



Santa Clara City
 2603 Santa Clara Drive
 Santa Clara City, Utah 84765
 Office: 435-656-4690 / Fax 435-879-5298
 www.sccity.org

APPLICATION TO AMEND ZONING MAP

Filing Fee: Refer to City's Development Fee Schedule
Note: Submittal of incomplete application could delay processing.

Applicant(s) /Property Owner(s) Information

Name of Applicant(s) / Contact Person(s):

Name: Heritage Ventures LLC
 Address: 1020 Bloomington Drive
 City: St. George
 State: Utah Zip: 84790
 Contact Number: _____

Name: Richard Kohler/Owner/Architect
 Address: 1020 Bloomington Drive
 City: St. George
 State: Utah Zip: 84790
 Contact Number: _____

Attach additional sheet if more than two applicants.

435-901-9655
702-445-3650

Name of Property Owner(s):

Name: Jennifer Kohler
 Address: 1020 Bloomington Drive
 City: St. George
 State: Utah Zip: 84790
 Contact Number: _____

Name: Sidney S. Creer
 Address: 1732 W. 540 N. #140
 City: St. George
 State: Utah Zip: 84770
 Contact Number: _____

Attach additional sheet if more than two property owners.

Property Description

Attach legal description

Address/Location of Property (Attach legal description): 1190 Heights Drive
Country Corner Plat A Lots 1 and 2

Major Street(s): Santa Clara Drive and Heights Drive

Section(s): _____ Township(s): _____ Range: _____

Parcel Size (acres): 0.59 acres

Present Zoning Classification(s): R1-10 Proposed Zoning Classification(s): Commercial

Present Land Use: Vacant Lot(s)

Is the zone change in harmony with the present City Master Plan/Future Land Use Map? Yes ___ No X

If no, what does the City Master Plan/Future Land Use Map propose for the subject property? _____

The present Master Plan designation is Low Density Residential

(If the application is not in harmony with the City Master Plan/Future Land Use Map, an amendment will be considered in connection with the zone change requested).

Are there deed restrictions against the property that might affect the requested zone change? Yes ___ No X

(A copy of deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the requested zone change).



Zoning Questions

To the best of your ability, please answer the following questions regarding the application:

- 1) What is the purpose for requesting a zoning map change? _____
To allow a small commercial lodging project, approximately the same mass, bulk and square footage as two single family homes with detached garages.
- 2) If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: _____
The present Master Plan designation along Santa Clara Drive of Neighborhood Commercial ends at Heights Drive. This request is a logical extension of that designation.
- 3) If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property? In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____
The existing residential lots presently front busy Santa Clara Drive. Driveway access onto Santa Clara Drive would negatively impact the safety of both the homeowners and the public.
- 4) Explain how the requested zoning map amendment comply with the provisions of the respective zoning classification requirements, such as the area, width and yard regulations of the classification? _____
The commercial zone allows the Planning Commission and City Council to approve a small lodging project which will acknowledge the history of this site along Santa Clara's principal street. The project is differentiated into a number of separate structures in keeping with the small scale and character of homes and businesses in Santa Clara's historic center.

Application Submittal Requirements

- 1) Submit one (1) original copy of a completed application for staff/Technical Review Committee review. An additional eleven (11) copies will need to be submitted, which have incorporated staff recommended changes, for Planning Commission review.
- 2) Legal Meets & Bounds Description of Property: Exact legal description prepared and stamped by licensed surveyor and a survey map or property ownership plat. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.
- 3) Additional sheets, if necessary, with multiple owners and/or applicants information.
- 4) Copy of deed restrictions, if necessary, see criteria under Property Description section of this application.
- 5) Fees: Refer to attached *Development Fee Schedule for Santa Clara City*. Fees are subject to change from time-to-time as approved by the Santa Clara City Council. Fees paid at submittal.
- 6) Some zoning classifications require additional items to be submitted along with this application for a zoning map amendment. Please refer to the table below for additional items required by the classification being requested.

Property Owner's Authorization

The undersigned below, or as attached, is the owner(s) of the property which is the subject of this application. The undersigned does duly authorize the applicant, named within this application, to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner: Sidney Creer, Jennifer Kohler, Richard Kohler

Contact Number: 702.445.3650 cell (Richard Kohler Architect)

Name of Property Owner: _____

Contact Number: _____

Address of Subject Property: 1190 Heights Drive

I swear that I am (the) (a) owner(s) of the property which is the subject matter of the application, as it is shown in the records of Washington County, Utah.

R
Signature of Property Owner **Richard Kohler** Date: March 8, 2016

Jennifer Kohler
Signature of Property Owner Date: 14 March 2016

Personally appeared before me on March 14, 2016

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Linda A. Van Wert
Notary Public

Affix Seal Here

March 14, 2016
Date



For comprehensive information on land use amendments and/or the planned development requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:
Date plan submitted: 3/8/16 Date plan accepted: _____