

~~TOOELE~~ Application to Amend the ~~COUNTY~~ Zoning Map of Tooele ERDA CITY County

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provides insufficient data is just cause for denial. Submittals must be filed with the Department of Engineering for staff and public review.

Fee \$500.00

Property information and location

(All lines applicable to this site must be filled in)

Section 34 Township T2S Range 4W

Parcel # 1605100003 Lot # 3

Subdivision Name: Painted Acres (if applicable)

**You MUST include a parcel map obtained from the Tooele County Recorder's Office
with this application!**

Property Owner(s) Information

Name(s): Paul and Kimberly Kent

Address per tax rolls: 524 Bryan Rd

City/County: Eldece State: Utah Zip: 84074

Office/home phone: N/A Fax: N/A

Mobile phone: [REDACTED] Message phone: [REDACTED]

Email address: [REDACTED]

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

REZ #: _____ Fee \$ 500.00 Receipt #: _____

Agent for the Property Owner(s) Information

Name(s): N/A
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:

LOT 3 of Painted Acres be Rezoned From RR-5 To RR-1
lots to the north of Birch Rd are smaller than RR-5
lots to the west of lot 3 Painted Acres are .23 and 1.08 ^{on the corner of 1436 & Birch Rd}
lots to the south are .57, .70, .70, 1.00 and 3.00

Current zoning designation: _____

An application to amend the zoning map shall address:

- (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;
- (b) a legal description of the area to be zoned;
- (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;

- (d) existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;
- (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;
- (f) existing and proposed utilities and infrastructure;
- (g) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;
- (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;
- (i) the location, description and acreage of land uses;
- (j) approximate location and number of residential units along with approximate square footage, density and height;
- (k) approximate location and square footage of non-residential buildings;
- (l) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
- (m) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;
- (n) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;
- (o) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;
- (p) an indication of the construction schedule of any project proposed;
- (q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;
- (r) a detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

- (s) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and
- (t) any other study or information required by the planning commission or zoning administrator.

Date Submitted: 08-15-2022

Signature of owner(s) or agent(s):

Paul A. Kuning
Theresa J. Kuning

PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE

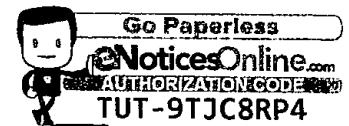
TOOELE Office of the County Auditor
Alison H. McCoy
47 South Main Street
Tooele, Utah 84074

PROPERTY TAX INFORMATION (To be used by owner)

10682*19**G50**0.4455**1/2*****AUTO5-DIGIT 84074
PAUL A KUNZ JT ET AL.
PAUL A KUNZ
524 BRYAN RD
ERDA UT 84074-9746



THIS IS NOT A BILL.
DO NOT PAY.



NOTICE OF PROPERTY VALUATION AND TAX CHANGES

LEGAL DESCRIPTION OF PROPERTY

THIS MAY BE A PARTIAL LEGAL DESCRIPTION
LOT 3, PAINTED ACRES MINOR SUBDIVISION, A MINOR
SUBDIVISION OF TOOELE COUNTY. OUT OF 5-50-36 FOR 2008
YEAR.

OWNER
PAUL A KUNZ JT et al.

PARCEL NUMBER
1605100003

TAX DISTRICT
10

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2021 Market Value	2021 Taxable Value	2022 Market Value	2022 Taxable Value	
IMPROVED AG PROPERTY	208,391	208,391	229,188	229,188	Primary Property Full-time residential dwelling. Taxes at 55% of market value.
PRIMARY IMPROVED PROPERTY	737,609	405,685	881,422	484,782	
					Non-Primary Property Taxed at 100% of the market value.
					Greenbelt Property Active agricultural use.
TOTAL PROPERTY VALUE	\$946,000	\$614,076	\$1,110,610	\$713,970	

