

**ORDINANCE NO. 2007 – 06**

**AN ORDINANCE APPROVING AN APPLICATION FOR CHANGE OF ZONING OF PROPERTY IN THE CITY OF WENDOVER, TOOELE COUNTY, UTAH**

**RECITALS**

1. Pursuant to U.C.A. §10-9-401, et seq., the City of Wendover is authorized to establish and amend zoning rules and regulations;
2. Pursuant to U.C.A. §10-9-403, the City of Wendover is authorized to make amendments to the number, shape, boundaries and area of any zoning districts and to otherwise amend any other provision of the City's zoning ordinance;
3. Shelton's is the owners of property within the City, and has applied for a zoning change of certain of its property from R-1/R-3 to Rmh-1;
4. Shelton's has followed all applicable procedures required by law, including without limitations review and approval by the City Planning Commission, meeting applicable public notice periods, and other related matters;
5. The City has provided the required public notice of the zone change proposed by Shelton's and had held the public hearing required by law.
6. The City Council believes it is in the best interest of the City and its residents and businesses that the zone change request of Shelton's be granted.

**BE IT ORDAINED BY THE WENDOVER CITY COUNCIL:**

Section No. 1. Zone Change Approved. The application for zone change filed by Shelton's with the City on or about March 15, 2007 is hereby approved.

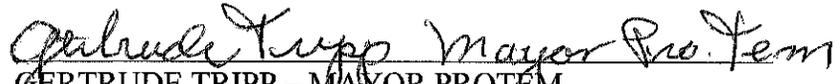
Section No. 2. Property Affected. The description of the property (hereinafter the "Real Property") affected by this ordinance is set forth in the Petition for Amending Wendover City Zoning Map, attached to this ordinance as Exhibit "A", said Exhibit being made part hereof by this reference.

Section No. 3. Change of Zone. On the effective date of this ordinance, the zoning of the Real Property shall change from R-1/R-3 to Rmh-1.

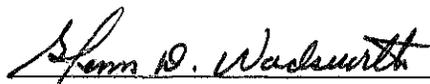
Section No. 4. Severability Clause. The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid or unenforceable for any reason, said invalidity or unenforceability shall not effect any other provisions of this Ordinance or its application under a different circumstance.

Section No. 5. Effective Date. This Ordinance shall become effective 20 days after publication or posting or 30 days after final passage, whichever is earlier.

**PASSED AND ADOPTED BY THE WENDOVER CITY COUNCIL THIS**  
**18<sup>TH</sup> DAY OF MAY, 2007**

  
GERTRUDE TRIPP – MAYOR PRO TEM

ATTEST:

  
Glenn Wadsworth – City Administrator

Date of first publication/posting: May 21, 2007

# **EXHIBIT “A”**

**Copy of Shelton’s  
Petition for Amending Wendover City  
Zoning Map**

PETITION FOR AMENDING  
WENDOVER CITY ZONING MAP

DATE: 3-21-07

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), DO RESPECTFULLY  
REQUEST THAT THE WENDOVER ZONING MAP BE AMENDED AS  
FOLLOWS:

ADDRESS OF PROPERTY TO BE REZONED:

Wendover Way and Skyhawk Drive  
Crystal Sands Family Living Center

PROPOSED USE OF REZONED PROPERTY:

RMH-1 Mobile home Park

REZONING:

FROM R2 & R3 TO RMH-1

PROPERTY OWNER(S) SIGNATURE

[Signature]

ADDRESS

Wendover UT

TELEPHONE NO.

435 665 2271

NOTE: THIS PETITION MUST BE ACCOMPANIED BY A FILING FEE OF  
\$150 (CHECKS SHOULD BE PAYABLE TO WENDOVER CITY) AND BY A  
LOCATION MAP WHICH DELINEATES THE PROPERTY TO BE REZONED.  
THE MAP SHOULD BE A SCALE NOT LESS THAN 200 FEET PER LINEAL  
INCH.

**Shelton's  
Description of Real Property**

BEG AT A PT WH IS 30 FT E & 30 FT N FR CNTR OF INTER OF 5<sup>TH</sup> STREET & "B" STREET, OF THE OLD WENDOVER MILITARY BASE PLAT, & RUN TH N 580 FT ALG THE EAST LI OF SD 5<sup>TH</sup> STREET TO THE SE COR OF INTERSECTION OF "C" STREET & 5<sup>TH</sup> STREET, TH E 640 FT ALG THE S LI OF SD "C" STREET TO THE SW COR OF THE INTERSECTON OF 7<sup>TH</sup> ST & "C" STREET, TH S 580 FT ALG THE W LI OF SD 7<sup>TH</sup> ST TO THE NW COR OF INTERSECTION OF "B" STREET & 7<sup>TH</sup> STREET, TH W ALG N LI OF SD "B" STREET 640 FT TO THE POB (THE ABOVE REFERENCED STREETS ARE SHOWN ON WENDOVER MILITARY BASE PLAT) ALSO DESCRIBED AS: BEG AT A PT IN SRLY R/W OF WP & TRUE NERLY LI OF 2<sup>ND</sup> ST WENDOVER MILITARY BASE PLAT, SD PT ALSO BEING S 709.06 FT, & E 1047.55 FT FR CLOSING COR OF SECTIONS 18 & 19 T1S R19W, SLB&M, SD PT ALSO BEING S 677.38 FT & E 1047.73 FT FR A COAST & GEODETIC SURVEY CONTROL STATION (SOUTH MONUMENT) LOCATED ON THE UTAH-NEV STATE LI, & RUN TH 1012.82 FT NERLY ALG ARC OF A 3574.17 FT RAD CURVE TO LEFT (RADIUS BEARS N 9°30'50" W AT BEG OF CURVE) THRU A CENTRAL ANGLE OF 16°14'10" TO A PT WH IS S 25°45'00" E 500.00 FT FR PT OF A CURVE SHOWN ON WENDOVER PLAT "A", TH N 64°15'00" E 527.16 FT, N 25°45'00" W 200.00 FT, E 165.85 FT TO THE TRUE PT OF BEG BEING THE C/LI OF A 60.00 FT R/W KNOWN AS 5<sup>TH</sup> ST, TH S ALG SD C/LI 379.86 FT, TH LEAVING SD C/LI & RUN E 20.00 FT TO THE TRUE POB, SD PT ALSO BEING ON E R/W LI OF 5<sup>TH</sup> ST & S R/W LI OF "C" ST & RUN TH E 640.00 FT, TH S 580 FT, TH W 640.00 FT, TH N 580.00 FT TO THE TRUE POB. CONTAINING 8.52 ACRES MORE OR LESS.

