



## **STAFF REPORT**

**DATE:** 04/06/2017

**PROJECT:** A complete application for a Zone Change from Residential-1 to Commercial-1 on behalf of Craig Simmons and Rosalind C. Tsosie, New Paria Subdivision, lot 125-4; which consists of 3.96 acres, has been submitted by Shannon McBride, Land Use Administrator.

**FINDINGS:** County records had a discrepancy between the subdivision books, the GIS system, and the past minutes; which show the following evidence of past zone changes from Agricultural and Residential to Commercial-1. Lot 125-4 abuts lot 5, which is zoned Commercial. It would **not** be a spot zone change for the following reasons: in the Minutes from 1989, Sally Holmes requested 13 acres of Agricultural be changed to Commercial. The zone change was passed unanimously. In 1994, Michael Windsor requested a zone change, on 4 separate lots, consisting of lots 5, 6, 7 & 8. The zone change for the four lots was granted from Residential to Commercial. In 1997, Steven Michaels requested an Agricultural zoned lot, consisting of 48 acres, be changed to Commercial. All the above lots received zone changes to Commercial.

In researching the purchase date of lot 125-4, the deed showed the property was purchased back in 03/09/2016 and the deed was recorded on 03/11/2016. At that time, Shannon McBride the Kane County Administrator would have used the Wolf-GIS to establish the zone for any bank or buyer which is the general procedure, unless the Wolf-GIS system is offline or a problem exists. If so, the back-up books are used to locate zoning; which is where the wrong zone was listed. The glitch that occurred, happened after the purchase of the property, and after the meeting happened in 2017, a year after the purchase date of the property. The only reason the discrepancy occurred (Lou Pratt, GIS can attest to this glitch) was Wolf-GIS pulls up the surrounding zone, if the exact parcel number is not put in for the search feature of the lots zone. After meeting with Lou Pratt, and finding the glitch we have been able to correct the issues with the County Wolf-GIS system. The owner and Iron Rock Engineering were aware that this lot was zoned R-1 at the time of purchase and Craig Simmons was aware he could apply for a zone change.

There are multiple concerns from local property owners about fire protection for a commercial business, the residential lot abutting lot 4 on the west side which is zoned residential, concerns about water issues and availability, and the dust created on an unimproved road with no turning lanes on Highway 89 for ingress and egress into the New Paria Subdivision. They are also

concerned about parking and noise issues and feel like the hill between the commercial uses and residential makes a perfect natural buffer.

Utah Code Sections §17-27a-201, 202, 205 (1) (a) (b) & §17-27a-502 & §17-27a-503 requirements have all been met. The project has been posted in three public places, noticed in the local newspaper, and the county, and state websites. A sign was posted on the property for over 2 weeks to alert the public of the zone change request. Notices were mailed to all property owners within 500 feet of the zone change property 125-4. Kane County General Plan recommends commercial zones be placed on highway frontage close to intersections in the unincorporated areas of the county. This zone change would be in compliance with Kane County General Plan.

**STAFF RECOMMENDATION:** Land Use Administrator, Shannon McBride, after careful review, recommends approval of this zone change. This would eliminate the discrepancy between County records of lot 125-4 (Mr. Craig Simmons) being told it was zoned commercial vs. residential, after he purchased the property. There are several issues regarding this zone change the Planning Commission will need to take into consideration to vote in behalf of Kane County's best interest and its future planning efforts.

The Land Use Administrator recommends approval of this zone change to the Kane County Planning Commission with the evidences presented.

The zone change needs to be recommended to the KC Commissioners for final approval.

**MOTION:** A Motion needs to be made to recommend approval of changing the zone on lot 125-4 in the New Paria Subdivision, from Residential 1 to Commercial 1, on behalf of Craig Simmons and Rosalind C. Tsosie with the knowledge that several upgrades would need to be put in place to allow more commercial uses in the New Paria Subdivision.

Thank you.

Fee: 0 County  
Paid: 0 sponsored

**REQUEST FOR ZONE CHANGE**

Owner Name: Craig D. Simmons Date: 3/28/17  
Address: PO Box 4427 Phone: 602-510-7666  
City: Page State: AZ Zip: 86040

**LOCATION AND LEGAL DESCRIPTION AND PARCEL # OF SUBJECT PROPERTY.**

125-4 - New Pania Subdivision - Kane  
County.

