

~~TOOELE CITY~~ Application to Amend the  
Zoning Map of Tooele 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 T.25 Range 46

Parcel # 1605100003 Lot # 3

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 Kanz

Address per tax rolls: [REDACTED]

City/County: Erde State: utah Zip: 84174

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

Mobile phone: XXXXXXXXXX Message phone: XXXXXXXXXX

Email address:

**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 Bryan Rd are smaller than RR-5

LOTS TO THE West of lot 3 Painted Acres are .23 and 1.08 <sup>ON THE</sup> <sub>1/4 ACRE & BOUNDARY</sub> corner

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

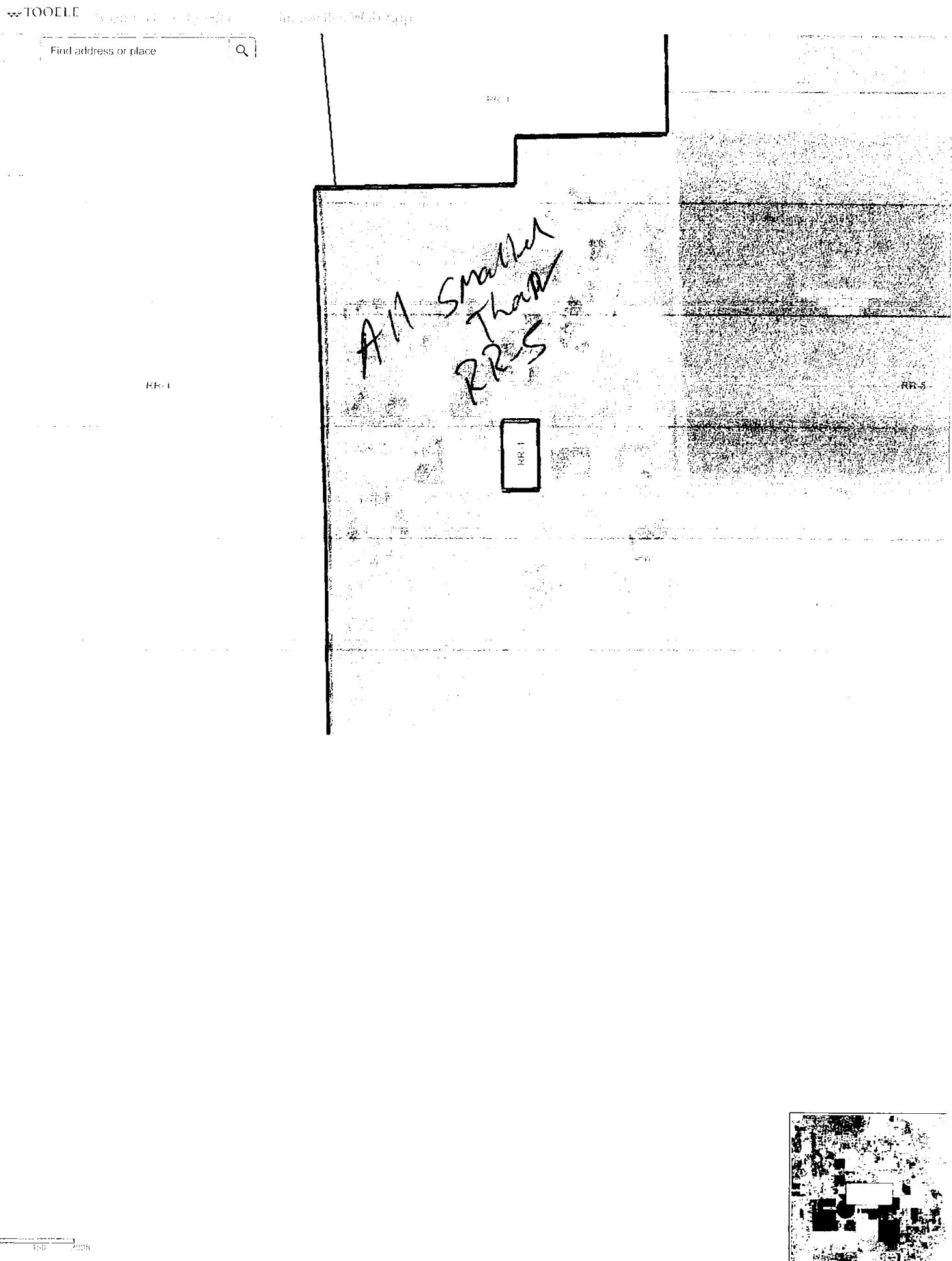
Signature of owner(s) or agent(s):

