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: Stephen L. Gubler	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: parcel AV-1334-V-A	Parcel ID: AV-1334-V-A
Existing Zone: OPEN SPACE Transition	Proposed Zone: Rural Estate 1
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application_____
Reason for the request: Plan is to be able ~~to~~ have 2 one acre Residential Lots, Homes	

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

- ☑ A. The name and address of owners in addition to above owner. No other owners
- ☑ 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 attached
- ☑ 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: Stephen L. Gubler	Date: 10-22-2025

Official Use Only	Amount Paid: $ 2,410.00	Receipt No: 58562
Date Received: 10/22/25	Date Application Deemed Complete:	
By: JV	By:	

AV-1334-V-A

10/22/2025, 4:14:03 PM

- Washington County Parcels
- Town Boundry

Zoning Districts

- OST – Open Space Transition
- RE-1 – Rural Estate 1
- RV-Park – Recreational Vehicle Park

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,535

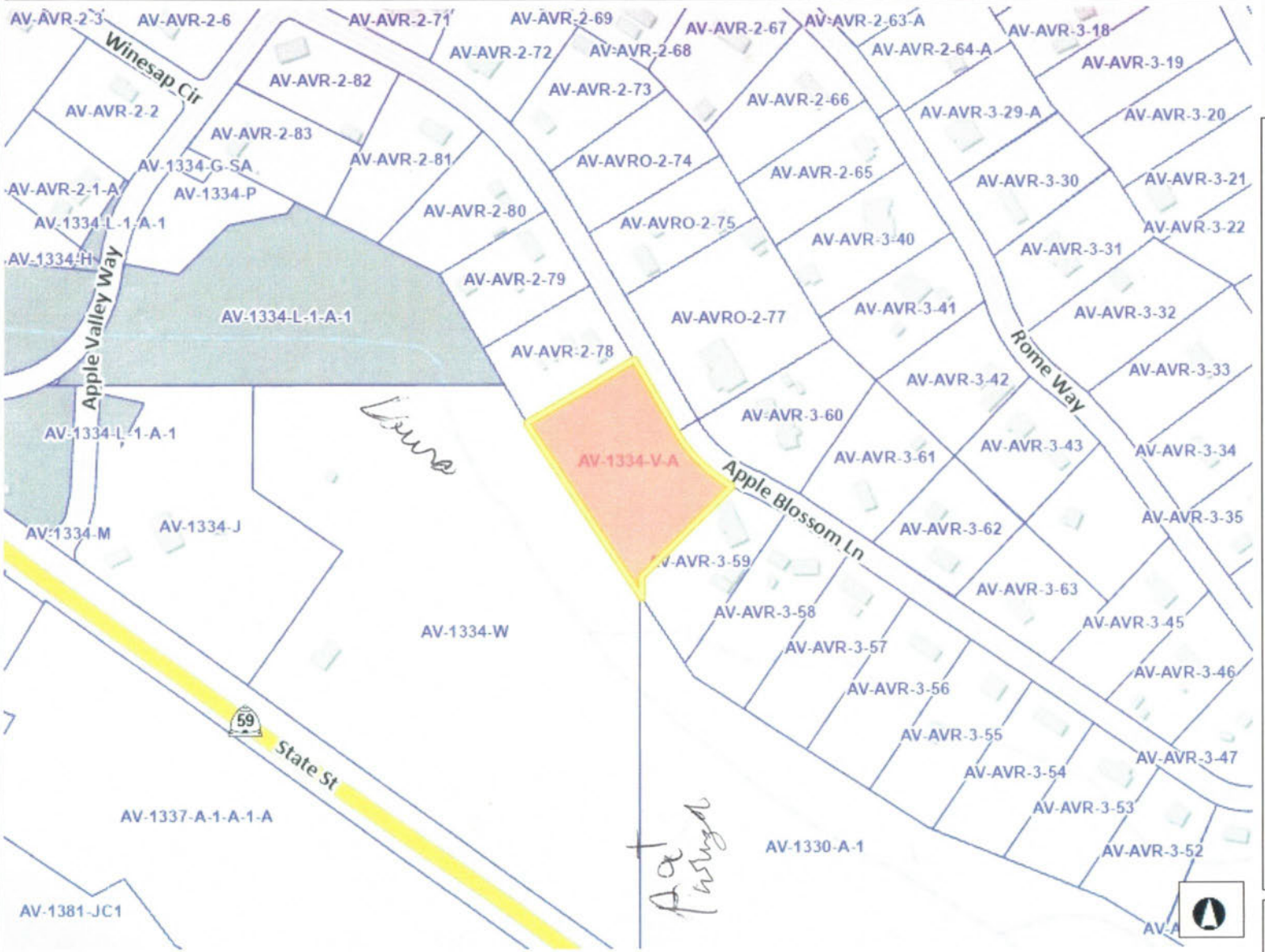
0 0.01 0.03 0.05 mi

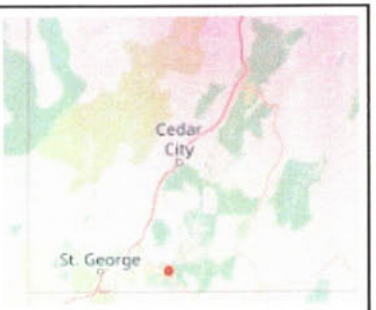
0 0.02 0.04 0.08 km

Maxar, Microsoft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ON APPLE BLOSSUM LANE,





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: 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.

Account 0883714

Location	Owner	Value
Account Number 0883714	**Name** GUBLER STEPHEN L	**Market** (2025) $85,100
Parcel Number AV-1334-V-A	[redacted]	**Taxable** $85,100
Tax District 45 - Apple Valley Town		**Tax Area:** 45 **Tax Rate:** 0.006652
Acres 2.05		
Situs 0, 0		

Type	Actual	Assessed	Acres
Non Primary Land	$85,100	$85,100	1.190

Legal S: 30 T: 42S R: 11W BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT (78) SEVENTY-EIGHT OF APPLE VALLEY RANCH SUBDIVISION,PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER STATE OF UTAH IN BOOK 409 PAGE 353 AND RUNNING THENCE NORTH 59°30' EAST ALONG THE SOUTH EASTERLY PROPERTY LINE OF SAID, LOT 78, A DISTANCE OF 250.0 FT. TO THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, THENCE SOUTH 30°30' EAST ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE A DISTANCE OF 169.52 FEET TO A POINT OF TANGENCY WITH A 300.0 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING IS SOUTH 45°30'00" EAST) RUNNING THENCE CONTINUING SOUTH EASTERLY ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, ALONG THE ARC OF SAID CURVE 157.079 