Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Randall and Marilyn Pemberton Trustees	Phone: 435-979-2452
Address [redacted]	Email [redacted]
City [redacted] State [redacted] Zip [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: 421 S Coyote Road	Parcel ID: AV-1354-D-1
Existing Zone: OST - Open Space Transition	Proposed Zone: A-5 - Agricultural > 5 acres
For Planned Development Purposes: Acreage in Parcel 5.01	Acreage in Application 5.01
Reason for the request: Comply with zoning ordinances and the construction of a single-family residence.	

Submittal Requirements: The zone change application shall provide the following:

- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature: Randall Pemberton	Date: 5 August 2026

Official Use Only	Amount Paid: $ 1200.40	Receipt No:
Date Received: 8/7/2026	Date Application Deemed Complete:	
By: JV	By:	

Parcel ID# AV-1354-D-1

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Randall & Marilyn Pemberton Trustees am/are the applicant(s) of the application known as 421 S Coyote Road Apple Valley, UT located on parcel(s) AV-1354-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
Randall Pemberton	Randall Paul Pemberton	08/05/2026
Marilyn Pemberton	Marilyn Pemberton	08/05/2026

State of Utah)
)§
County of Washington)

On this 5th day of August, in the year 2026, before me, Spring Johnson a notary public, personally appeared Randall Paul Pemberton and Marilyn Pemberton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. Spring Johnson
(notary signature)

(seal)

Notarized online using audio-video communication technology

Spring Johnson
Notary Public
State of Utah
My Commission Expires
June 30, 2027
Commission Number 731280

August 5, 2026

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1354-D-1: Randall Pemberton

Ash Creek Special Service District takes no exception to the proposed zone change for Parcel AV-1354-D-1.

Owners understand and agree that a septic agreement with the Ash Creek Special Service District will need to be signed before a home is built on the property. Owners understand and agree that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

After approval, Owners agree to pay all costs associated with construction and installation of the septic system.

Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

August 5, 2026

Randall Pemberton
[redacted]

Re: Zone Change

Located: Parcel #'s AV-1354-D-1 & AV-1354-D-2

Dear Randall Pemberton:

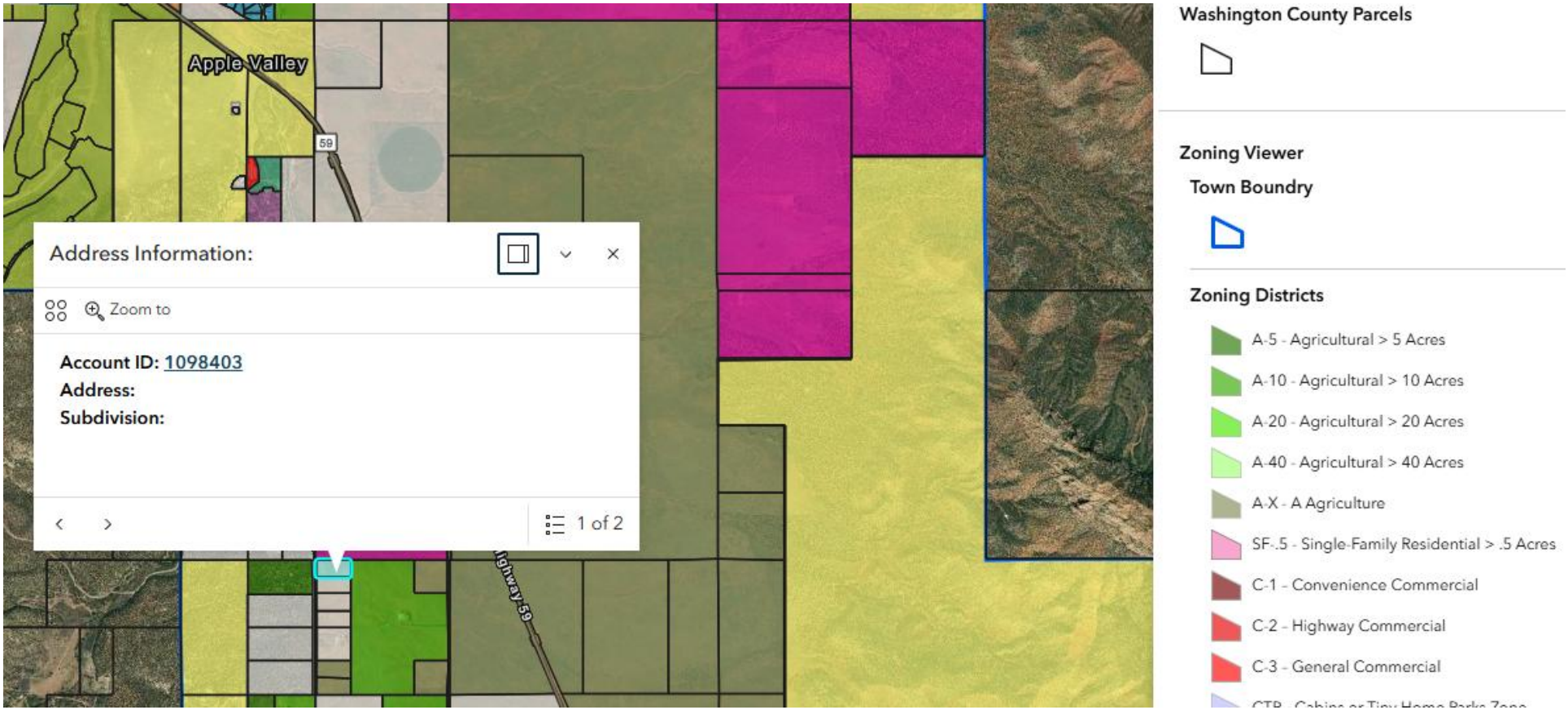
After reviewing the proposed plans for the above-mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications that still need to be submitted and reviewed. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please contact me.

