



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

Fee: \$1,100.00 + Acreage Fee	
1 – 100 Acres:	\$25.00/Acre
101 – 500 Acres:	\$15.00/Acre
501 + Acres:	\$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting

Owner: <u>Caren M. Widner</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) <u>N/A</u>		Phone: <u>N/A</u>	
Address/Location of Property: <u>W. Zion Dr., AV, UT</u>		Parcel ID: <u>AV-1330-D-1</u>	
Existing Zone: <u>OST</u>		Proposed Zone: <u>A-10</u>	
For Planned Development Purposes: Acreage in Parcel <u>None</u>		Acreage in Application <u>10 acres</u>	
Reason for the request <u>When the property was originally purchased it was zoned "A". I want to change it back to the original zoning of Agriculture, 10 acres.</u>			

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. This is only a request to change back to original zoning.
- ☒ 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). This is only a request to change back to the original zoning when purchased.

Official Use Only	Amount Paid: \$ <u>1,350.00</u>	Receipt No: <u>41676</u>
Date Received: <u>10/13/22</u>	Date Application Deemed Complete:	
By: <u>JW (Town-Clerk/Recorder)</u>	By:	



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Parcel ID#

AV-1330-D

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Caren M. Widner am/are the applicant(s) of the application known as
AU-1330-D-1 located on parcel(s)
_____ 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, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, and/or any building permit, the applicant may be required by the Town of Apple Valley to provide a guarantee of water service through a "Will Serve" letter from the Big Plains Water and Sewer Special Service District ("District") which verifies that there is a sufficient water supply and guarantee of water for the application or proof that another guaranteed source of water is available to the applicant; and
3. For any application which may be approved without the "Will Serve" letter from the District, the applicant assumes the entire risk of water availability for the project and/or application.

Signature(s):

Caren M. Widner

Name

Caren M. Widner

Applicant/Owner

10/13/22

Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

County of Washington)§

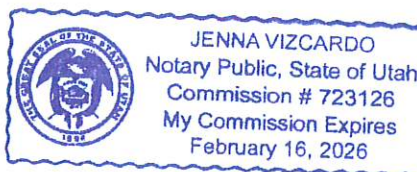
On this 13 day of October, in the year 2022, before me, Jenna Vizcardo a notary public, personally appeared Caren M. Widner, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

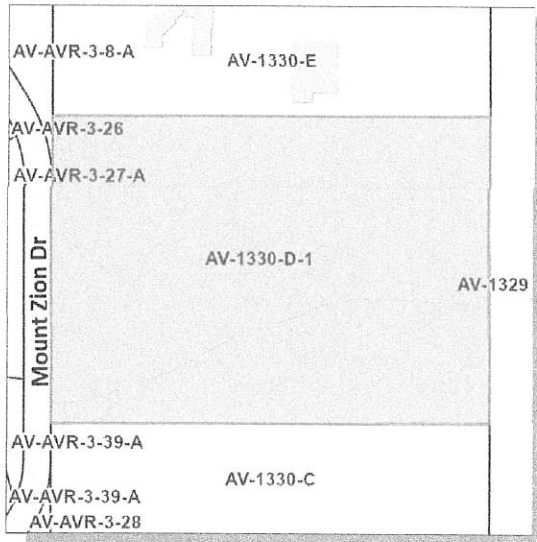
Jenna Vizcardo

(notary signature)

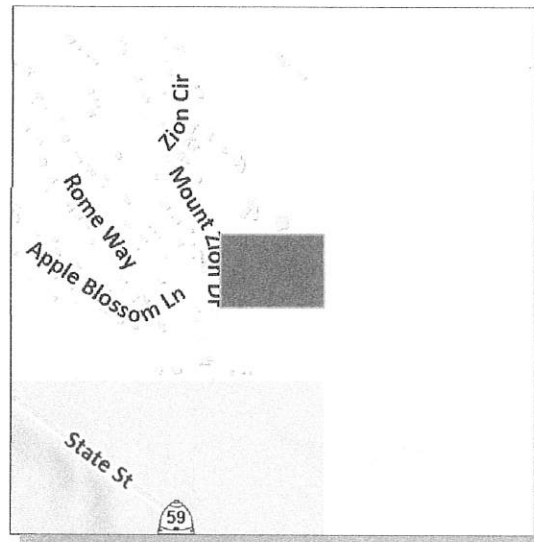
(seal)



Property Report for Parcel AV-1330-D-1



Parcel highlighted in blue.



