

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 re-zone has been submitted to the Planning Commission and City Council—for review and recommendation and/or action, as per the requirements, provisions, and procedures of the aforesaid section—for and concerning a certain parcels of property, currently zoned as *General Commercial (C)*, located in the southwestern quadrant of the City, situated along State Street (State Route 9, or SR-9), at 105 South State, and known on the County land records as **Parcel Number / Tax I.D. Number LV-64-A-10**, visually depicted in **Exhibit A** hereto; and legally described as follows:

LA VERKIN FIELD SUR LOT 20 (LV) BEG NE COR LOT 20 LVFS
TH S89° W 193 FT TO TRUE POB; TH S002° E 142.61 FT; TH S89° W
169.16 FT TO E R/W/L HWY U-9; TH N21°08'45" E ALG E R/W/L
HWY U-9 153.95 FT; TH N89° E 113.53 FT TO POB.

ACRES: 0.46

WHEREAS, said petition requests that such parcel be re-zoned as *Tourist Commercial (COMM-T)*; and

WHEREAS, a public hearing was duly advertised (“noticed up”) and held on the _____ day of _____, 202__, 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.

ORDINANCE NO. 2021-_____

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 parcels of land known on the County land records as **Parcel Number / Tax I.D. Number LV-64-A-10**, from *General Commercial* (C) to *Tourist Commercial* (COMM-T), 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.
- 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*).

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.

ORDINANCE NO. 2021-_____

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 _____, 202__.

_____, Mayor

ATTEST:

CHRISTY BALLARD, City Recorder

Exhibit A

*Re-Zone of 105 South State Street
from
General Commercial to Tourist Commercial*



Parcel Number: LV-64-A-10

Acres: 0.46

Address: 105 S STATE ST, LA VERKIN

Legal Subdivision: LA VERKIN FIELD SUR LOT 20 (LV) BEG NE COR LOT 20 LVFS TH S89° W 193 FT TO TRUE POB; TH S0°02' E 142.61 FT; TH S89° W 169.16 FT TO E R/W/L HWY U-9; TH N21°08'45 E ALG E R/W/L HWY U-9 153.95 FT; TH N89° E 113.53 FT TO POB.

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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, Interstate Rock is the owner of a certain tract of land situated in the northeast quadrant of LaVerkin, east of State Street (State Route 17, or SR-17), and known as **Tax I.D. Number LV-154-A** on the Washington County land records, depicted generally in **Exhibit A** hereto, entitled “Zone Change Map for: Cottonwood Hollow” and incorporated herein as though fully set forth; and

WHEREAS, for the purposes of facilitating better design of hillside lots and minimizing wall heights on the affected parcels, 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 two (2) parcels of property within the above tract of land (as specifically identified and described herein); and

WHEREAS, **Parcel 1** is currently zoned *One-Family Residential* (R-1-8), and it is desired that it be rezoned to *One- and Two-Family Residential* (R-1-10); and **Parcel 2** is currently zoned *One- and Two-Family Residential* (R-1-10), and it is desired that it be rezoned to *One-Family Residential* (R-1-8); and

WHEREAS, said parcels are approximately located (1) west of Main Street and north of 650 North (abutting the rear of lots located within the Silver Acres subdivision), and (2) east of 100 East and north of 700 North (abutting the rear of lots located within the Zion View Estates subdivision); and said parcels are more specifically described (legally) as follows, *to wit*:

