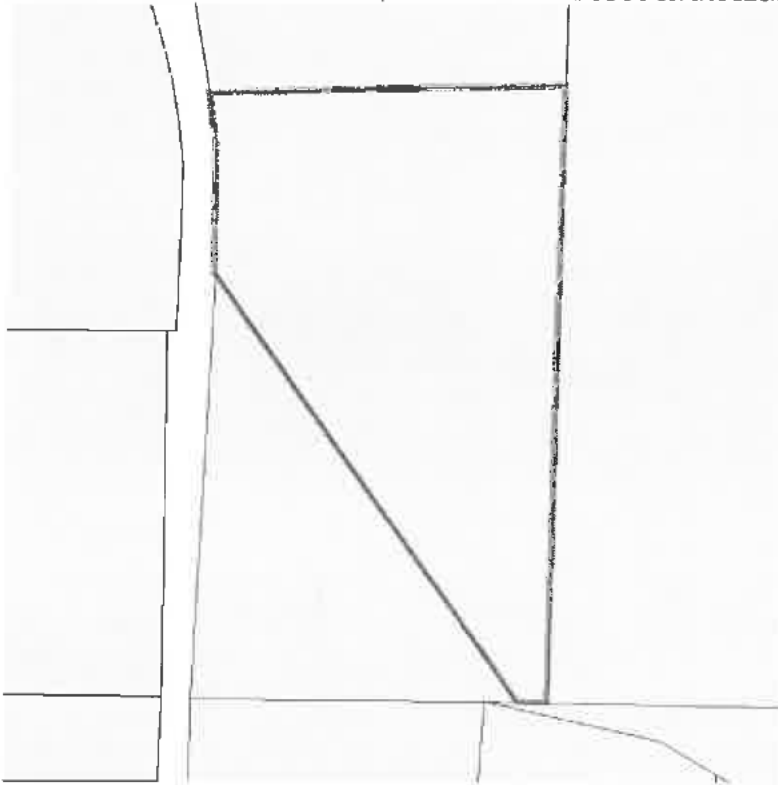
Account: 0417819
Tax Area: 11 - Toquerville Town
Acres: 10.020

Parcel: T-125-H
Situs Address:

720 S TOQUER BLVD
TOQUERVILLE, UT 84774

Legal Description

S: 11 T: 41S R: 13W BEG AT SE COR SW1/4 NE1/4 SEC 11 T41S R13W; TH S89*42'40 W ALG 1/4 SEC/L 39.48 FT; TH N38*35'22 W 887.23 FT TO PT ON ELY R/W/L HWY U-17; TH N1*20'46 E ALG R/W/L 154.76 FT TO BEG OF 1050 FT RAD CUR; TH NLY LFT ALG ARC OF CUR 213 FT THRU CTL ANG 11*37'23 ; TH N90* E 605.31 FT TO PT ON 1/16 SEC/L; TH S0*01'35 E ALG 1/16 SEC/L 1060 FT TO POB.



Transfer History

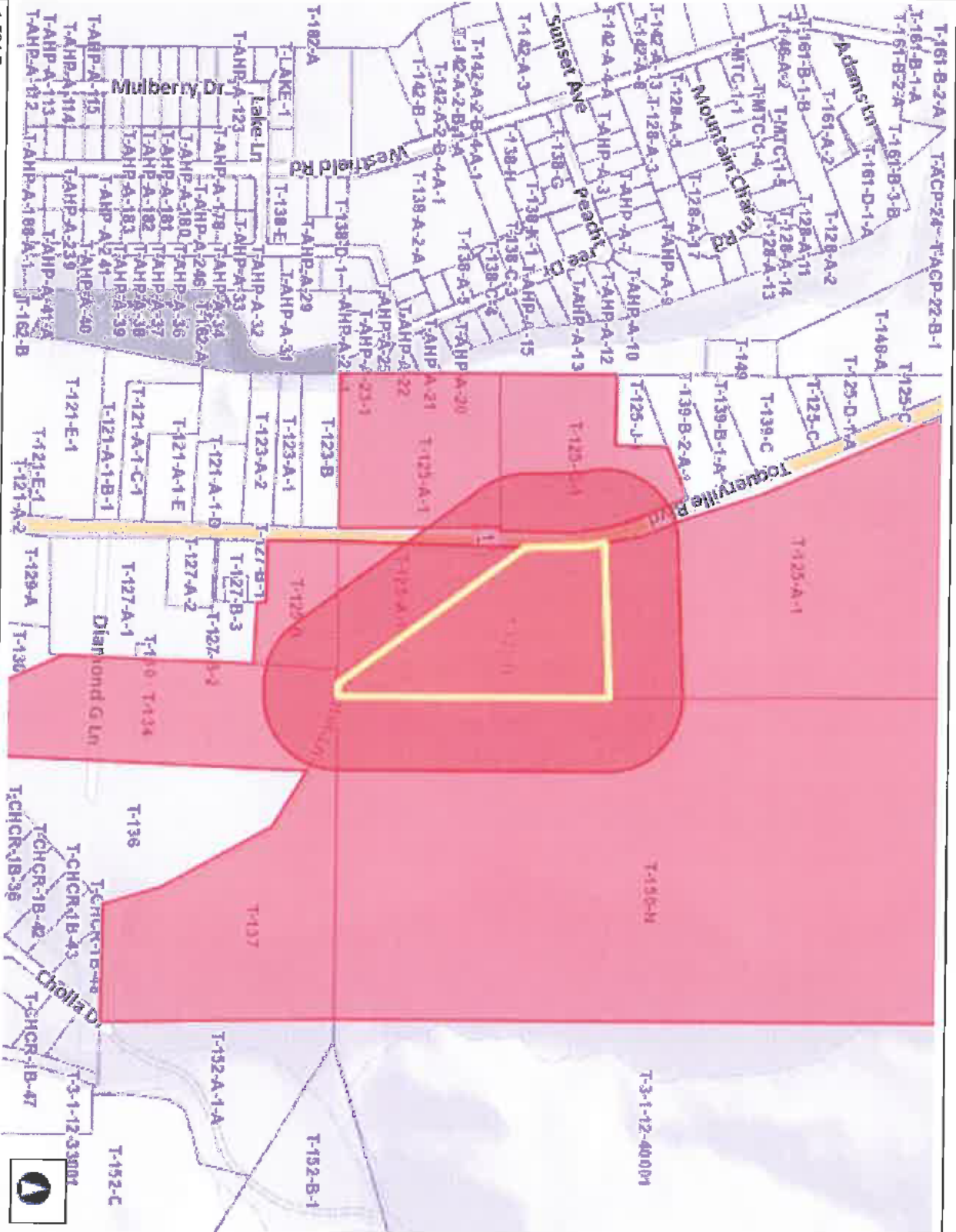
Entry Number	Date Recorded	Deed Type
20110003670	Feb 3, 2011	Warranty Deed
20110003469	Feb 2, 2011	Special Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
20070013596	Mar 16, 2007	Warranty Deed
00368978	Aug 2, 1990	Warranty Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
05R	FAA GRAZING IV	\$15,030	\$50
Total		\$15,030	\$50



Title



Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits 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

1,504.7
0
752.33
1,504.7 Feet

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.



Notes