Current Zone: R-1  
Proposed Zone: C-1

INTENDED USE AND REASON FOR ZONE CHANGE: Commercial  
use in future. Tourist/travel office  
\*Tour guide company

I (we) certify that the proposed Zone Change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

Signature of owner  
or authorized Representative: 

PLANNING COMMISSION ACTION: APPROVE \_\_\_\_\_ DENY \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ Date \_\_\_\_\_

MINUTES OF THE KANE COUNTY PLANNING COMMISSION - December 7, 1989

MEMBERS PRESENT: Thayne Smith, Larry Little, Harry Moyer, Robert Ramsay

STAFF: Loyd Heyborne, VerJean Caruso

The meeting was called to order by the Chairman, Thayne Smith, at 7:00 p.m.

Minutes:

The minutes of the November 2, 1990 meeting were presented for consideration.

BOB RAMSAY MADE A MOTION, SECONDED BY LARRY LITTLE

The minutes are to be approved as presented.

MOTION PASSED UNANIMOUSLY

Lincoln Bichard, Aztec Trails

Lincoln Bichard, representing George Charleton was in to discuss the preliminary plat for Aztec Trails. The Planning Commission received a letter from Roger New of the Utah State Health Department stating that "even though water quantity and quality appear to be adequate for the proposed development, the distribution system engineering will have to ultimately be approved by the Utah State Health Department, Engineer." After some discussion, Mr. Bichard state that they would bring the roads up to county standards and dedicate them to the county. VerJean Caruso, Kane County Recorder, was present and presented a list of questions she had concerning the proposed preliminary plat. Mr. Bichard agreed to make the necessary changes on the plat.

LARRY LITTLE MADE A MOTION, SECONDED BY BOB RAMSAY

The preliminary plat is approved on the condition that Mr. Bichard obtain a letter of approval on the water distribution system by the Utah State Health Department Engineer.

MOTION PASSED UNANIMOUSLY

Sally Holmes, Zone Change Application

Ms. Holmes was in to request a zone change on 13 acres of property from Agricultural to Commercial. This property is located on the south side of Highway 89 in the New Paria area. They would like to place a retail business on this property.

BOB RAMSAY MADE A MOTION, SECONDED BY HARRY MOYER

The Planning Commission will recommend to the County Commission that the Zone Change be approved.

MOTION PASSED UNANIMOUSLY

June 1, 1994

Page 2

Alan Gilberg, Sign

Alan Gilberg was in to discuss his request for a permit to modify a sign on property located at 1739 South Highway 89A south of Kanab. The property is located in an M1 zone. The directory sign now includes Smith Pattern and Tooling and Antiques and Wanna Bees. The additional new businesses will include Pacific Air West and Custom Canvas Sewing. These new businesses are requesting that the existing directory sign be enlarged to include their businesses with an additional 4' x 16' sign for each business and a sign on each new business. The Custom Canvas Sewing is requesting a 60 square foot sign on the front of their building.

The Sign Ordinance is unclear on an M1 Zone. It does not give an allowed size on an on-premise sign in an M1 Zone. The Building Inspector asked Mr. Gilberg to come in and discuss this request with the Planning Commission.

LARRY LITTLE MADE A MOTION, SECONDED BY JOHN POTTER

The signs are approved.

MOTION CARRIED UNANIMOUSLY

Michael Windsor, Zone Change Application

Michael Windsor was in to request a Zone Change from Residential Estates to Commercial on lots 5, 6, 7, and 8 of the New Paria Subdivision. These lots are located on Highway 89 near the Arizona Border. The adjacent property is already zoned Commercial.

JOHN POTTER MADE A MOTION, SECONDED BY VER JEAN CARUSO

The Planning Commission will recommend to the County Commission that the Zone Change be approved.

MOTION CARRIED UNANIMOUSLY

Rangeland Exploration, Conditional Use Permit

Tabled until July

Mr. Morris said he would like to rough in roads. He was told that as long as it is his property, there would be no problem with him doing that. He asked again about individual wells. The Planning Commission said that this would have to be approved by the State Health Department. If they approve it, there will be no problem.

He would like to do away with the main access road. The building inspector said that one exit out of a subdivision presents a danger in case of fire. Mr. Morris said that there is a BLM road that could be used as an access. Loyd Heyborne said that the Kane County Zoning Ordinance requires a 100 foot frontage in order to obtain a building permit. This will affect one lot on that road. It was the feeling of the Planning Commission that this road cannot be eliminated if they want Planning Commission approval.