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°14'27" EAST ALONG THE SECTION LINE, A DISTANCE OF 1248.92 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 77°35'43" WEST 424.46 FEET; THENCE NORTH 09°39'48" WEST 197.12 FEET; THENCE NORTH 84°43'47" EAST 23.76 FEET; THENCE NORTH 09°35'18" WEST 263.66 FEET; TO THE BEGINNING OF A 500.00 FOOT RADIUS TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.162 FEET, THROUGH A CENTRAL ANGLE OF 13°18'40"; THENCE NORTH 58°11'27" EAST 30.50 FEET; THENCE NORTH 80°10'48" EAST 281.51 FEET; THENCE NORTH 61°42'50" EAST 56.81 FEET; THENCE SOUTH 89°46'30" EAST 151.64 FEET; THENCE SOUTH 00°15'30" WEST 297.65 FEET; THENCE SOUTH 00°27'16" WEST 255.12 FEET; THENCE SOUTH 05°52'08" WEST 14.31 FEET TO THE POINT OF BEGINNING. CONTAINING 6.10 ACRES, MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°14'27" EAST ALONG THE SECTION LINE, A DISTANCE OF 1852.01 FEET; THENCE NORTH A DISTANCE OF 999.16 FEET TO THE POINT OF BEGINNING. THENCE NORTH 07°52'04" EAST 261.99 FEET; THENCE NORTH 02°09'15" EAST 673.97 FEET; THENCE SOUTH 89°43'07" EAST 71.04 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.07 FEET, THROUGH A CENTRAL ANGLE OF 94°44'02"; TO THE BEGINNING OF A 335.00 FOOT RADIUS TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.92 FEET, THROUGH A CENTRAL ANGLE OF 02°43'22"; THENCE SOUTH 87°42'50" EAST 25.00 FEET; THENCE NORTH 04°58'48" EAST 29.14 FEET; THENCE NORTH 07°40'25" EAST 170.88 FEET; THENCE NORTH 82°19'35" WEST 25.00 FEET; THENCE NORTH 89°43'07" WEST 397.46 FEET; THENCE NORTH 84°21'22" WEST 241.13 FEET; THENCE NORTH 05°38'38" EAST 160.09 FEET; THENCE NORTH 03°39'40" EAST 361.85 FEET; THENCE SOUTH 88°57'47" EAST 936.76 FEET; THENCE SOUTH 88°56'58" EAST 309.09 FEET; THENCE SOUTH 00°30'16" WEST 2105.93 FEET; THENCE NORTH 89°31'28" WEST 672.32 FEET; THENCE NORTH 00°11'47" EAST 141.88 FEET; TO THE BEGINNING OF A 28.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS SOUTH 46°26'11" EAST), THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.80 FEET, THROUGH A CENTRAL ANGLE OF 46°26'11"; THENCE NORTH 00°13'43" EAST 50.00 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS NORTH 00°12'56" EAST), ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'42"; THENCE NORTH 00°18'47" EAST 169.52 FEET; THENCE NORTH 87°32'12" 50.00 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS NORTH 87°32'12"), ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 87°45'50"; THENCE NORTH 89°46'43" WEST 68.17 FEET; THENCE NORTH 07°46'01" EAST 108.16 FEET TO THE POINT OF BEGINNING. CONTAINING ACRES 42.12 ACRES, MORE OR LESS.

ORDINANCE NO. 2021-_____

WHEREAS, a public hearing was duly advertised (“noticed up”) and held on the _____ day of _____, 202__, 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 proposed **re-zone** of the hereinabove-described parcels of land located within the tract known on the County land records as **Tax I.D. Number LV-154-A** [i.e., to rezone Parcel 1 from One-Family Residential (R-1-8) to One- and Two-Family Residential (R-1-10), and to rezone Parcel 2 from One- and Two-Family Residential (R-1-10) to One-Family Residential (R-1-8)] 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.

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.

ORDINANCE NO. 2021-_____

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 _____, 202____.

