



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

Total - \$2000

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

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

Name: Andrew Loundsbury	Phone: [REDACTED]
Address: [REDACTED]	Email: [REDACTED]
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Agent: (If Applicable) [REDACTED]	Phone: [REDACTED]
Address/Location of Property: 30 ac parcel between Red Hawk and Ranch Road	Parcel ID: AV-1365-G
Existing Zone: RE-10	Proposed Zone: RE-5
Reason for the request Making 5 acre building lots.	

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

- ☒ A. The name and address of every person or company the applicant represents
- ☒ 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. Stamped envelopes with the names and address's 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
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.**

Official Use Only	
Date Received: <i>March 17, 2021</i>	By: <i>Colleen Phelan</i>
Date Application Deemed Complete: <i>3/24/2021</i>	By: <i>Taylor Phelan</i>

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

Warranty Deed Page 1 of 1

Gary Christensen, Washington County Recorder

03/03/2021 03:52:50 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Desert Star Financial, LLC, a Utah limited
liability company

1186 N. Tropic Road 3867 Transam Lane
St. George, UT 84779 84790



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 217014 - JLB
Tax I.D. No. AV-1365-G

Space Above This Line for Recorder's Use

WARRANTY DEED

Bruce Hubrecht, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

Desert Star Financial, LLC, a Utah limited liability company, grantee(s), of St. George, County of Washington, State of UT, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

The East 30.0 acres of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Less and excepting therefrom the West 10.0 acres of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being 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 24^{JUN} day of February, 2021.

Bruce Hubrecht

Bruce Hubrecht

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 24 day of February, 2021, personally appeared before me, Bruce Hubrecht, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

JENNIFER L. BAILEY
NOTARY PUBLIC

My Commission Expires:

**JENNIFER L. BAILEY**

Notary Public

State Of Utah

My Commission Expires 04-17-2021

COMMISSION NO. 693925

KOPP RICHARD M & DEBORAH A
AV-1365-K
2222 E RANCH RD
APPLE VALLEY , UT 84737

GEORGE JONATHAN
AV-1365-O
PO BOX 824
SPRINGDALE, UT 84767

NEVADA & UTAH HOLDING CO INC
AV-1365-M-1
2632 W 410 N
HURRICANE, UT 84737

CHATELAIN PIERRE
AV-1365-B
6 MT MINTON
FERNIE, BC VOB -1M3

BACK COUNTRY HOLDINGS LLC
AV-1365-J
PO BOX 2044
SOUTH SAN FRANCISCO, CA 94083

NUANCE MGMT LLC
AV-1364-A-2
1125 W FIELD AVE PO BOX 701
HILDALE, UT 84784

CLARK DENNIS B JR TR
AV-1365-E
PO BOX 2254
SAINT GEORGE, UT 84771-2254

NEVADA & UTAH HOLDING CO INC
AV-1365-M-1
2632 W 410 N
HURRICANE, UT 84737

GEMSTONE PROPERTIES INC
AV-1365-U
2608 W 510 N
HURRICANE, UT 84737

BROWN DOUGLAS ANDREW TR, ET AL
AV-1365-A
8271 RUN OF THE KNOLLS
SAN DIEGO, CA 92127

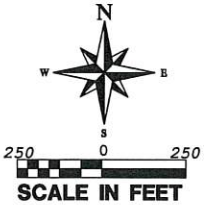
DESERT STAR FINANCIAL LLC
AV-1365-G
3867 TRANS AM LN
SAINT GEORGE, UT 84790

CLARK DENNIS B JR TR
AV-1365-P
PO BOX 2254
SAINT GEORGE, UT 84771-2254

FISCHER ERWIN
AV-1364-A-1
782 S RIVER RD # 318
SAINT GEORGE, UT 84790

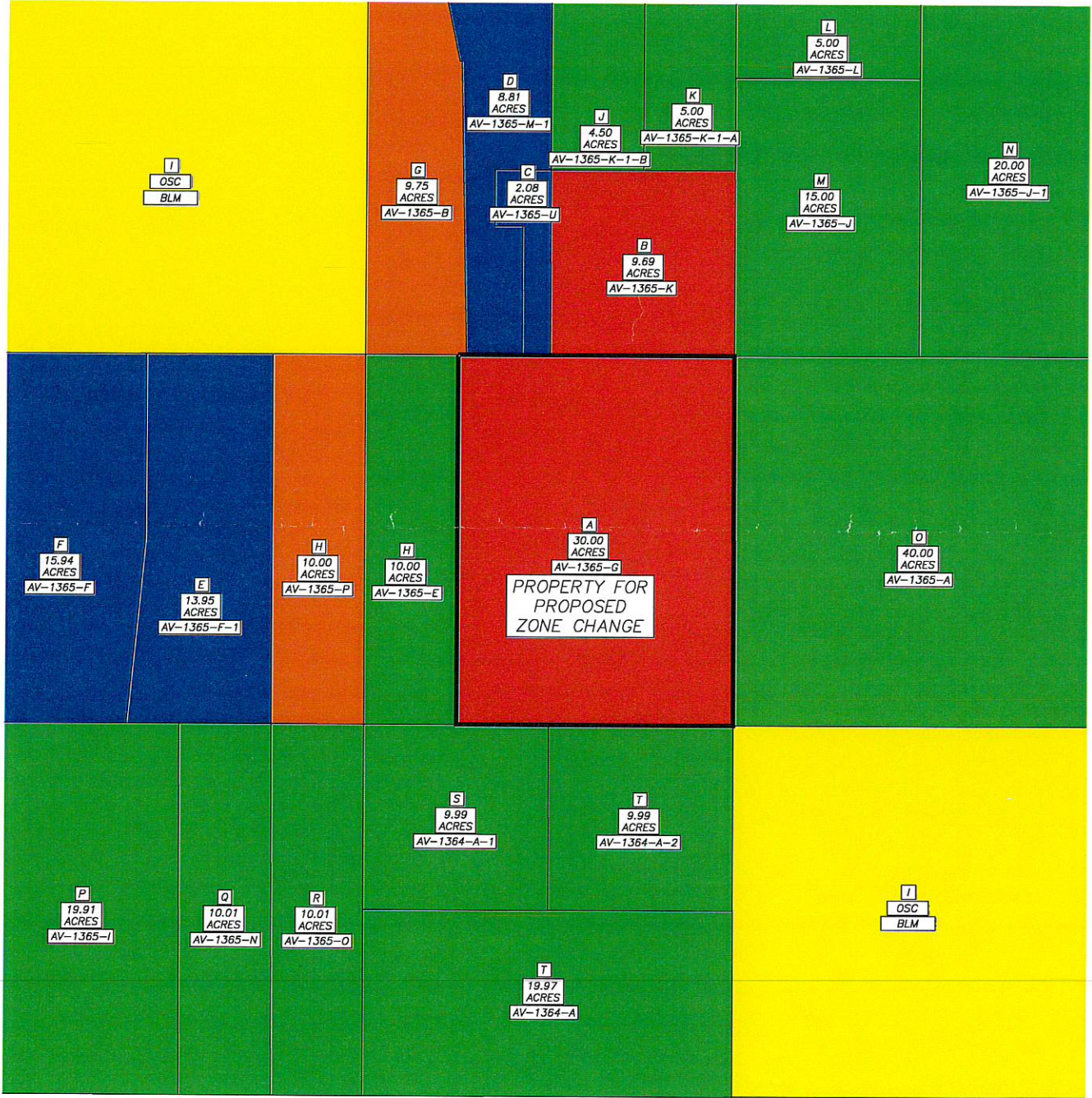
PROPOSED ZONE CHANGE MAP FOR:
DESERT STAR FINANCIAL LLC

PARCEL: AV-1365-G, LOCATED IN SECTION 14, T43S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
— ADJACENT PROPERTY LINE