#### Mike Windsor, Zone Change Application

Steven Michaels was in to request a zone change from Agricultural to Commercial on property that is located in New Paria. Ten acres of this is contiguous to property that was re-zoned several years ago separated by the highway and the rest is contiguous to property that has already been re-zoned to Commercial. Total acreage of the two pieces is 48 acres.

Dale Faucet, a resident of Paria, was present and objected to any Commercial property in this area. They purchased property in this area based on the fact that it was a secluded, isolated residential area. They presented a letter to the Planning Commission signed by most of the residents of the area objecting to a change to Commercial in this area. They never wanted any Commercial development in the area. None of this property is located in the New Paria subdivision. This area is surrounded by the new Monument.

Mr. Fauset and the other residents present object that they have not been notified of zone change hearings in the past. They do not live within the required 500 feet and do not get the local newspaper. Kane County complies with State law on notification.

JOHN POTTER MADE A MOTION, SECONDED BY ORVAL PALMER

The Planning Commission will recommend to the County Commission that the Zone Change be approved.

VOTING AYE : Bob Russell, Greg Glazier, John Potter, Orval Palmer

ABSTAIN: Leroy Wicklund

#### Mike and Lane Little, Conditional Use Permit

Lane Little was in to request a Conditional Use Permit to place a feed and hay sale business on

Page 4  
June 4, 1997

The bond for Unit 2 was discussed. Ron Whitehead will fax information to the Planning Commission tomorrow regarding this.

#### Bill Morris, Zone Change Application

Bob Platt representing Bill Morris was in to request a Zone Change from Agricultural to Residential Estates on 240 acres of land located south of Highway 9. This is in order to subdivide.

ORVAL PALMER MADE A MOTION, SECONDED BY BOB RUSSELL

The Planning Commission will recommend to the County Commission that the zone change be approved.

MOTION CARRIED UNANIMOUSLY

#### Preliminary Plat, Indian Knolls and Cedar Mountain Subdivision

Bob Platt also represented Mr. Morris presenting the preliminary plats to Indian Knolls and Cedar Mountain Subdivisions. Ron Whitehead said they do not show easements. The zoning is not in place until middle of July for Indian Knolls. They also need to contact the Western Kane County Special Service District regarding trash collection, and place in writing where the trash bins will be located. They will have to vacate the old Fly'n LD Subdivision at some point.

#### Old Business

Mr. Faucett of New Paria was in to complain regarding the Conditional Use Permit that was granted to Stephen Michaels Enterprises for a campground. He said he was not told that he could appeal the decision. The ordinance says an appeal must be filed within 60 days. Thayne Smith said if he was misinformed the Commission could extend the time. The Kane County Commission will have to make that decision.

Norman Carroll said that Conoco has an application for a Conditional Use Permit. The Planning Commission needs to hear it at the next possible time.

#### Work Meeting

The Planning Commission will hold a work meeting on Wednesday, June 11, 1997 at 5:30 p.m. to hear Conoco's Conditional Use Permit, Bob McKay's nine lot subdivision, and the Construction and Water Standards Specifications.

Fee: \$100  
Paid: 4-2-97

REQUEST FOR ZONE CHANGE

Owner Name: Steven Michaels Enterprises, Inc. Date: 4-2-97  
Address: PO Box 3053 Phone: 520-645-2957 or 1-800-520-500  
City: PACON State: AZ Zip: 86040

LOCATION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Site Exhibit "A", EXHIBIT "B", EXHIBIT "C"  
AND COPY OF MAPS

Current Zone: Agricultural  
Proposed Zone: Commercial

INTENDED USE AND REASON FOR ZONE CHANGE: Develop  
Commercial use including Campground, R.V. Park, Retail  
Store.

I (we) certify that the proposed zone change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

Signature of owner  
or authorized Representative: [Signature]

PLANNING COMMISSION ACTION: APPROVE \_\_\_\_\_ DENY \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING COMMISSION CHAIRMAN [Signature] Date 5-7-97





OFFICE OF  
KANE COUNTY PLANNING COMMISSION  
P.O. Box 728 - (801) 644-2551  
KANAB, UTAH 84741

January 29, 1990

Kane County Board of Commissioners  
Kane County Courthouse  
Kanab, Utah 84741

Dear Commissioners:

On December 7, 1989, the Kane County Planning Commission received a request for a Zone Change from Sally Holmes in the New Paria area. This change would be from Agricultural to Commercial.