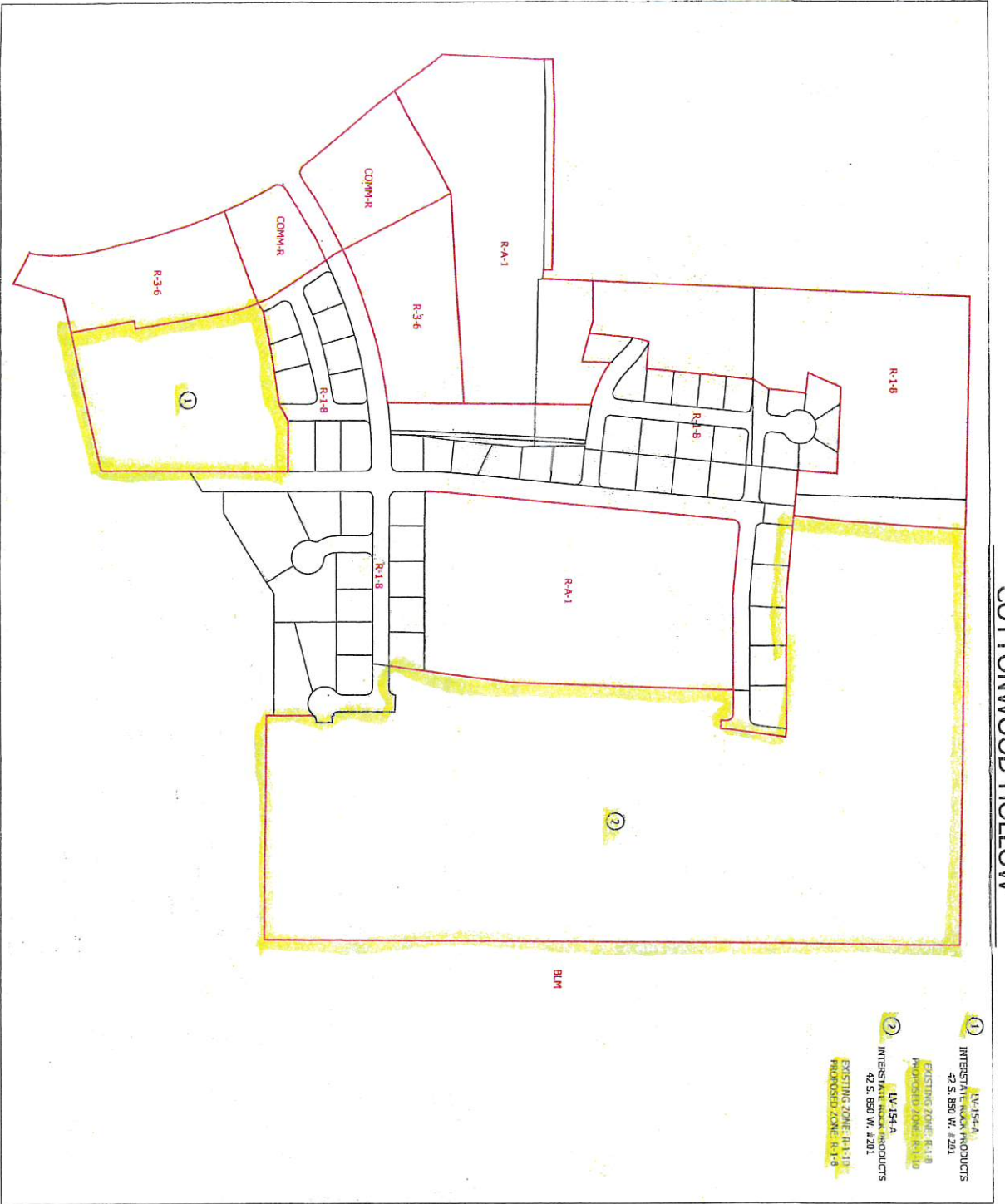
_____, Mayor

ATTEST:

CHRISTY BALLARD, City Recorder

Exhibit A

ZONE CHANGE MAP FOR: COTTONWOOD HOLLOW



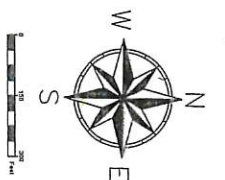
- ① LV-154-A
INTERSTATE ROCK PRODUCTS
42 S. 850 W. #201
- ② LV-154-A
INTERSTATE ROCK PRODUCTS
42 S. 850 W. #201
- EXISTING ZONE: R-1-B
PROPOSED ZONE: R-3-6
PROPOSED ZONE: R-4-1

LEGAL DESCRIPTION 1:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°14'27" EAST ALONG THE SECTION LINE, A DISTANCE OF 1248.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77°35'43" WEST 424.46 FEET; THENCE NORTH 09°39'48" WEST 197.12 FEET; THENCE NORTH 88°43'47" EAST 23.76 FEET; THENCE NORTH 09°35'18" WEST 263.66 FEET; TO THE BEGINNING OF A 500.00 FOOT RADIUS TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.82 FEET, THENCE NORTH 88°11'27" EAST 20.30 FEET; THENCE NORTH 89°10'47" EAST 281.51 FEET; THENCE NORTH 61°42'50" EAST 56.81 FEET; THENCE SOUTH 88°46'30" EAST 151.64 FEET; THENCE SOUTH 00°13'30" WEST 297.65 FEET; THENCE SOUTH 00°27'16" WEST 255.12 FEET; THENCE SOUTH 05°52'08" WEST 14.31 FEET TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES, MORE OR LESS.