Paul A Kurny  
Thompson J. Kurny

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Page redacted





RR-1

ROUTE 1, LAUREL JCT  
RR-1, 1/4 mile  
EPA 12572

RR-1

ROUTE 1, LAUREL JCT  
RR-1, 1/4 mile  
EPA 12572

2.32

RR-1

2.26

RR-1

2.24

RR-1

1.85

RR-1

1.72

RR-1

1.65

RR-1

1.56

RR-1

1.46

RR-1

lot 3  
Painted Rock

TOOELE COUNTY GIS Maxan

L. F. SCHNEIDER, JR. 1003-111

1003-111

1003-111

MICHAEL F. LIMA  
1003-111-00014  
E000504

OPERATION  
1003-111-00014

E000475

MILLIE LIMA, JR  
1003-111-00011  
E000505

CHET TEPPE

1003-111-00010

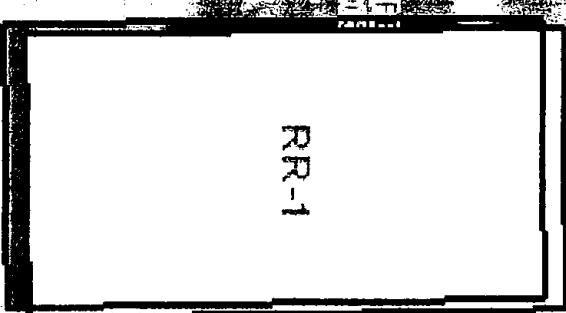
E000476

RR-1