Upon reviewing the request, the Planning Commission voted to approve the request for a Zone Change, and recommend that the County Commission approve the Zone Change.

We now respectfully submit this recommendation to you for your further action.

Yours truly,

Anne McGuire, Secretary  
Kane County Planning Commission

SALLY HOLMES  
PO BOX 2240  
PAGE, AZ 86040-2240

BRETT RULON & MARIE E  
NYBO  
PO BOX 410022  
BIG WATER, UT 84741-2022

RANCE MAKUCH  
PO BOX 838  
PAGE, AZ 86040-0838

ALAN E WALSH  
PO BOX 4792  
PAGE, AZ 86040-4792

GREGORY A FOSTER  
27327 N BRONCO DR  
CANYON COUNTRY, CA  
91387-4714

TERRY B & SARAH K ALLEN  
PO BOX 410076  
BIG WATER, UT 84741

EASTON TOLLEY  
ENTERPRISES, INC.  
11175 W PARIA VALLEY RD  
84741, UT 84741-1216

DUSTIN R. & KRISTIE L  
ALLEN  
PO BOX 410113  
BIG WATER, UT 84741-2113

SHANE & ESPERANZA  
SOMERS  
7409 PAINTED RIDGE ST  
LAS VEGAS, NV 89131

WILLIAM A. & CARO  
ADAMSON  
PO BOX 1794  
PAGE, AZ 86040-1794

THOMAS GENDRON  
13934 E VILLA CASSANDRA  
DR  
SCOTTSDALE, AZ 85262

April 3, 2017

Kane County Planning and Zoning Commission  
76 North Main Street  
Kanab, UT

Sirs:

Regarding: Zone Change Request: New Paria Subdivision, Lot 125-4, from R1 to C1

This is to respond to the request to rezone Lot # 4, New Paria Subdivision, consisting of 3.9 acres, from R1 to C1. **This request should be denied.**

The Staff Report says, based on prior zoning changes, the fact that this is not "spot zoning", and that the property has highway frontage, the request should be approved. But, let's look at each of these issues.

There were prior zoning changes from R1 to C1. One was for 13 acres that was and is the existing campground. Another was for Lots #5, 6, 7, and 8, of which only Lot #8 is currently developed. Another was for 48 acres, property which is **not** within the New Paria Subdivision. These properties are all on the east side of the subdivision in the predominantly C1 area, and all took place 20-28 years ago.

The County's request may not be "spot zoning" because there technically is an adjoining lot that is zoned C1. However, this is the first time that C1 zoning is infringing into the western side of the New Paria Subdivision. This goes directly against the Kane County Land Use Policy to "provide appropriate locations where residential neighborhoods may be established, maintained and protected." This change does not protect the residential neighborhood. This change pushes commercial development into the residential area,. It does not direct or encourage it away from the residential area.

This property is adjacent to the highway, but US89 is 2-way traffic, with a speed limit of 65 miles per hour, and there are no turn lanes. New Paria Road shares the highway intersection with the entrance to the gravel pit on the north side of the highway. Big trucks enter and exit all the time. There have already been 4 deaths on the highway in this location, and, according to statistics, Highway 89 is the 2nd most hazardous road in Utah. This is a safety concern for both residents and potential visitors to the area. The County's request ignores a very serious health and safety issue that, by state code, potentially requires a UDOT assessment of ingress-egress to a C1 establishment.

The Land Use Code for Kane County, adopted by your Commissioners and a document that governs your work, states:

Land Use - Goals

*"Unincorporated land uses will...retain the qualities of a rural, open setting with uses not typically found in a town or city."*

The Goal for determining Residential Land Uses is

*"To provide for residential areas that support and complement the unique rural quality and*

*character of the County."*

With a further stated Objective

*"...The intent is to prohibit those uses that would be harmful to residential ... neighborhoods."*

Goal #3 also states

*"Recognize the constraints to development caused by the natural environment."*

The Objective of Commercial Land Uses is

*"Develop commercial uses compatibly with the uses and character of the surrounding area."*

Kane County's request does not address any of the above Land Use issues. There is a natural geographical boundary that lends itself easily to separation of the R1 zoning from the C1 zoning. The Commission must consider the harm the rezoning would have on the currently developed residential sites. Adversely impacting the property value of all the R1 sites on the west side of the subdivision is **not** responsible planning.

