



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

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: <u>Mason Kardos</u>	Phone: [REDACTED]
Address: [REDACTED]	E: [REDACTED]
City: <u>Apple Valley</u>	State: <u>Ut</u> Zip: <u>84737</u>
Agent: (If Applicable) <u>Daniel Musser</u>	Phone: <u>325-226-0777</u>
Address/Location of Property: <u>2000 S 1600 E</u>	Parcel ID: <u>AV-1365-H-4</u>
Existing Zone: <u>Open Space Transition</u>	Proposed Zone: <u>Residential Estates 245</u>
Reason for the request <u>To make the property usable</u>	

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: <u>1/25/2021</u>	By: <u>John R. Barlow</u>
Date Application Deemed Complete: <u>1/25/2021</u>	By: <u>John R. Barlow</u>

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Mason Kapcos, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 22nd day of January, 2021.



[Signature]
Notary Public

Residing in: Utah

My Commission Expires: 11/26/23

AGENT AUTHORIZATION

I (We), Mason Kapcos, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Daniel Mussa to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this 22nd day of January, 2021.

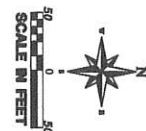
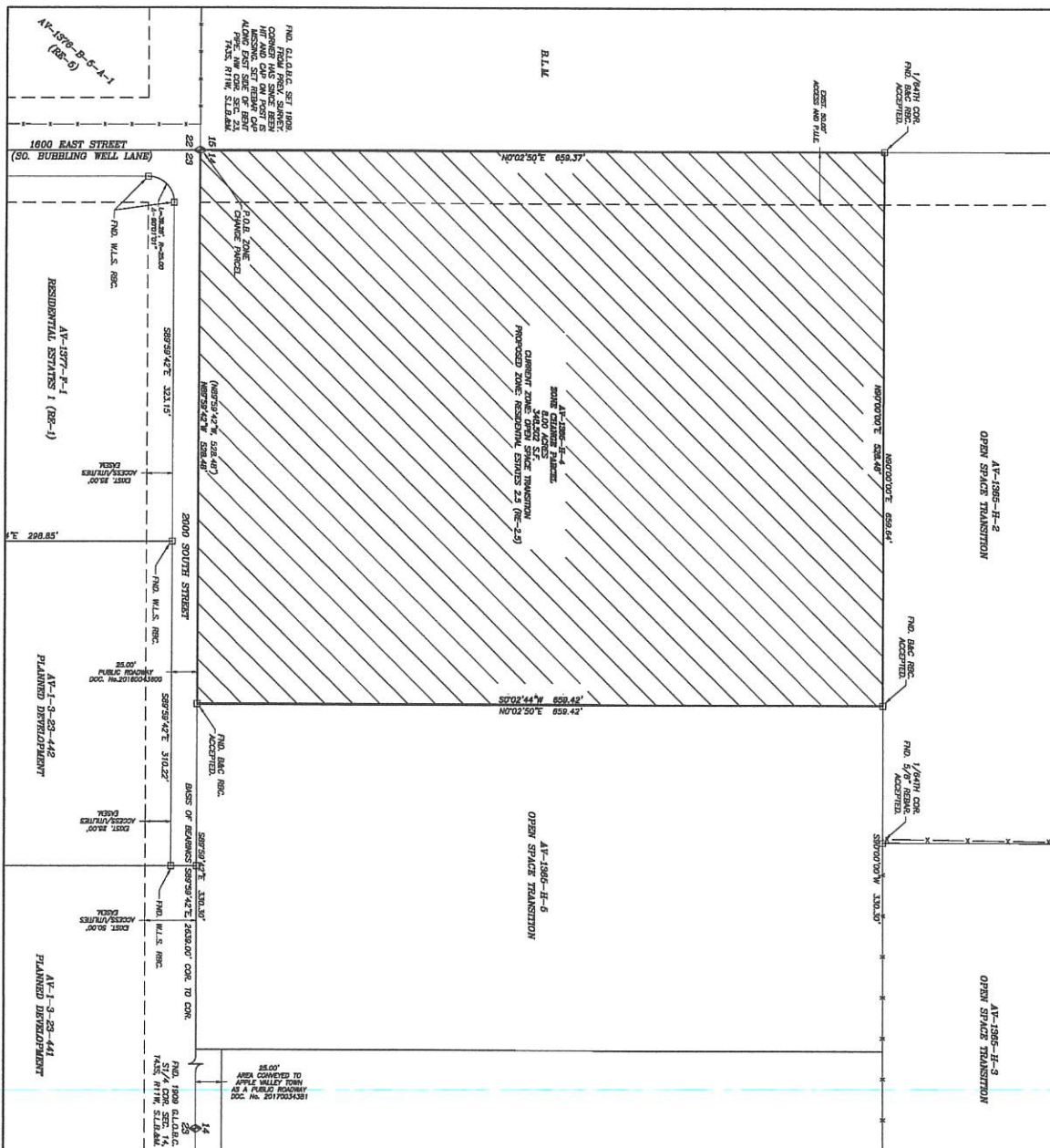