MILLIE LIMA, JR  
1003-111-00010

E000506

RR-5



SPENCER THOMAS  
1003-111-00002  
E000507

PAUL A. KLINE, JR  
1003-111-00001  
E000508

ROBERT LEE, JR  
1003-111-00004  
E000509

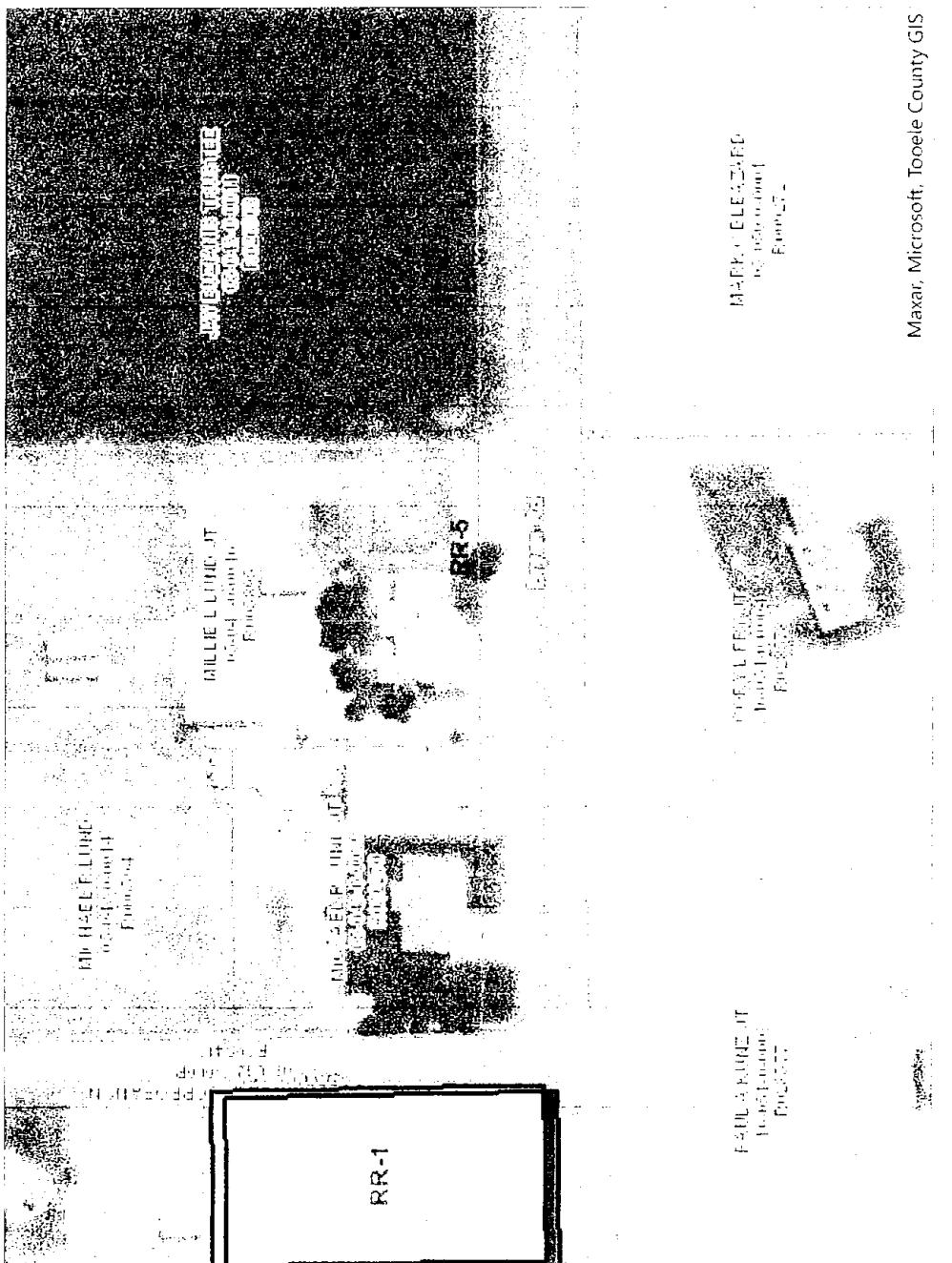
## REFLECTIONS

1973-1974

14.1.2003  
17.05.11.16.03  
Ref. 3577

1984-1985  
1984-1985  