There are already a total of over 81 acres of commercial zoning at Paria, with less than 20 acres currently developed. That leaves over 75%, or almost 64 acres, currently available for commercial development. Right now, for every R1 building lot, there is over an acre of C1 property already zoned. We are over-zoned now, according to your own Land Use Policy. **Do we really need more C1 zoning?**

Just because there was a discrepancy in the County records, and a mistake was made in telling the buyers that the property was C1, the Paria community should not be punished. There is a recommendation to approve this rezoning request; however that is not the only course of action.

**You can and should deny this.**

Marie & Brett Nybo  
11420 West New Paria Road  
Kanab, UT 84741

### **Industrial and Commercial Land Use:**

Industrial and commercial land uses are located at major highway intersections and near established communities. Much of the existing commercial and industrial activity has been annexed into adjacent communities. An exception to this trend is Best Friends Animal Sanctuary which is the county's largest employer, located approximately 10 miles north of Kanab in Angel Canyon.

According to the Utah Department of Workforce Services,<sup>18</sup> employment in Kane County increased 2.4% between December 2013 and December 2014 generating a net gain of 70 jobs. The strongest industry expansion occurred in "other services," which includes the county's largest employer Best Friends Animal Sanctuary. However, "leisure and hospitality" are still the leading industry in the county, with 1,012 jobs.<sup>19</sup> In 2014, Alton Coal Mine employed as many as 54 miners and 46 dedicated truck drivers. Over a 40-year period, it is estimated that 150-200 jobs would be generated.<sup>20</sup> The least job gain will be in information and manufacturing.

### **Public Facilities/Developed Recreation Land Use:**

Most Kane County administrative and maintenance facilities have been located inside incorporated communities in the county seat of Kanab.

The Jackson Flat Reservoir, which is immediately south of Kanab, is a new 4,228 acre/foot reservoir that is becoming an important water storage facility and recreation spot. This project was undertaken by the Kane County Water Conservancy District and includes 232 acres of historic ranch owned by the Jackson family. The groundbreaking ceremony was held in April, 2011.

