



Land Use Authority

180 West 300 North
Kanab, Utah 84741
Phone (435) 644-4966
Or 435-644-4901
Fax (435) 644-4963
planning@kane.utah.gov

Recreation
Center
Pool

Conditional Use Permit Application

Fee \$150.00

Property information and location

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

Section _____ Township _____ Range _____ (C-7)

Parcel # 1 51-19 (121 & 122 & 123)

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

Property Owner(s) Information

Name(s): Pinewoods Enterprise LLC

Address per tax rolls: 539 9445 Sherwood Dr

City/County: Rancho Cucamonga State: Ca Zip: 91737

Office/home phone: 435-682-2512 Fax phone: 435-682-2543

Mobile phone: 909-560-9612 Message phone: 435-592-0569 (Don)

E-mail address: beareddie@live.com / donsbeggs@gmail.com

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

CUP# 64 (for office use only) Fee: \$150.00 Receipt # 595

Is this an amendment? Yes No

This application MUST be submitted no later than 14 days before the scheduled Land Use Authority Meeting!

**ATTACH A LOCATION MAP, SITE AND BUILDING PLAN, AND
DETAILED DESCRIPTION OF PROPOSED USE**

Revised August 2013

EXHIBIT “C”

Site map approved by Commission

Attachment to that certain Warranty Deed executed by Pinewoods Resort, L.C., grantor(s), to Pinewood Enterprise LLC, grantee(s).

Order No. 30709-K
Tax I.D. No. 51-116A, 51-119 & 51-125

EXHIBIT "A"

PARCEL 1: All of New Lots 116 and 119, AMENDED PLAT OF LOTS 115-117 & 119-124, COLOR COUNTRY SUBDIVISION, PLAT F, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL 2: All of Lot 125, Plat "F", COLOR COUNTRY SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

Tax Serial No: 51-116A, 51-119 & 51-125

Initials  / _____

**KANE COUNTY
CONDITIONAL USE PERMIT**

Pinewoods Enterprise LLC
Name of Applicant

6-2-15
Date of Application (attached)

ATTACHMENTS

- Exhibit "A" Application for conditional use permit
- Exhibit "B" Legal description of property for which conditional use is requested
- Exhibit "C" Site map approved by Commission

**FINDINGS OF THE PLANNING
AND ZONING COMMISSION**

The Planning and Zoning Commission has reviewed the application for a conditional use permit submitted in this matter, has held a regularly scheduled meeting to consider the application and having had an opportunity to fully consider the matter, the Commission hereby makes the following findings:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community; and
2. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity; and
3. That the proposed use is in harmony with the intent of the Master Plan and the zone in which it is located; and
4. That the applicant is in compliance with state & local regulations pertaining to swimming pools and;
5. That the swimming pool is located in a C-1 zone and is an accessory use to the resort.

CONDITIONAL USE PERMIT GRANTED

Based on the application submitted and based on the forgoing findings of fact, the Commission hereby grants the conditional use as outlined below, subject to all conditions listed herein and any other conditions enforceable in law or in equity. In the event that any of the conditions of this permit are not followed, the Commission reserves the right to revoke, in whole or in part, the conditional use granted herein.

Applicant is hereby granted the following conditional use:

Indoor swimming pool & recreation room

CONDITIONS OF PERMIT

1. The holder of this permit must obey all state, local and federal laws in regard to use of the land on which this conditional use permit is granted. This includes compliance with all local ordinances, zoning ordinances, rules, regulations or other local laws.
2. Holder agrees to appear, when summoned in writing, at any meeting held by the Kane County Planning and Zoning Commission or the Kane County Commission, to address or answer any questions regarding the conditional use granted herein, including but not limited to holder's compliance or non-compliance with the conditions of the permit. Holder further agrees to make written response regarding compliance or non-compliance when requested by the Kane County Planning and Zoning Commission or the Kane County Commission.
3. Holder is allowed to construct and maintain the facilities, structures, and/or landscaping outlined in the site map which is attached hereto as Exhibit "C" and is hereby approved as part of this conditional use permit. Holder is not allowed to construct any additional facilities, structures, and/or landscaping unless said additions are approved by the Planning and Zoning Commission as part of this conditional use or are approved as activities that are acceptable within the zone.
4. Holder shall maintain all property and facilities used under this conditional use permit in good condition and repair and shall not allow their activities to cause or create a circumstance which causes or creates disturbance to persons or properties in the area surrounding the property which is the subject of this conditional use permit.
5. The conditional use permit will expire after one **(1) year** unless substantial work shall have been accomplished towards completion of the use. Whether or not substantial work has been accomplished shall be determined by the Planning and Zoning Commission.
6. This conditional use permit is granted with the use of the land, unless otherwise revoked or modified by the Planning and Zoning Commission as outlined herein, or as otherwise allowed by law and equity. If holder fails to complete the project within a reasonable time after **one (1) year** from the date of this permit, the Planning and Zoning Commission reserves the right to revoke the conditional use permit granted herein and the term above specified will no longer apply. Before the expiration of any term specified herein, holder may apply to extend the conditional use permit granted herein.
7. The holder of this permit shall allow members of the Planning and Zoning Commission, members of the Kane County Commission, the Kane County Building Inspector, and their designated agents to inspect the premises during the course of construction, and thereafter, to insure that holder is complying with the conditions of the conditional use permit.