1984-1985

THE EAST



Maxar, Microsoft, Tooele County GIS

RR-1

REVISER FILED

CHARTERED  
REGISTRATION

RR-1

RR-1

RR-41

Lot 3  
Parket Acres

PARCEL 3 BOUNDARY

OFFICE KFI TRUST  
REGISTRATION

RR-2

100

100

TOOELE

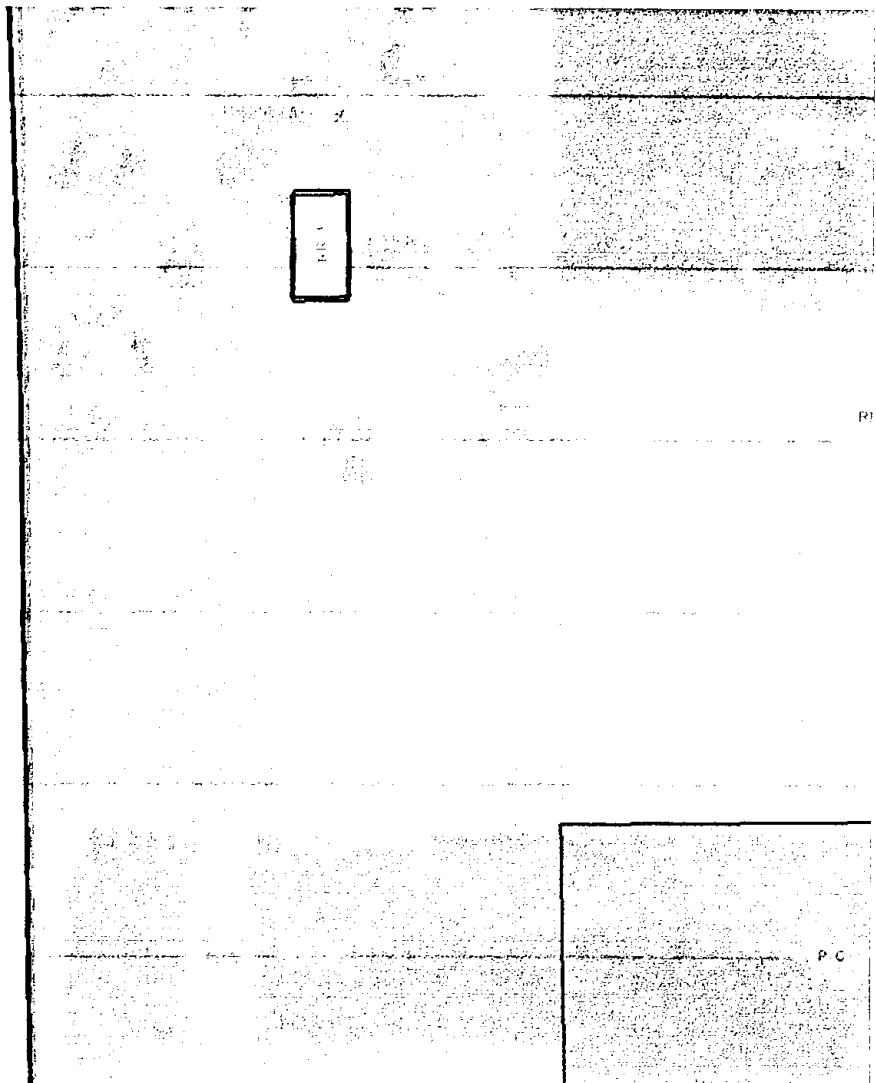
View larger map

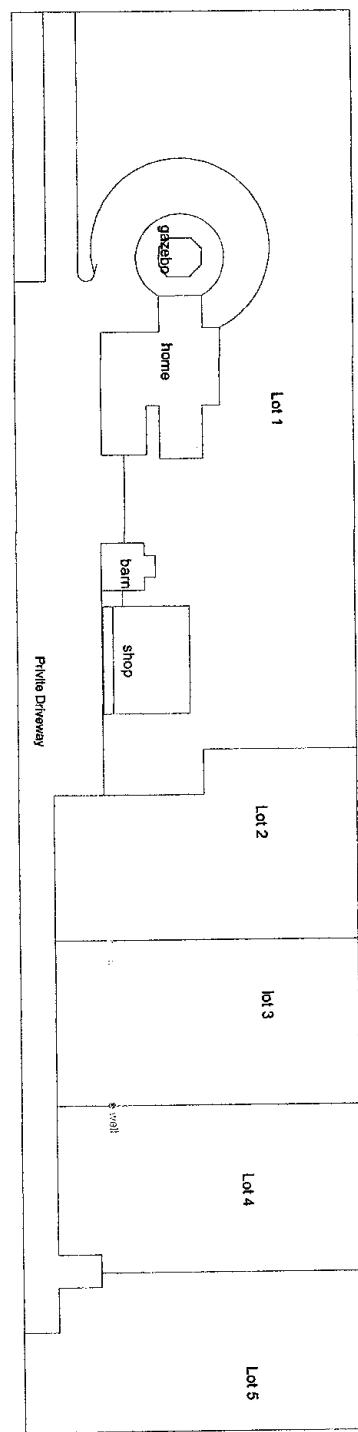
