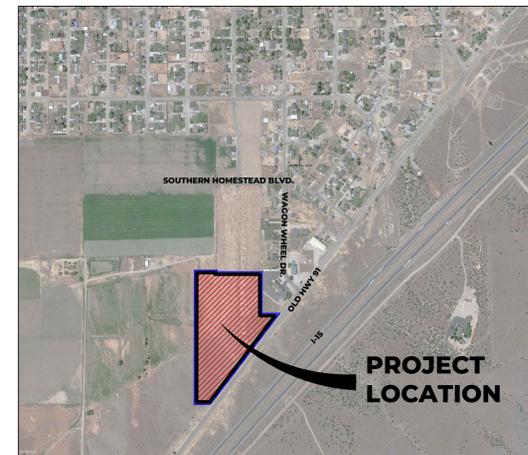
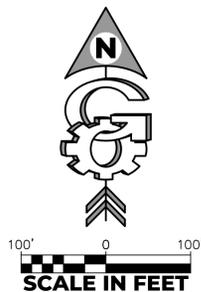


ZONE CHANGE FOR SUN VIEW DEVELOPMENT, LLC

LOCATED IN SECTION 18, T35S, R10W, AND SECTION 13, T35S, R11W, SLB&M, CEDAR CITY, UTAH



VICINITY MAP
N.T.S.

CITY ATTORNEY'S APPROVAL

I, JUSTIN WAYMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ZONE CHANGE & GENERAL PLAN AMENDMENT AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 2020.

JUSTIN WAYMENT - CITY ATTORNEY

PLANNING COMMISSION APPROVAL

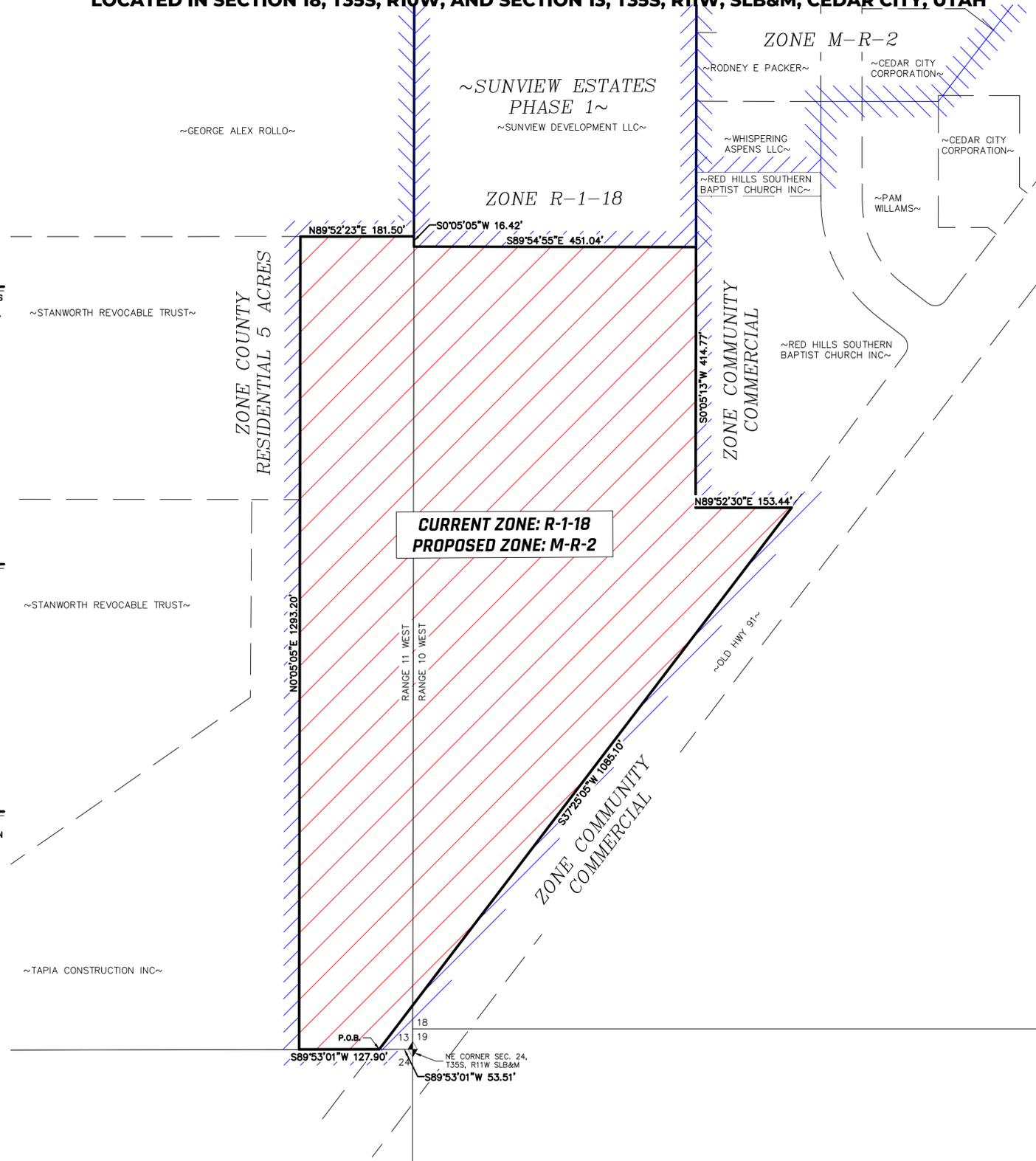
I, BOB TINGEY, PLANNING COMMISSION CHAIR, DO HEREBY CERTIFY THAT THIS ZONE CHANGE & GENERAL PLAN AMENDMENT WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 20____.