[Signature]
Notary Public

Residing in: Utah

My Commission Expires: 11/26/23

ZONE CHANGE OF: **AV-1365-H-4** LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T43S, R71W, BL43E, APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH



LEGEND

- ZONE CHANGE LINE
 - ADJACENT PROPERTY LINE
 - EXISTING FENCE
 - SECTION LINE
 - SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - UNCHANGED AREA DENOTES ZONE CHANGE PARCEL
- OPEN SPACE TRANSITION
 CURRENT ZONE
 RESIDENTIAL, ESTIMATES 2.5
 (RE-2.5)
 PROPOSED ZONE

NARRATIVE

THIS ZONE CHANGE PLAT WAS CREATED AT THE REQUEST OF MASON WATSON, OWNER OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4. THE BASIS OF ISSUANCE IS NORTH 94°21' 28.00 FEET FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 17 WEST, OF THE SIX LINE BEE AND MEMPHIS. THIS ZONE CHANGE PROPOSES TO CHANGE THE CURRENT ZONING OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4, WHICH IS CURRENTLY ZONED OPEN SPACE TRANSITION, TO RESIDENTIAL, ESTIMATES 2.5 (RE-2.5).

ZONE CHANGE PARCEL DESCRIPTION AV-1365-H-4

RESIDING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 17 WEST, OF THE SIX LINE BEE AND MEMPHIS, MASON WATSON, OWNER OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4, REQUESTS THE ZONE CHANGE FROM OPEN SPACE TRANSITION TO RESIDENTIAL, ESTIMATES 2.5 (RE-2.5). THE PROPOSED ZONE CHANGE PARCEL IS DESCRIBED AS FOLLOWS:

ZONE CHANGE PLAT OF:
WASHINGTON COUNTY TAX PARCEL AV-1365-H-4
 APPLE VALLEY TOWN
 WASHINGTON COUNTY, UTAH
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T43S, R71W, BL43E.

WOOLSEY LAND SURVEYING, P.C.
 Land Surveyors • Land Planners
 600 WEST MAIN STREET
 BRIGHAM CITY, UTAH 84301
 435-886-3333 CELL
 435-886-3333 FAX
 woolsey@woolsey.com

REVISIONS			
NO	DESCRIPTION	DATE	BY

1 OF 1

ZONE CHANGE DESCRIPTION OF AV-1365-H-4:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°02'50"E, ALONG THE SECTION LINE, 659.37 FEET; THENCE N90°00'00"E, 528.48 FEET; THENCE S00°02'44"W, 659.42 FEET; THENCE N89°59'42"W, 528.48 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES.