Get directions to a location

Find address or place



RR 1

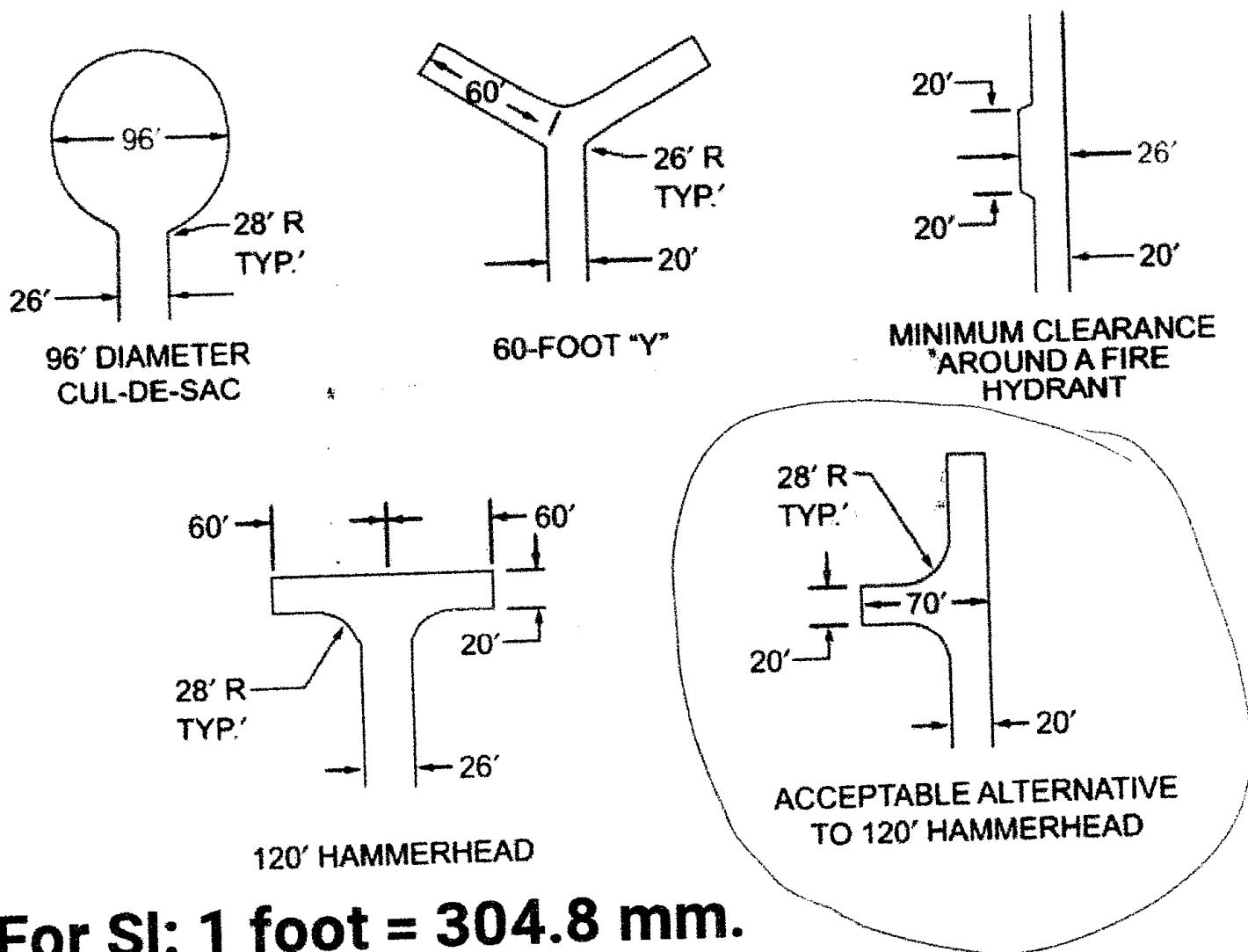




— 1st Floor —



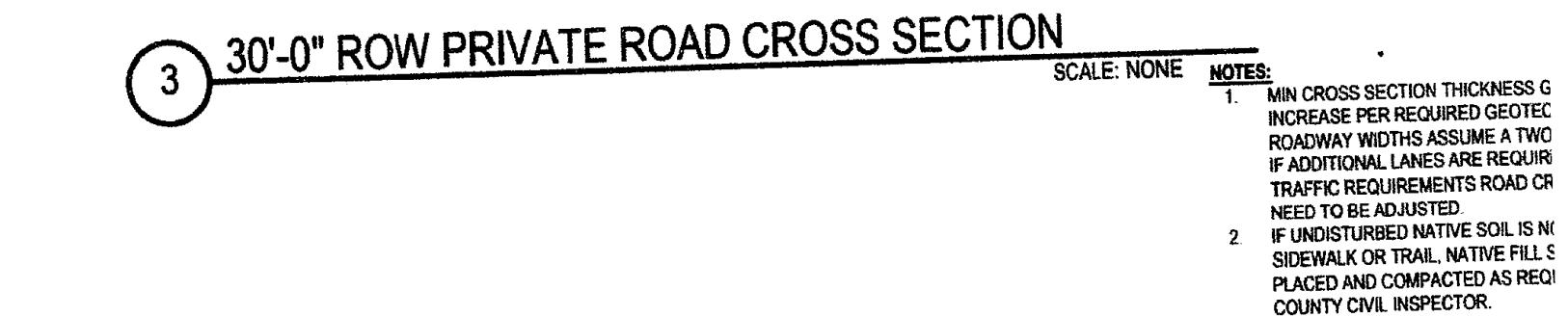
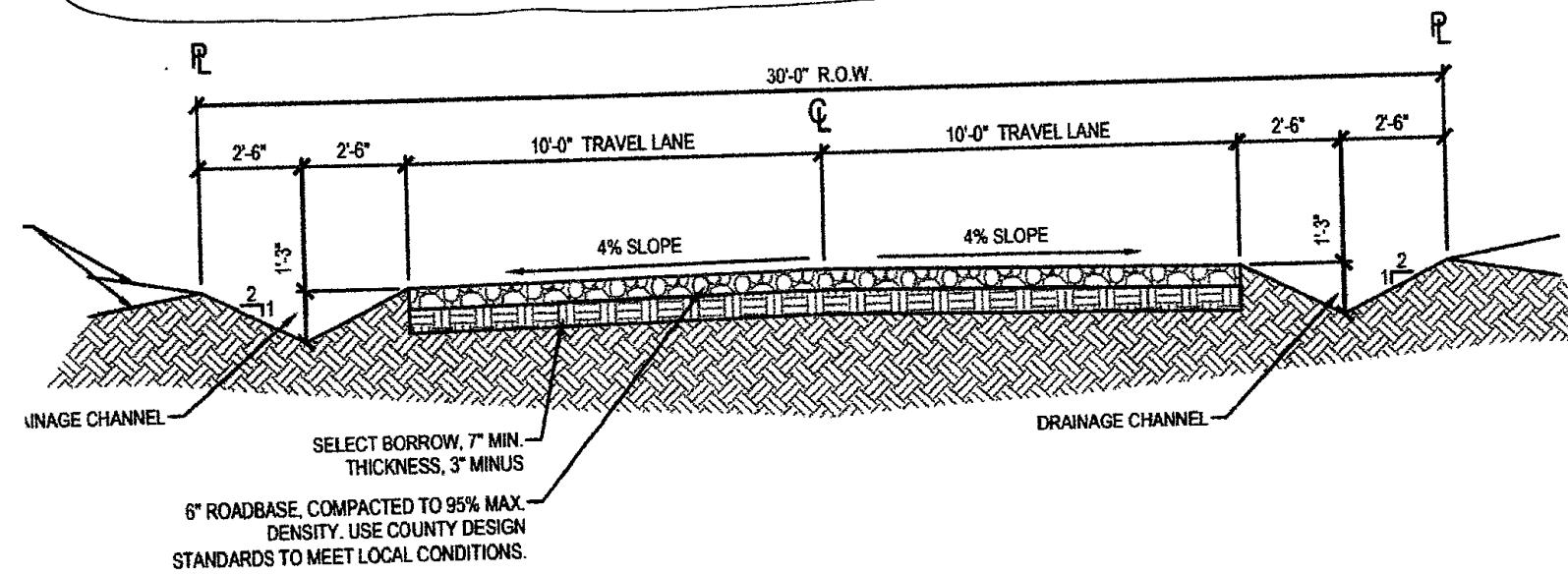
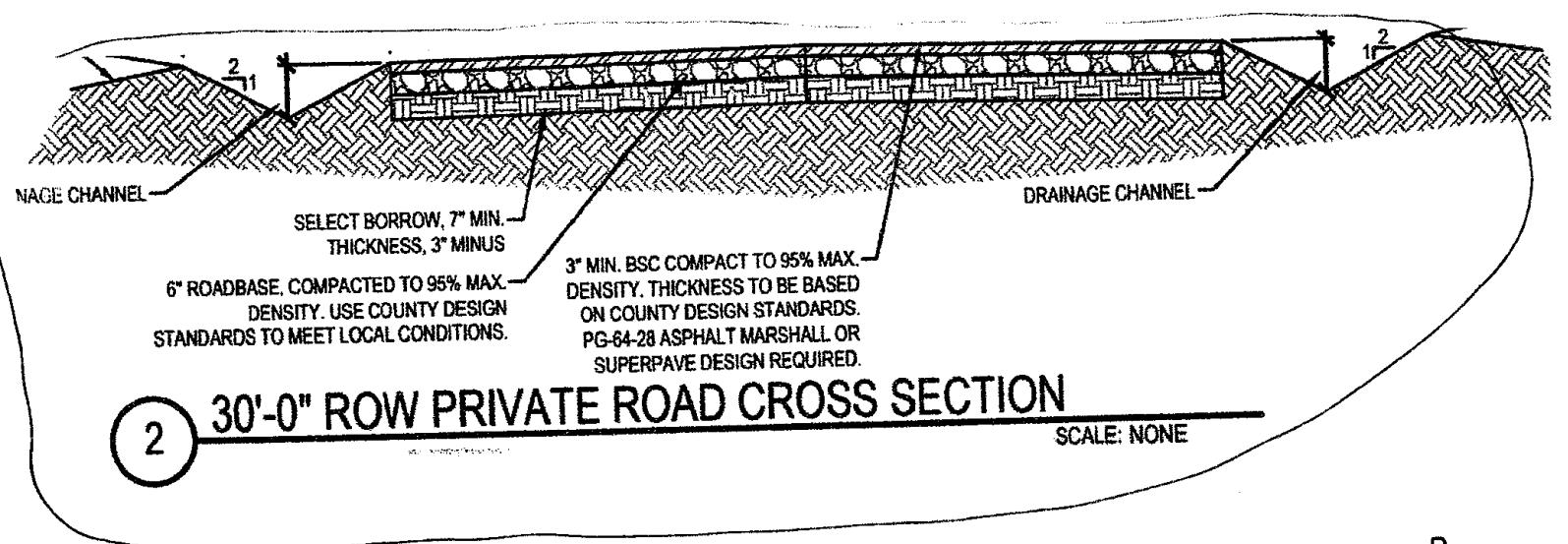
minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1**  
**DEAD-END FIRE APPARATUS ACCESS ROAD**  
**TURNAROUND**





11	PRIVATE ROAD TOOELE COUNTY ENGINEERING DEPT	TOOELE COUNTY	169 N. Main Street, Unit 1 Tooele, Utah 84074 Phone: [REDACTED] Fax: [REDACTED] <a href="http://www.ensigneng.com">www.ensigneng.com</a>
Rachelle Custer	7/15/2021		
APPROVAL	DATE		