BOB TINGEY - PLANNING COMMISSION CHAIR

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE & GENERAL PLAN AMENDMENT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2020.

BY: GEOFFREY CHESNUT-MAYOR ATTEST: JULIE WATSON-CITY RECORDER



BOUNDARY DESCRIPTION (15.13 AC)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, T35S, R11W, SLB&M; THENCE ALONG THE SECTION LINE S89°53'01"W 53.51 FEET TO THE POINT OF BEGINNING; THENCE S89°53'01"W 127.90 FEET; THENCE DEPARTING SAID SECTION LINE N00°05'05"E, 1293.20 FEET; THENCE N89°52'23"E, 181.50; THENCE S0°05'05"W 16.42 FEET; THENCE S89°54'55"E 451.04 FEET; THENCE S0°05'13"W 414.77 FEET; THENCE N89°52'30"E 153.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF OLD HIGHWAY 91; THENCE ON SAID RIGHT-OF-WAY S37°25'05"W 1085.10 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THIS ZONE CHANGE WAS REQUEST BY SUNVIEW DEVELOPMENT, LLC FOR M-R-2 WHICH ALLOWS DUPLEX LOTS AND ONLY RESTRICTS LOT SIZE BY A DENSITY OF A DUPLEX PER 22,000 SQUARE FEET. THE DEVELOPER PLANS TO NOT EXCEED THAT DENSITY BUT TO USE A COMBINATION OF SINGLE-FAMILY RESIDENCE 11,000 SQUARE FEET AND DUPLEX 22,000 SQUARE FOOT LOTS, WHICH ARE PERMITTED IN THE ZONING ORDINANCE.

LEGEND

EXISTING ZONE BOUNDARY
 PROPOSED ZONE BOUNDARY

PLAT NO. _____
 FILE DATE _____
 RECEIPT NO. _____

PRELIMINARY NOT FOR CONSTRUCTION 11 X 17 SHEETS ARE NOT TO SCALE

<p>GO CIVIL ENGINEERING</p> <p>590 N. 800 W. CEDAR CITY, UT 84721 # (435) 586-9592 WWW.GOCIVIL.NET</p>	<p>ZONE CHANGE FOR SUN VIEW DEVELOPMENT, LLC</p> <p>LOCATED IN SECTION 18, T35S, R10W, SLB&M, CEDAR CITY, UTAH</p>
<p>CHECKED: _____</p> <p>SCALE: 1" = 100'</p> <p>DATE: 08/17/2020</p>	<p>DRAWN: BB</p> <p>SHEET: 1 OF 1</p>

5/20/2020 10:41 AM P:\2105045\ZONE CHANGE\JOB 17/2020 3:52:27 PM 101818