When Recorded Mail To
 Mason Kapcsos

Warranty Deed

FEREL L. CAMPELL and JAMES T. BALLARD grantors,
 of Hurricane County of Washington, State of Utah, hereby
 CONVEYS and WARRANTS, to MASON KAPCSOS grantees,
 of 1714 S. 1800 E. Apple Valley, Utah 84737
 for the sum of TEN DOLLARS, and other valuable consideration
 the following described property in Washington County, State of Utah

A parcel of land in Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian, described as follows:

SEE ATTACHMENT "A" – Page 2

WITNESS, the hands of said grantors, this 29th day of May, A.D. 2019

Ferel L. Campbell
 Ferel L. Campbell

James T. Ballard
 James T. Ballard

STATE OF UTAH }

} ss.

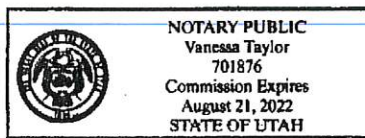
County of Washington }

On this 29th day of May, A.D. 2019 personally appeared before me,
 Ferel L. Campbell and James T. Ballard the signers of the within instrument,
 who duly acknowledged to me that they executed the same.

Vanessa Taylor
 Notary Public

My Commission expires 8/21/22

My residence is Hurricane, UT



Washington County Recorder

Copy Revenue	\$2.00
Description	
SUBTOTAL	\$2.00
Processing Fee	\$1.50
TOTAL	\$3.50

01/11/2021 08:01 am

V*2716

AuthCode: 73551G-74330G

Ref: 5ffc75b1-SIP-54130

Transaction ID: Event-2809

Parcel: MASON KAPCSOS-V*2716

Name: MASON KAPCSOS

X _____
MASON KAPCSOS
Merchant Copy

Washington County Recorder
197 East Tabernacle St
St. George, UT 84010
435-634-5711

Your statement will describe your payment as 'CBT*WASHINGTON COUNTY' and the service fee transaction as 'CBT*SVC FEE WASHINGTON'.

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Page 2

ATTACHMENT "A"

Beginning at the Southwest Corner of Section 14, Township 43 South, Range 11 West, Salt Lake Base & Meridian, and running thence N.0°02'50"E. along the Section Line, 659.37 feet; thence N.90°00'00"E. 528.48 feet; thence S.0°02'44"W. 659.42 feet to a point on the South Section Line of said Section 14 and running thence N.89°59'42"W., along the Section Line, 528.48 feet to the point of beginning.
Containing 8.00 acres.

JESSOP EDWARD L
AV-1-3-23-440
PO BOX 840424
HILDALE, UT 84784-0424

JESSOP MATT & PAM G
AV-1365-H-3
1854 S 1800 E
APPLE VALLEY, UT 84737-4862

BROADBENT THOMAS A
AV-1-3-23-442
PO BOX 554
COLORADO CITY, AZ 86021-0554

KAPXCELLANCE CONSULTING INC
AV-1365-H-2
782 S RIVER RD STE 172
SAINT GEORGE, UT 84790

BARLOW LEVI L TR, ET AL
AV-1-3-23-441
PO BOX 13
LA VERKIN, UT 84745-0013

JESSOP MATT & PAM
AV-1376-B-5-A-1
1854 S 1800 E
HURRICANE, UT 84737

GREEN KIM E, ET AL
AV-1365-H-1-1
PO BOX 870047
WOODS CROSS, UT 84087

JESSOP CALVIN M TR
AV-1365-H-5
1552 S WAGONMASTER RD
WASHINGTON, UT 84780

JESSOP GEORGE
AV-1376-B-2-A-1
1599 E STATE ST
HURRICANE, UT 84737-4804

MORRELL UTAH HOLDINGS LLC
AV-1377-F-1
2366 COTTONWOOD LN
SALT LAKE CITY, UT 84117

KAPCSOS MASON
AV-1365-H-4
782 S RIVER RD # 172
SAINT GEORGE, UT 84790

1/25/2021

XBP Confirmation Number: 93283987

Receipt for Payment to:
Town of Apple Valley

Date/Time: 01/25/2021 3:38:31 PM
Transaction #: 141442094PT
Payment Method: Mastercard
Transaction Status: Successful

Items	
BUILDING PERMITS	730 550.00
Zone Change	
Total:	550.00
Mason Kapcsos 84790	

Payment Service Provided By
www.xpressbillpay.com