Hours-

8-9

CPRecertified
Staff

EXHIBIT "A"

Application for conditional use permit

8. This conditional use permit may not be transferred or assigned without express written consent of the Planning and Zoning Commission.

9. Hours & certified staff are within the safety and nuisance regulations.

10. This conditional use permit is in compliance with chapters 7 & 15 of the Kane County Land Use Ordinance.

11.

12.

This conditional use permit may be revoked in whole or in part or may be modified based on any failure to observe any of the conditions outlined herein or those enforceable in law or in equity.

When recorded mail deed and tax notice to:
Pinewood Enterprise LLC
9445 Sherwood Drive
Rancho Cucamonga, CA 91737



Order No. 30709-K
Tax I.D. No. 51-116A, 51-119 & 51-125

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Pinewoods Resort, L.C., grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEYS and WARRANTS** against all claiming by, through or under Grantor to

Pinewood Enterprise LLC, a Utah limited liability company, grantee(s) of Rancho Cucamonga, County of San Bernardino, State of California, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in KANE County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and **SUBJECT TO** easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this ____ day of December, A. D. 2014.

Pinewoods Resort, L.C.

BY: _____

Floyd M. Anderson, Manager

NOTARY

State of Utah)
County of)

On the ____ day of December, A. D. 2014, personally appeared before me Floyd M. Anderson, who being by me duly sworn, says that he/she is the Manager of Pinewoods Resort, L.C., the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.

Notary Public

My Commission Expires:

Notary Public residing at:

READ & APPROVED
BY: _____

READ & APPROVED
BY: _____

CERTIFICATE OF REGISTRATION



State of Utah
Department of Commerce
Division of Corporations & Commercial Code

This certifies that this entity has been filed & approved and has been issued a registration number in the office of the Division and hereby issues this Certification thereof.

KATHY BERG
Division Director



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF CORPORATIONS & COMMERCIAL CODE
PO BOX 146705
SALT LAKE CITY, UT 84114-6705

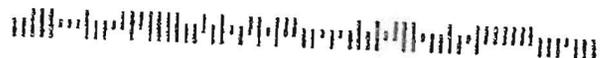
FIRST CLASS
US POSTAGE
PAID
SLC UT
PERMIT NO. 4621

Certificate of Registration

Entity Type: LLC - Domestic
Entity Number: 9207469-0160
Issue Date: October 30, 2014
Access Code #: 5323370

PINEWOOD ENTERPRISE LLC
WAYMON BEGGS
539 S RIDGE RD
CEDAR CITY UT 84720

SP1 84720





BILL OF SALE
(WITH WARRANTIES)

Know all Men by These Presents:

That Pinewoods Resort, L.C. and Anderson Business Enterprises, the SELLER(S), for and in consideration of the sum of:

TEN DOLLARS (\$10.00) & OTHER VALUABLE CONSIDERATION

to him/her/them in hand paid by Pinewood Enterprise LLC, a Utah limited liability company, the BUYER(S), the receipt whereof is hereby acknowledged, has/have bargained, sold, assigned and transferred, and by these presents does/do bargain, sell, assign and transfer unto said BUYER(S) that certain property now at 1430 and 1460 E Duck Creek Ridge Road and 3255 and 3245 N Willis Creek Road, Duck Creek Village, Utah, particularly described as follows:

All equipment and fixtures for the Pinewoods Resort.

And the Seller(s) upon the consideration recited above warrants ownership of and good title to said property, the right to sell the same and that there are no liens, encumbrances or charges thereon or against the same and to defend the title and possession transferred to the BUYER(S) against all lawful claims. WITNESS the hand(s) of said Seller(s), this ___ day of December, A. D.2014

Pinewoods Resort, L.C.

Anderson Business Enterprises

BY: _____

BY: _____

Floyd M. Anderson, Manager/Member

Floyd M. Anderson, General Partner

NOTARY .

STATE OF UTAH)
) ss
County of)

On the ___ day of December, A. D. 2014, personally appeared before me Floyd M. Anderson, who being by me duly sworn, says that he/she is the Manager of Pinewoods Resort, L.C., the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.

Notary Public

Notary Public residing at:

My Commission Expires:

READ & APPROVED
BY: _____

READ & APPROVED
BY: _____

Building Dept

Pinewoods Resort
Pool Plan

Call - Don Beazer - 435-592-0969
For additional info if needed