COMPARE PROPOSED CHANGES

	TAXING ENTITIES	2021		2022 IF NO INCREASE		2022 IF PROPOSED BUDGET IS APPROVED		IF 2022 INCREASE		BE HEARD		
		TAXES \$	RATE	TAXES \$	RATE	TAXES \$	CHANGE IN TAX \$	CHANGE IN %		PUBLIC TRUTH-IN-TAXATION MEETING		
										Date	Time	Place
S	SCHOOL LOCAL LEVY	\$4,603.73	0.006001	\$4,284.54	0.006634	\$4,736.48	\$451.94	10.50%		8/9/2022	6:00 pm	TCSD District Office- 92 Lodestone Wy., Tooele, UT
S	SCHOOL BASIC LEVY	\$1,019.98	0.001401	\$1,000.27	0.001652	\$1,179.48	\$179.21	17.90%				
T	COUNTY GENERAL	\$777.41	0.001013	\$723.26	0.001013	\$723.26	\$0.00	0.00%				
O	MUNICIPAL TYPE SERVICES	\$630.66	0.000895	\$639.00	0.000895	\$639.00	\$0.00	0.00%				
O	NORTH TOOELE FIRE DIST.	\$420.64	0.000589	\$420.53	0.000683	\$487.64	\$67.11	16.00%				Hearing held 10/6/2021 in Stansbury Park, UT
T	COUNTY/ASSESS-COLLECT	\$242.56	0.000316	\$225.61	0.000316	\$225.61	\$0.00	0.00%				
O	MOSQUITO ABATEMENT DISTRICT	\$177.47	0.000232	\$165.64	0.000232	\$165.64	\$0.00	0.00%				
T	TOOELE COUNTY HEALTH DEPARTMENT	\$100.71	0.000131	\$93.53	0.000131	\$93.53	\$0.00	0.00%				
S	CHARTER SCHOOL LEVY	\$84.74	0.000084	\$59.97	0.000084	\$59.97	\$0.00	0.00%				
O	MULTI-COUNTY/ASSESS-COLLECT	\$7.37	0.000010	\$7.14	0.000015	\$10.71	\$3.57	50.00%				
T	TOOELE COUNTY TRANSPORTATION SSD		0.000000	\$0.00	0.000000	\$0.00	\$0.00	0.00%				
	TOTALS	\$8,065.27	0.010672	\$7,619.49	0.011655	\$8,321.32	\$701.83	9.2%		LAST PROPERTY REVIEW: 2022		

S = Schools T = Tooele County C = Cities O = Other (See pie chart below)

Where Do Your Tax Dollars Go?

72%
0.008370

Schools (S)

County (T)

City (C)

Other (O)

15%
0.001825

13%
0.001460

☐ An (X) in the box to the left indicates we have received your
Tax Relief Application for this year.

* For more information on tax relief options please see the back of this notice.

Deadline for Filing 2022 Appeals

State Centrally Assessed Parcels

August 1, 2022

County Assessed Parcels

September 15, 2022

THIS NOTICE DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS



PAINTED ACRES MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, T2S, R4W, S4AM
TOOLE COUNTY, UTAH

MAY 2007



SURVEYOR'S CERTIFICATE

I, DAVID L. BROWN, a duly licensed and qualified Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein, and that the same is in accordance with the laws of the State of Utah and the rules and regulations of the State Surveyor.

DATE: May 1, 2007
PLACE HEREIN THE SURVEYOR'S SIGNATURE AND SEAL

BOUNDARY DESCRIPTION

BEFORE ME, the undersigned authority, on this day personally appeared DAVID L. BROWN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

OWNER'S DEDICATION AND CONSENT TO RECORD

WE, the undersigned, the owners of the land described in the foregoing instrument, do hereby declare that we are the owners of the land described in the foregoing instrument, and that we have executed the same for the purposes and consideration therein expressed, and that we have no objection to the same being recorded in the public records of the State of Utah.

APPROVAL

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Salt Lake City, Utah, this 1st day of May, 2007.

DAVID L. BROWN
State Surveyor

QUESTAR APPROVAL

QUESTAR has reviewed the information provided and has determined that the information is accurate and complete. QUESTAR's review is limited to the information provided and does not constitute a guarantee or warranty of the accuracy or completeness of the information.