- DESERT STAR FINANCIAL LLC - PARCEL: AV-1365-G
KOPP RICHARD M & DEVORAH A - PARCEL: AV-1365-K
GEMSTONE PROPERTIES INC - PARCEL: AV-1365-U
NEVADA & UTAH HOLDING CO INC - PARCEL: AV-1365-M-1
VITORINO JOSEPH R & KELLY A TRS - PARCEL: AV-1365-F-1
GREGGSON GLENN ROSS & RANDIE B - PARCEL: AV-1365-F
CHATELAIN PIERRE - PARCEL: AV-1365-B
CLARK DENNIS B JR TR - PARCELS: AV-1365-P, AV-1365-E
BUREAU OF LAND MANAGEMENT: OPEN SPACE CONSERVATION
KOPP RICHARD M & DEBORAH TRS - PARCEL: AV-1365-K-1-B
COOKE TRAVIS - PARCEL: AV-1365-K-1-A
HACKWORTH KAYLENE B TR - PARCEL: AV-1365-L
BACK COUNTRY HOLDINGS LLC - PARCEL: AV-1365-J
PIERSON MARK & LAUREL - PARCEL: AV-1365-J-1
BROWN DOUGLAS ANDREW TR, MILDICE LORNA LOUISE TR - PARCEL: AV-1365-A
FLEDDERJOHN ALEX - PARCEL: AV-1365-I
CHAMVERLIN TODD - PARCEL: AV-1365-N
GEORGE JONATHAN - PARCEL: AV-11365-O
FISCHER ERWIN - PARCEL: AV-1364-A-1
NUANCE MANAGEMENT LLC - PARCELS: AV-1364-A-2, AV-1364-A

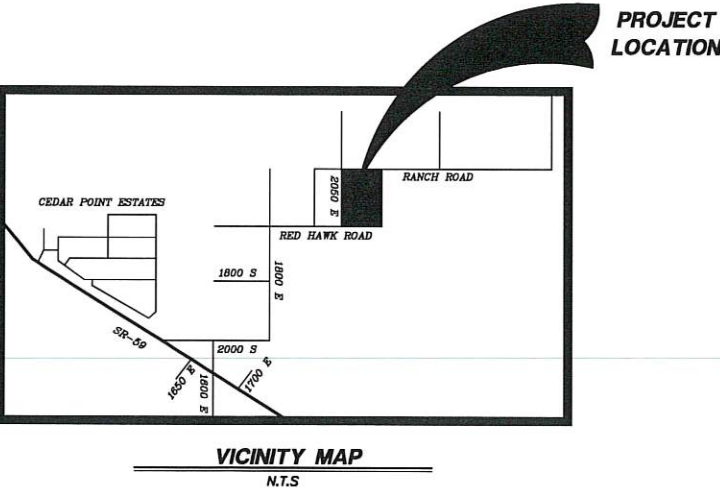
- OSC: OPEN SPACE CONSERVATION
OST: OPEN SPACE TRANSITION
RE-1: RESIDENTIAL ESTATE 1
RE-5: RESIDENTIAL ESTATE 5
RE-10: RESIDENTIAL ESTATE 10

LEGAL DESCRIPTION OF PARCEL: AV-1365-G
THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER(SW1/4NE1/4) OF
SECTION14,TOWNSHIP 43 SOUTH,RANGE 11WEST,SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE WEST 10 ACRES OF THE SOUTHWEST
QUARTER OF THE
NORTHEAST QUARTER(SW1/4NE1/4) OF SECTION14,TOWNSHIP 43 SOUTH,RANGE 11 WEST,
SALT
LAKE BASE AND MERIDIAN

CONTAINING 30 ACRES
(REFERENCED FROM WARRANTY DEED, DATED 2/24/2021, PARCEL AV-1365-G, FILE
20210014934)

NARRATIVE
SAID PROPERTY PARCEL AV-1365-G IS REQUESTED BY DESERT STAR FINANCIAL
TO BE REZONED FROM RE-10 (RESIDENTIAL ESTATE 10) TO RE-5 (RESIDENTIAL
ESTATE 5)



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Provo, UT 84601
Phone (435) 468-4301 Kari Rasmussen



PROPOSED ZONE CHANGE MAP FOR:
DESERT STAR FINANCIAL LLC
PARCEL: AV-1365-G, LOCATED AT IN SECTION 14, T43S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3/11/2021
SCALE: 1"=250'
JOB NO:
250-013
SHEET NO:
1 OF 1

Keep your's below.
Call 811 before you dig.
811
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.