### **Public Lands:**

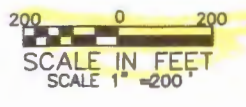
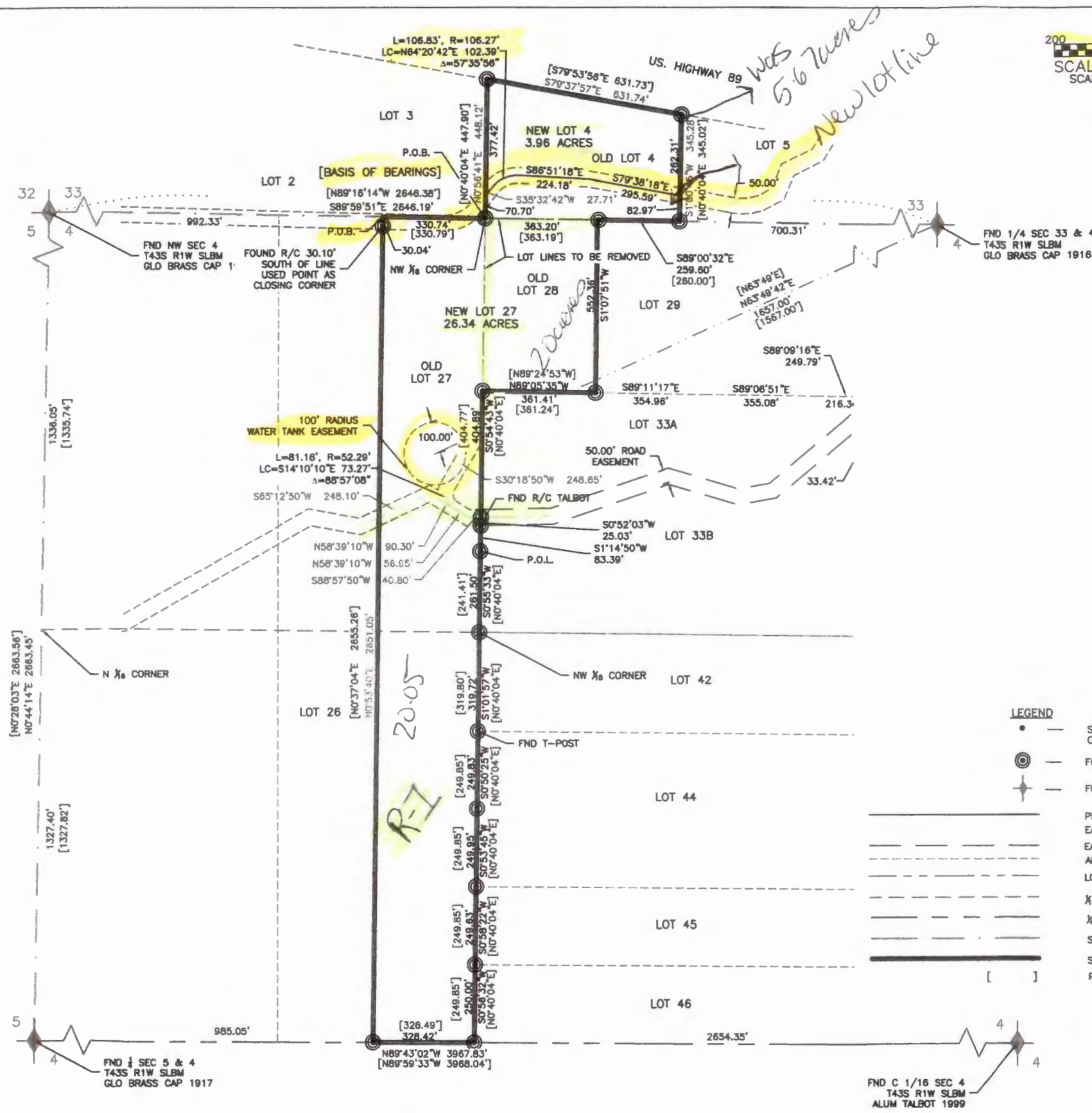
With 89.7 percent of the county land base in public ownership, the land use and management decisions made by state and federal land managers weigh heavily on the use of private land. The National Park Service, U.S. Forest Service, Bureau of Land Management, the Utah State School and Institutional Trust Lands Administration, and the Utah State Department of Natural Resources shall diligently and proactively **coordinate** all public land use management decisions with Kane County in order to ensure the goals, objectives and policies of this General Plan, the Resource Management Plan and Kane County land Use Ordinances are maintained, and the general health, safety and welfare of the citizens are protected.

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<sup>18</sup> Utah Department of Workforce Services; Economy Snapshot; <[jobs.utah.gov/wi/regions/county/kane.html](http://jobs.utah.gov/wi/regions/county/kane.html)>

<sup>19</sup> Utah Department of Workforce Services; Nonfarm Jobs; <<http://jobs.utah.gov/wi/pubs/eprofile/index.html>>

<sup>20</sup> Per Larry Johnson, General Manager, Alton Coal Development, LLC, "Coal Hollow Project" 463 N. 100 W, Ste. 1, Cedar City, UT 84721.



# AMENDED LOTS 4, 27 & 28 OF NEW PARIA SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 4,  
TOWNSHIP 43 SOUTH, RANGE 1 WEST, & SW 1/4 OF SECTION 33,  
TOWNSHIP 42 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN,  
KANE COUNTY, UTAH

### SURVEYOR'S CERTIFICATE

I, Thomas W. Avant a Registered Utah Land Surveyor, Certificate No. 5561917 certify that this plat correctly shows a survey made under my direct supervision. I have verified all measurements of monuments found and set, I further certify that this plat is true and correct.

Thomas W. Avant, PLS # 5561917 Date: \_\_\_\_\_

### NARRATIVE

The purpose of this survey was to locate existing property corners and mark on the ground the lines as shown on this record of survey at the request of Craig Simmons. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone. Lot's 4, 27 & 28 are being reconfigured into 2 lots.