LEGAL DESCRIPTION 2:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°14'27" EAST ALONG THE SECTION LINE, A DISTANCE OF 1852.01 FEET; THENCE NORTH A DISTANCE OF 999.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°52'04" EAST 261.99 FEET; THENCE NORTH 02°09'15" EAST 673.97 FEET; THENCE SOUTH 88°43'07" EAST 71.04 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.07 FEET; THROUGH A CENTRAL ANGLE OF 94°44'02"; TO THE BEGINNING OF A 355.00 FOOT RADIUS TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.92 FEET; THROUGH A CENTRAL ANGLE OF 02°43'22"; THENCE SOUTH 87°42'50" EAST 25.00 FEET; THENCE NORTH 04°58'48" EAST 29.14 FEET; THENCE NORTH 07°40'25" EAST 170.88 FEET; THENCE NORTH 82°19'35" WEST 25.00 FEET; THENCE NORTH 88°43'07" WEST 397.46 FEET; THENCE NORTH 88°21'22" WEST 241.13 FEET; THENCE NORTH 05°38'38" EAST 160.00 FEET; THENCE NORTH 05°39'39" EAST 388.58 FEET; THENCE SOUTH 88°57'77" EAST 108.71 FEET; THENCE SOUTH 88°58'01" EAST 300.00 FEET; THENCE SOUTH 00°30'15" WEST 7.00 FEET; THENCE NORTH 88°12'28" WEST 672.32 FEET; THENCE NORTH 00°11'47" EAST 141.88 FEET; TO THE BEGINNING OF A 28.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS SOUTH 46°26'11" EAST), THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.80 FEET, THROUGH A CENTRAL ANGLE OF 46°26'11", THENCE NORTH 00°13'43" EAST 50.00 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS NORTH 00°12'56" EAST), ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET; THROUGH A CENTRAL ANGLE OF 90°00'42"; THENCE NORTH 00°18'47" EAST 169.52 FEET; THENCE NORTH 87°32'12" 50.00 FEET; TO THE BEGINNING OF A 20.00 FOOT RADIUS TO THE RIGHT (RADIUS POINT BEARS NORTH 87°32'12"), ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.64 FEET; THROUGH A CENTRAL ANGLE OF 87°45'50"; THENCE NORTH 88°46'43" WEST 68.17 FEET; THENCE NORTH 07°46'01" EAST 108.16 FEET TO THE POINT OF BEGINNING, CONTAINING ACRES 42.12 ACRES, MORE OR LESS.



DATE	10/13/20
SCALE	1"=15'
PROJECT	N/A
REVISION	ZCL

INTERSTATE ROCK PRODUCTS, INC.
ZONE CHANGE MAP FOR:
COTTONWOOD HOLLOW

DESIGNED BY ESR
DRAWN BY JES
CHECKED BY ESR



INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
PHONE: 801.226.1111 FAX: 801.226.1112

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 re-zone has been submitted to the Planning Commission and City Council—for review and recommendation and/or action, as per the requirements, provisions, and procedures of the aforesaid section—for and concerning a certain set of parcels of property, currently zoned as *General Commercial (C)*, located in the southwestern quadrant of the City, situated along State Street (State Route 9, or SR-9), at 475 and 437 South State, and known on the County land records as **Parcel Numbers / Tax I.D. Numbers LV-43-B-1 and LV-42-C-1-A**, visually depicted in **Exhibit A** hereto; and legally described as follows:

Parcel 1: 437 South State (Parcel Number: LV-43-B-1)

Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) BEG 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S75*15' E 177 FT; TH N17*39' E 89 FT; TH N72*21' W 111 FT; TH N1*00' W 235 FT; TH N81*18' W 77 FT TO E R/W/L STATE HWY 17; TH S21*04' W ALG E R/W/L 300 FT TO POB.

ALSO: BEG AT PT 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S21*04' W ALG HWY 187.6 FT; TH S71*39' E 156 FT; TH N22*05' E 195 FT; TH N74*15' W 160 FT TO POB.

ALSO: POR LOT 6 LVFS DESC AS FOL: BEG N89*57'10 W ALG 1/4 SEC/L 650 FT & N21*25' E 182.38 FT FM E1/4 COR SEC 26 T41S R13W; TH N21*25' E 134.42 FT; TH S74*15' E 44.08 FT; TH S01*14'10 E 129.99 FT; TH N79*17'13 W 90.28 FT TO POB.