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00", THENCE, DEPARTING FROM THE ROADWAY AND RUNNING THENCE SOUTH 45°15'00" WEST ALONG THE WEST BOUNDARY OF LOT 59 OF APPLE VALLEY RANCH SUBDIVISION, PHASE III, A DISTANCE OF 259.46 FEET, RUNNING THENCE SOUTH 00°03'32" EAST, CONTINUING ALONG THE WEST BOUNDARY OF SAID LOT 59, A DISTANCE OF 38.584 FEET, THENCE DEPARTING FROM THE BOUNDARY OF SAID LOT 59 RUNNING THENCE NORTH 33°08'02" WEST A DISTANCE OF 417.093 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES (DOCUMENT 20250035158)

Parent Accounts 0474885
0965067
0154958

Parent Parcels AV-1334-J
AV-1-2-30-2101
AV-1330-A-1

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date
20080025659	06/24/2008 09:47:09 AM
20090021078	05/29/2009 04:00:08 PM
20090021079	05/29/2009 04:00:08 PM

ROCKY MOUNTAIN POWER

Let's turn the answers on.

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

October 19, 2025

Stephen Gubler
[redacted]

Re: Zone Change

Located: Parcel Number: AV-1334-V-A

Dear Stephen Gubler:

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 submitted. 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

Parcel ID# AV-1334-V-A
AV-1334-V-A
2.05 acres

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ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Stephen Gubler am/are the applicant(s) of the application known as AV-1334-V-A 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, 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
Stephen Gubler	Stephen Gubler	10-22-2025

State of Utah)
)§
County of Washington)

On this 22 day of Oct., in the year 2025, before me, Jenna Vizcardo a notary public, personally appeared Stephen Gubler., 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. _____
(notary signature)

(seal)

JENNA VIZCARDO
Notary Public, State of Utah
Commission # 723126
My Commission Expires
February 16, 2026

October 24, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1334-V-A: Stephen Gubler

Ash Creek Special Service District is providing a Will Serve for Parcel AV-1334-V-A and takes no exception to the proposed zone change for this parcel.

The Owner understands and agrees that if at a future date a building permit is issued a septic agreement with Ash Creek Special Service District will need to be signed and all costs associated with construction and installation of the septic system will be paid by the Owner. The Owner understands and agrees that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

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