All of Lots 4, 27 and 28 of New Paria Subdivision, more particularly described as follows:

BEGINNING at the southwest corner of said Lot 4, also being the West 1/16 Corner on the Section Line common to Section 33, Township 42 South, Range 1 West, Salt Lake Base and Meridian and Section 4, Township 43 South, Range 1 West, Salt Lake Base and Meridian; and running; thence, along the west line of said lot, North 00° 56' 41" East 448.12 feet, to the northwest corner of said lot and the southwesterly right-of-way of Highway 89; thence, along said right-of-way, South 79° 37' 57" East 631.74 feet, to the northeast corner of said lot; thence, along the east line of said lot, South 01° 00' 45" West 345.28 feet, to the southeast corner of said lot; thence, along the south line of said lot, North 89° 00' 32" West 259.60 feet, to the northwest corner of said Lot 28; thence, along the east line of said lot, South 01° 07' 51" West 552.36 feet, to the southeast corner of said lot; thence, along the south line of said lot, North 89° 05' 35" West 361.41 feet, to the southwest corner of said lot and the east line of said Lot 27; thence, along the east line of said Lot 27, South 00° 54' 43" West 404.89 feet; thence South 00° 52' 03" West 25.03 feet; thence South 01° 14' 50" West 83.39 feet; thence South 00° 55' 33" West 261.50 feet; thence South 01° 01' 57" West 319.72 feet; thence South 00° 50' 25" West 249.83 feet; thence South 00° 53' 45" West 249.95 feet; thence South 00° 58' 22" West 249.63 feet; thence South 00° 56' 32" West 250.00 feet, to the southeast corner of said lot and the East-West 1/2 line of said Section 4; thence, along the south line of said lot and said 1/2 line, North 89° 43' 02" West 328.42 feet, to the southwest corner of said lot; thence, along the west line of said line, North 00° 53' 40" East 2651.05 feet, to the northwest corner of said lot and the Section Line common to said sections; thence, along said Section Line, South 88° 59' 51" East 330.74 feet, to the POINT OF BEGINNING; containing 30.31 acres (more or less).

### LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- ⊙ FOUND R/C PLATT & PLATT U.N.O.
- ⚡ FOUND SECTION CORNER AS NOTED
- PROPERTY LINE
- - - EASEMENT CENTER LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - LOT LINE TO BE REMOVED
- 1/8 SECTION LINE
- 1/4 SECTION LINE
- SECTION LINE
- SURVEY BOUNDARY
- [ ] RECORD BEARING AND DISTANCE (THIS PARCEL)

### CLIENT INFO:

Lots 4, 27 & 28  
Craig Simmons and Rosalind C Tsosie  
P.O. BOX 4727  
PAGE, AZ 86040-4727

### REFERENCED DOCUMENTS:

- New Paria Subdivision (map 12)
- Talbot R/C (No Record of Survey Filed)

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
personally appeared before me Craig Simmons who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this Survey Map.  
NOTARY PUBLIC

**OWNER'S DEREGATION**  
Craig Simmons and Rosalind C Tsosie, as the owners of the real property described in the Boundary Description, having caused the Lots 4, 27 & 28 to be joined into 1 lot, consent to the preparation and recording of this Amended Plat.  
IN WITNESS WHEREOF, Craig Simmons have made the above dedications this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Craig Simmons  
P.O. BOX 4727  
PAGE, AZ 86040-4727  
Rosalind C Tsosie  
P.O. BOX 4727  
PAGE, AZ 86040-4727

**COUNTY SURVEYOR CERTIFICATE**  
I, \_\_\_\_\_ Kane County Surveyor, do hereby certify that this office has examined the above Amended Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
KANE COUNTY SURVEYOR

**KANE COUNTY LAND USE AUTHORITY**  
We the Kane County Land Use Authority have reviewed the herein Survey and by authorization of said Kane County Land Use Authority recorded in the minutes of its meeting of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, hereby accept the said Amended Plat with all commitments and of obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.  
Attest: \_\_\_\_\_ Chairman

**COUNTY ATTORNEY CERTIFICATE**  
I, \_\_\_\_\_ Attorney for Kane County, do hereby certify that I have examined the above Survey and said Amended Plat meets the requirements of Kane County and I hereby recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
KANE COUNTY ATTORNEY

**CERTIFICATE OF RECORDING**  
I, \_\_\_\_\_ Recorder of Kane County, do hereby certify that above Amended Plat was filed for recording in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
KANE COUNTY RECORDER ENTRY NO. \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE:	REVISION:

AMENDED LOTS  
4, 27 & 28  
NEW PARIA SUBDIVISION  
SCALE= 1"=200'  
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

TC ENGINEERING  
BUILDING ON SOLID  
FOUNDATIONS  
460 EAST 300 SOUTH  
P.O. BOX 55, KANAB, UTAH 84741  
(435)644-2031 (office) / (435)644-2969 (fax)

FILE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
New Paria\_2  
OF 1