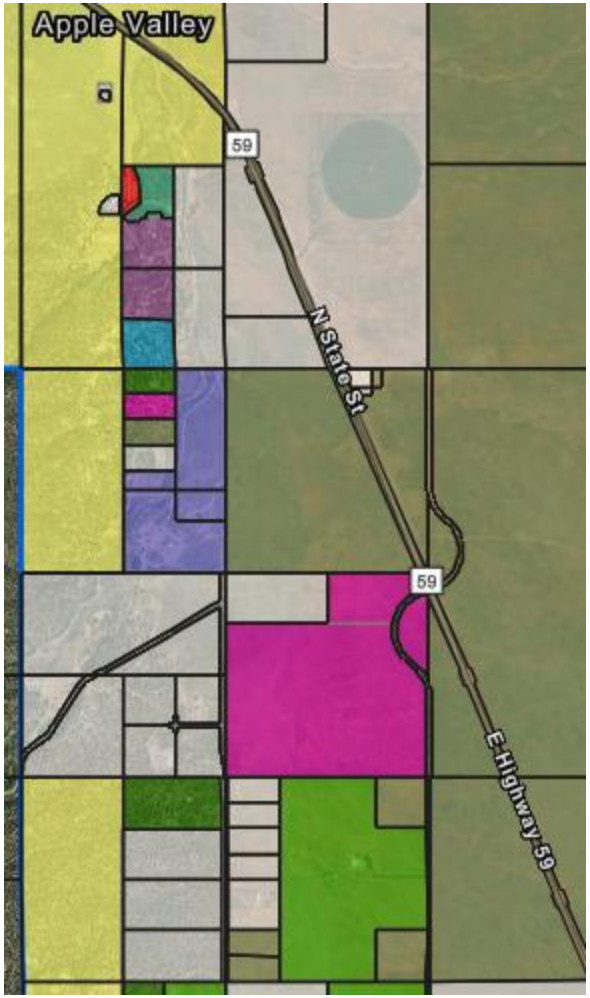
Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

An accurate property map showing the existing and proposed zoning classification:



All abutting properties showing present zoning classifications:



An accurate legal description of the property to be rezoned:

Account 1098403

Location	Owner
Account Number 1098403 **Parcel Number** AV-1354-D-1 **Tax District** 45 - Apple Valley Town **Acres** 5.01 **Situs** 0, 0 **Legal** S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 330.32 FEET; THENCE N88°42'41"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355) **Parent Accounts** 0697584 **Parent Parcels** AV-1354-D **Child Accounts** **Child Parcels** **Sibling Accounts** **Sibling Parcels**	**Name** PEMBERTON RANDALL P TRUSTEES [redacted]