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PAINTED ACRES MINOR SUBDIVISION

TOOLE COUNTY, UTAH

SECTION 34, T2S, R4W, S4AM

OWNER'S DEDICATION AND CONSENT TO RECORD

QUESTAR APPROVAL

QUESTAR APPROVAL

QUESTAR APPROVAL

QUESTAR APPROVAL

QUESTAR APPROVAL

TOOELE

Find address or place



All smaller
than
RR-5

RR-1

RR-1

WATER DEED LOT
1204-10000
1204-10000

3.56

1204-10000
1204-10000
9.32

1204-10000
1204-10000
2.26

2.26

2.65

RR-1

1204-10000

2.51

1.85

1.72

1.07

1.85

1.70

1.01

2.04

Tooele County GIS Maxar

RR-1

Lot 3
Painted 12/15

RR-1

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RR-1

RR-5

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 $\text{Fe}(\text{OH})_3 + 3\text{H}^+ \rightleftharpoons \text{Fe}^{3+} + 3\text{H}_2\text{O}$
 $\text{Fe}(\text{OH})_3 + 3\text{H}^+ \rightleftharpoons \text{Fe}^{3+} + 3\text{H}_2\text{O}$

2017年11月14日
 11月14日
 11月14日

1708-171103
100.3677

CONFIDENTIAL
DECLASSIFIED
ON 08-28-2008

MAILED
JUN 10 1964
FBI - NEW YORK

CH-3 DRIVE IN EXCHANGE, LLC

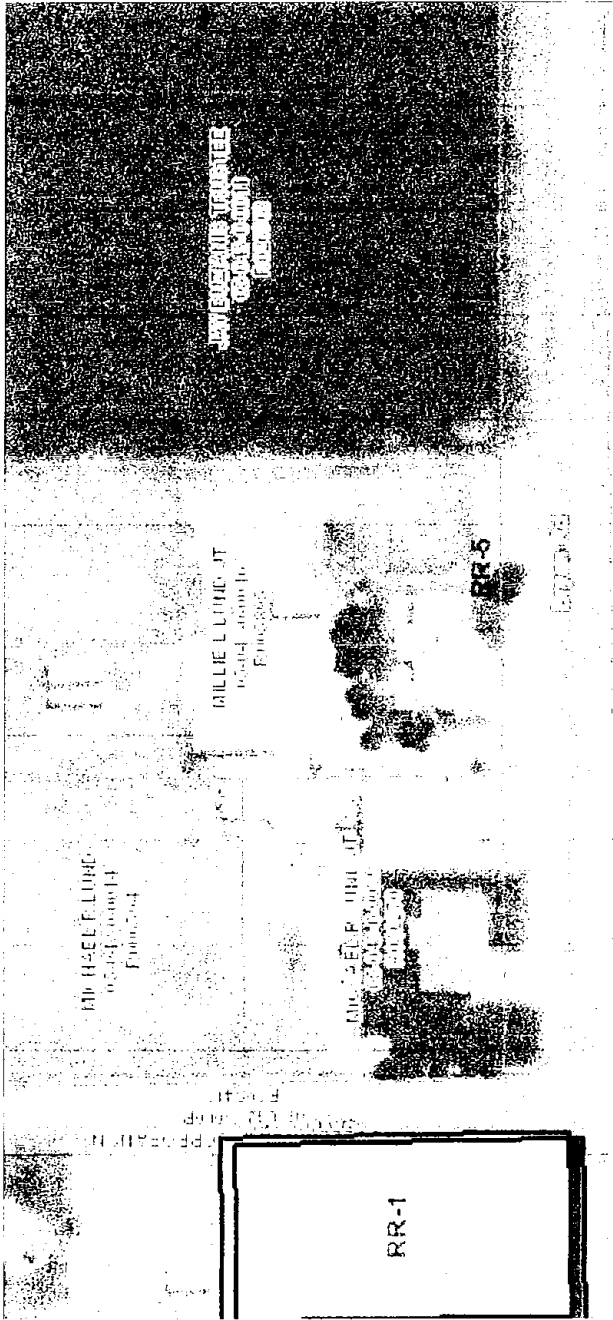
1-800-368-3687
RDH 2185

ALPHABETICALLY

FBI - WFO

Tooele County

Maxwell



MAPK: CLEARED
10/10/2001
RANGE 2

AREA LUNDG
10/10/2001
RANGE 2

AREA LUNDG
10/10/2001
RANGE 2

Maxar, Microsoft, Tooele County GIS

RR-1

UNICEF - ALICE ANEMAFIE

UNICEF - ALICE ANEMAFIE

RR-1

UNICEF - ALICE ANEMAFIE

UNICEF - ALICE ANEMAFIE

RR-1



RR-1

RR-1

UNICEF - ALICE ANEMAFIE

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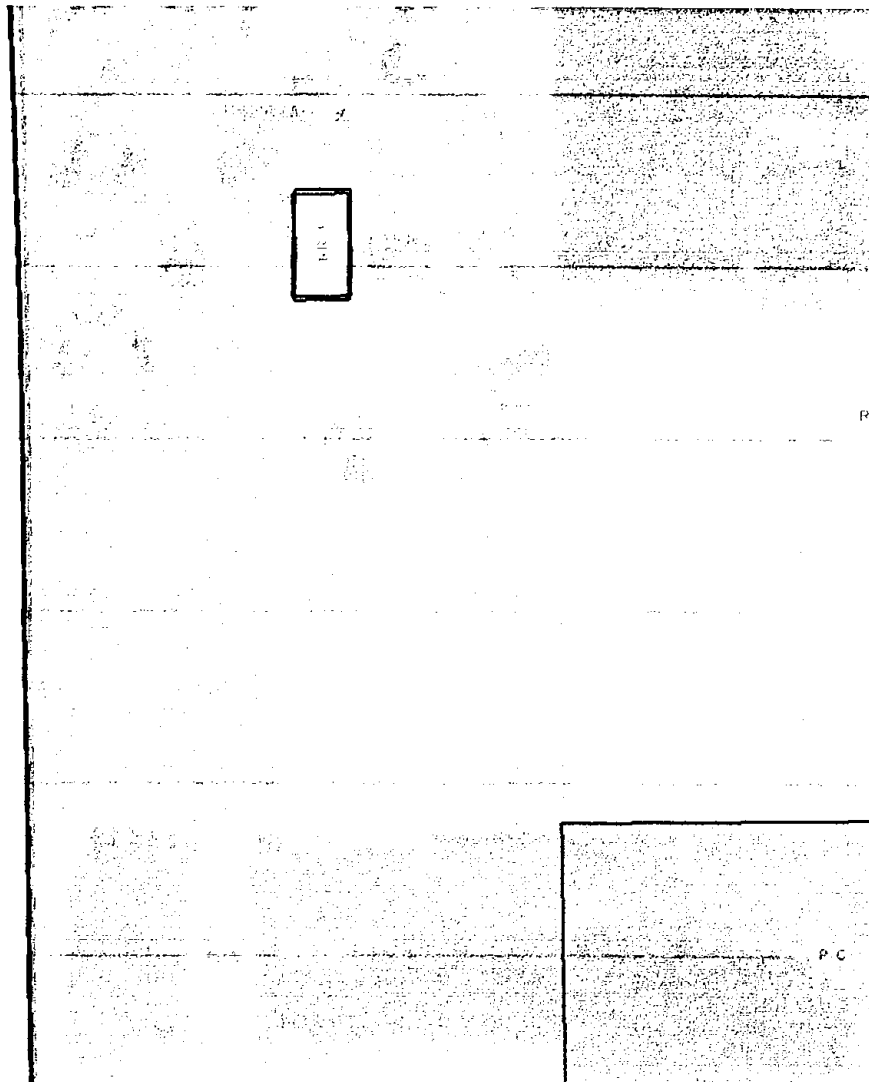
Lot 3
Painted Area

TOOELE

Map of Tooele County

Layers: Topographic

Find address or place



PR 1

P C