ALSO: BEG ON ELY R/W/L UT ST 9 BEING S0*43'41 E 2818.30 FT ALG SEC/L & S89*16'19 W 750.22 FT FM NE COR SEC 26 T41S R13W TH ALG R/W/L S21*07'35 W 11.50 FT TO INTSEC R/W/L; TH S71*45'24 E 156.15 FT; TH N22*33'40 E 11.22 FT; TH N71*39' W 156.42 FT TO ELY R/W/L & POB.

Acres 1.57

ORDINANCE NO. 2021-_____

Parcel 2: 475 South State (Parcel Number: LV-42-C-1-A)

Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) S: 26 T: 41S R: 13W BEG AT PT S 2818.3 FT & W 751.7 FT FM NE COR SEC 26 T41S R13W TH S 21°04' W 162.45 FT ALG ELY BDRY HWY U-17; TH S85°12' E 160 FT; TH N22°05' E 125 FT; TH N71°39' W 156 FT TO POB.

LESS: BEG ON ELY R/W/L HWY 9 LYING S0°43'41" E 2818.30 FT ALG SEC/L & S89°16'19" W 750.22 FT FM NE COR SEC 26, TH ALG R/W/L S21°07'35" W 11.50 FT TO INTSEC R/W/L; TH S71°45'24" E 156.15 FT; TH N22°33'40" E 11.22 FT; TH N71°39' W 156.42 FT TO ELY R/W/L & POB.

LESS: LAND TO UDOT.

ALSO: BEG N89°57'10" W 650 FT ALG C/S/L FM E1/4 COR SEC 26 T41S R13W, TH N21°25' E 182.38 FT; TH S79°17'13" E 100.42 FT; TH S01°14'01" W 180.13 FT; TH N79°49'14" W 163.97 FT TO POB.

LESS: BEG AT PT N89°57'10" W ALG 1/4 SEC/L 498.61 FT & S0°17'29" E 13.52 FT FM E1/4 COR SEC 26 T41S R13W; TH S0°17'29" E 13.55 FT; TH N79°49'06" W 153.85 FT; TH N21°25'00" E 7.76 FT; TH S82°00'10" E 149.98 FT TO POB.

Acres 0.98

WHEREAS, said petition requests that such parcel be re-zoned as *Tourist Commercial* (COMM-T); and

WHEREAS, a public hearing was duly advertised ("noticed up") and held on the _____ day of _____, 202__, 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.

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PASSED AND ADOPTED by the City Council of LaVerkin City this _____ day of _____, 202__.

_____, Mayor

ATTEST:

CHRISTY BALLARD, City Recorder

Exhibit A

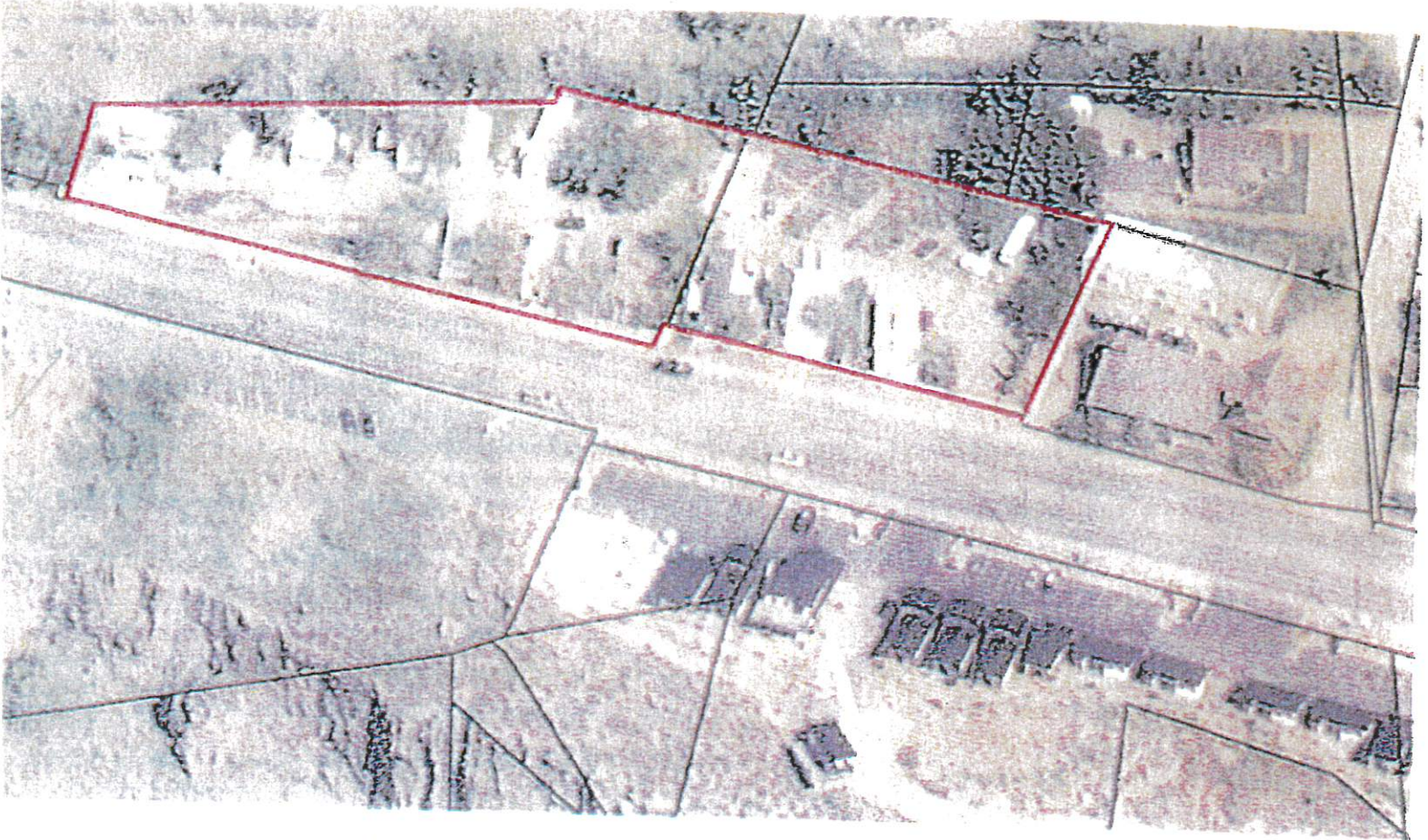
Parcel 1

Re-zone from General Commercial to Tourist Commercial

Address: 437 South State

Parcel Number: LV-43-B-1

Acres 1.57



Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) BEG 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S75*15' E 177 FT; TH N17*39' E 89 FT; TH N72*21' W 11 FT; TH N1*00' W 235 FT; TH N81*18' W 77 FT TO E R/W/L STATE HWY 17; TH S21*04' W ALG E R/W/L 300 FT TO POB.

ALSO: BEG AT PT 2643.3 FT S & W 694.3 FT NE COR SEC 26 T41S R13W TH S21*04' W ALG HWY 187.6 FT; TH S71*39' E 156 FT; TH N22*05' E 195 FT; TH N74*15' W 160 FT TO POB.