Overview Map

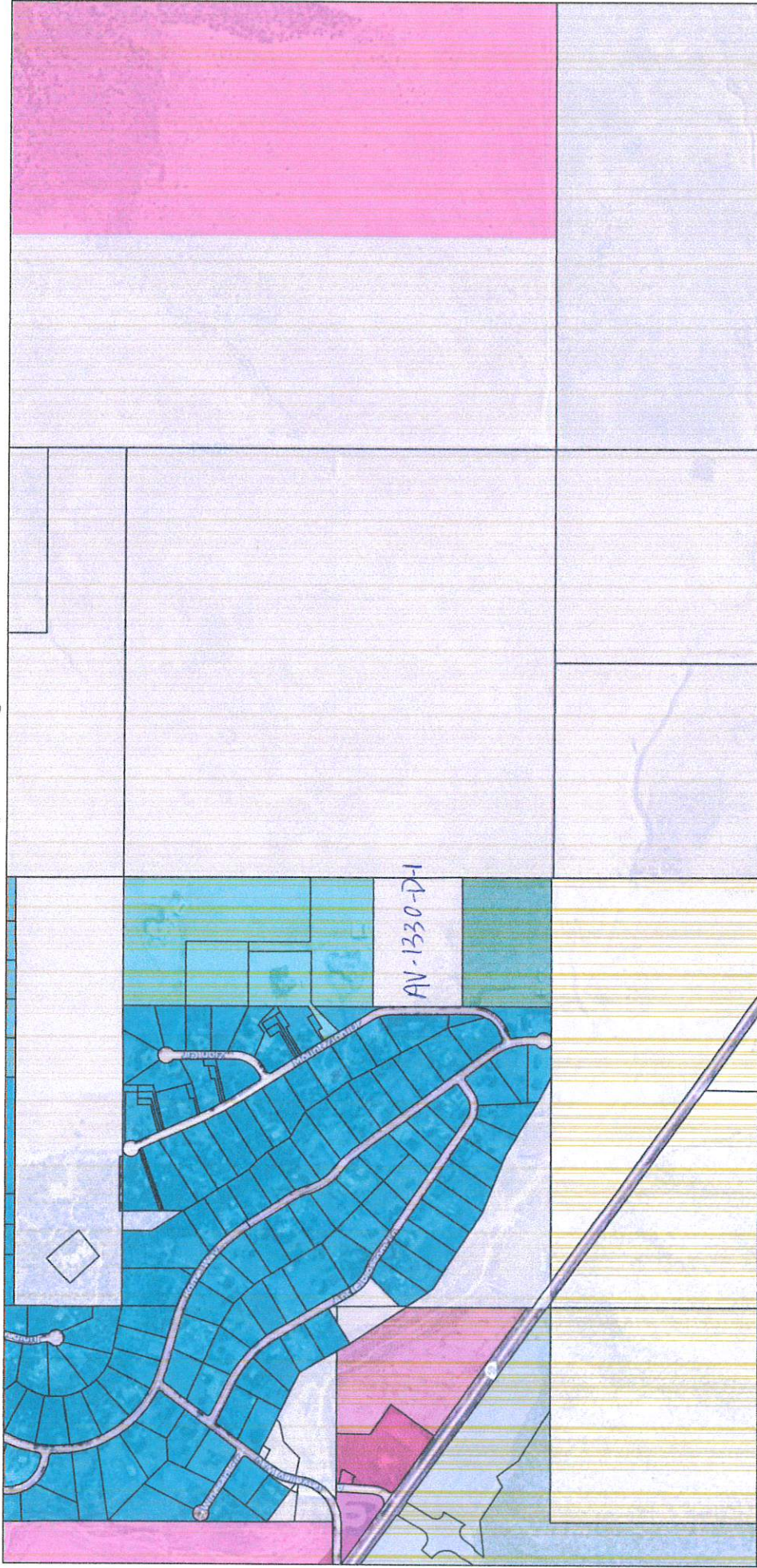
NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 10/12/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Apple Valley Zoning Districts



10/12/2022, 9:34:18 PM

- Washington County Parcels
- Future Annexation Boundary
- Zoning Districts
- Single-Family Residential > .5 Acres
- C-2 - Highway Commercial
- INST - Institutional
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RV-Park - Recreational Vehicle Park
- Town Boundary

WHEN RECORDED, MAIL TO:
Caren M. Widner
P.O. Box 94
Hurricane, Utah 84737

DOC # 20140014049

Quit Claim Deed Page 1 of 1
Russell Shirts Washington County Recorder
05/09/2014 03:34:22 PM Fee \$ 10.00
By WIDNER CAREN



Quit-Claim Deed

Tax ID No. AV-1330-D

Walter E. Josey, Grantor, hereby QUIT-CLAIM to CAREN M. WIDNER, as sole owner Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Washington County, State of Utah, to-wit:

Beginning at a point on the easterly boundary line of Apple Valley Ranch Subdivision - Phase III, Official Records of Washington County, Utah, said point lies North 89°56'28" East 1848.02 feet along the section line and North 00°03'32" West 549.99 feet from the southwest corner of Section 29, Township 42 South, Range 11 West of the Salt Lake Base and Meridian and running thence along said easterly boundary line North 00°03'32" West 550.21 feet; thence North 89°56'28" East 791.53 feet to a point on the center section line of said section; thence along said center section line South 00°05'34" East 550.21 feet; thence leaving said center section line South 89°56'28" West 791.85 feet to a point on said easterly boundary line and the point of beginning. Contains 10.000 acres.

IN WITNESS WHEREOF, said Grantor has caused his name to be hereunto affixed, this 5 day of May, A.D. 2014.

Walter E. Josey
Walter E. Josey

STATE OF UTAH)

) ss.

COUNTY OF WASHINGTON)

On the date first above written personally appeared before me, Walter E. Josey, who, being by me duly sworn, did say, that he is the owner of the above described parcel of land, and that the within and foregoing instrument was signed freely and voluntarily.

WITNESS my hand and official stamp the date in this certificate first above written:

Ali Sattler

Notary Public

My Commission Expires