**SHELTON'S  
REAL PROPERTY  
MAP  
LOCATION  
2007**

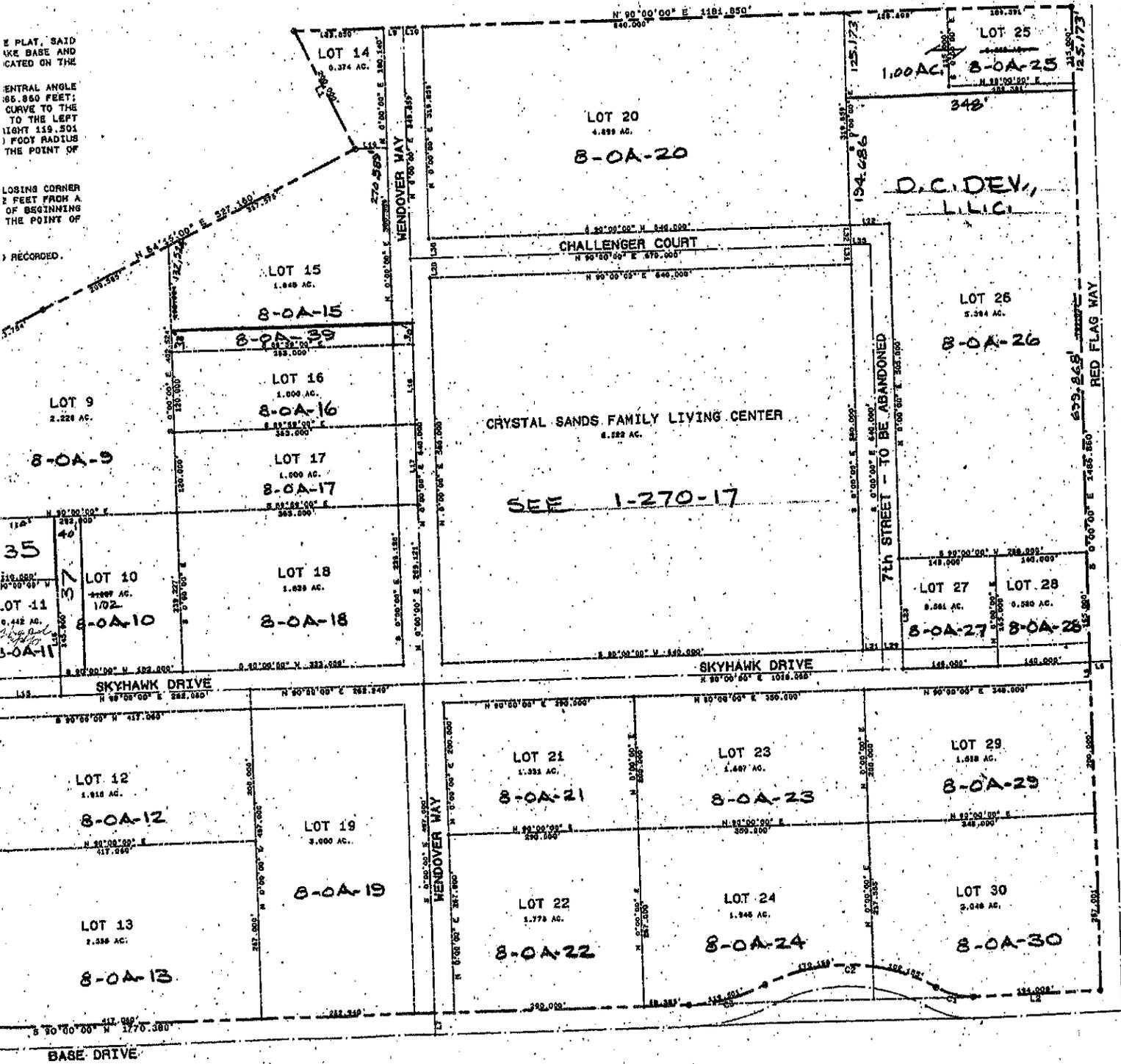
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CERTIFICATE ON AND THAT SUBDIVISION

E PLAT, SAID WKE BASE AND ICATED ON THE CENTRAL ANGLE 85.850 FEET; CURVE TO THE TO THE LEFT LIGHT 139.501 1 FOOT RADIUS THE POINT OF

LOSING CORNER 2 FEET FROM A OF BEGINNING THE POINT OF

RECORDED.



KNOW PRES UNDERG OF LA CAUSED INTO HE RI ACORU HERE RECORD HEREU USE OF LAND SHOWN HEREU TH

*[Handwritten signature]*

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