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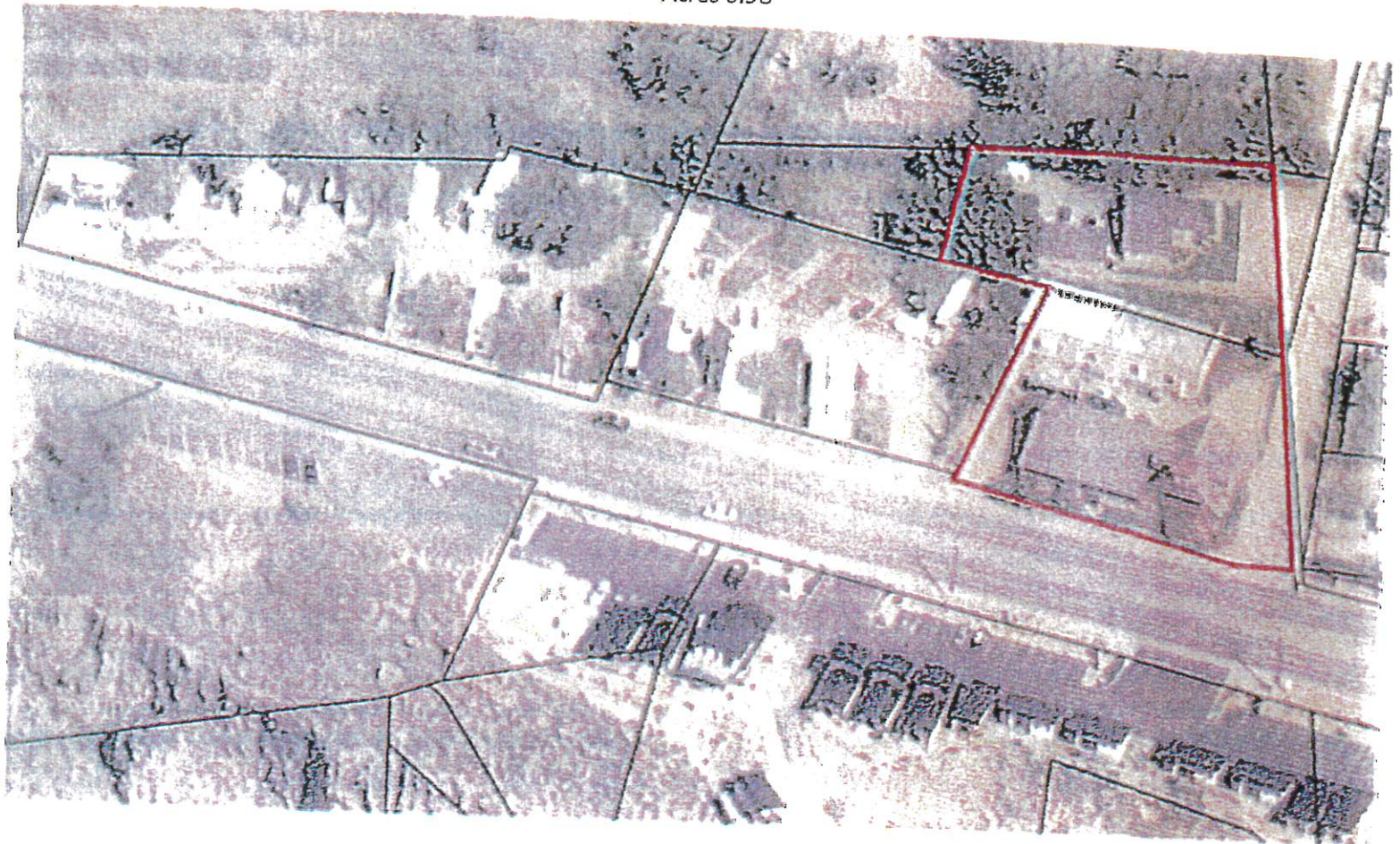
Parcel 2

Re-zone from General Commercial to Tourist Commercial

Address: 475 South State

Parcel Number: LV-42-C-1-A

Acres 0.98



Legal Subdivision: LA VERKIN FIELD SUR LOT 6 (LV) S: 26 T: 41S R: 13W BEG AT PT S 2818.3 FT & W 751.7 FT FM NE COR SEC 26 T41S R13W TH S 21°04' W 162.45 FT ALG ELY BDRY HWY U-17; TH S85°12' E 160 FT; TH N22°05' E 125 FT; TH N71°39' W 156 FT TO POB.

LESS: BEG ON ELY R/W/L HWY 9 LYING S0°43'41 E 2818.30 FT ALG SEC/L & S89°16'19 W 750.22 FT FM NE COR SEC 26, TH ALG R/W/L S21°07'35 W 11.50 FT TO INTSEC R/W/L; TH S71°45'24 E 156.15 FT; TH N22°33'40 E 11.22 FT; TH N71°39' W 156.42 FT TO ELY R/W/L & POB.
LESS: LAND TO UDOT.

ALSO: BEG N89°57'10 W 650 FT ALG C/S/L FM E1/4 COR SEC 26 T41S R13W, TH N21°25' E 182.38 FT; TH S79°17'13 E 100.42 FT; TH S01°14'01 W 180.13 FT; TH N79°49'14 W 163.97 FT TO POB.

LESS: BEG AT PT N89°57'10" W ALG 1/4 SEC/L 498.61 FT & S0°17'29" E 13.52 FT FM E1/4 COR SEC 26 T41S R13W; TH S0°17'29" E 13.55 FT; TH N79°49'06" W 153.85 FT; TH N21°25'00" E 7.76 FT; TH S82°00'10" E 149.98 FT TO POB.

