



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: Aaron and Jill Hamblin		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property:		Parcel ID: AV-1351-D	
Existing Zone: OST		Proposed Zone: A-5 - Agricultural > 5 Acres	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ^{5.01} _____			
Reason for the request: We would like to build a single family home on our lot.			

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 <i>Aaron</i>	Date <i>02-01-2023</i>
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Official Use Only	Amount Paid: \$ <i>1,225.00</i>	Receipt No: <i>43514.</i>
Date Received: RECEIVED FEB 06 2023	Date Application Deemed Complete:	
By: <i>Town Clerk/Recorder.</i>	By:	



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Parcel ID#

AV-1351-D

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Aaron and Jill Hamblin am/are the applicant(s) of the application known as Hamblin Rezoning Project located on parcel(s) AV-1351-D 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 approval for the application, the applicant shall be required by the Town of Apple Valley to provide a preliminary Will Serve 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):

Jill Hamblin
Name
Aaron Hamblin
Name

Hamblin
Applicant/Owner
Applicant/Owner

01-31-23
Date
01-31-23
Date

Name

Applicant/Owner

Date

State of Utah
County of Washington

On this 31 day of January, in the year 2023, before me, Makail Lallis a notary public, personally appeared Jill Hamblin, 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. Makail Lallis (notary signature)



av-1351-d
 Show search results for av-135...



Address Information:
 Account ID: 675788
 Address:
 Subdivision:
 Zoom to

Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV/Park - Recreational Vehicle Park

When Recorded Mail To:
Eagle Gate Title Insurance Agency, Inc.
229 East St. George Blvd, #200
St. George, UT 84770

TRUST DEED

With Assignment of Rents

THIS TRUST DEED made this 19th day of April, 2022, between Aaron A. Hamblin and Jill R. Hamblin, Husband and Wife as Joint Tenants, as Trustor, whose address is 72 W State St., Hurricane, UT 84737, Eagle Gate Title Insurance Agency, Inc., as Trustee, and Troy E. Eckard and Claire E. Eckard, as Beneficiary.

WITNESSETH: The Trustor Conveys and Warrants to Trustee in trust with power of sale, the following described property, situated in Washington County, State of Utah:

THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S1/2 NW1/4 NE1/4 NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH:

A 50.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, AS CREATED BY SPECIAL WARRANTY DEEDS, RECORDED SEPTEMBER 23, 2002, AS ENTRY NOS. 782219, 782220, 782221 AND 782222, ALL IN BOOK 1488, AT PAGES 2242-2249, OFFICIAL WASHINGTON COUNTY RECORD, DESCRIBED AS FOLLOWS:

ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND 25.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUATER OF THE NORTHWEST QUARTER (W1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

APN: AV-1351-D

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$200,000.00**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Troy E. Eckard and Claire E. Eckard

Grantee: Aaron A. Hamblin and Jill R. Hamblin

Tax ID Number(s): AV-1351-D

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

Proceed to Section

1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.

A

2 Only a portion of Grantor's water rights are being conveyed.

B

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 No water rights are being conveyed.

C

4 Water rights are being conveyed by separate deed.

C

Section

Important Notes

(see other side)

A	The water right(s) being conveyed include Water Right No(s). _____ _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input checked="" type="checkbox"/> 1 _____ acre-feet from Water Right No. <u>81-3363</u> for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses <u>Industrial</u> . <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____ _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: Aaron A. Hamblin

Grantee's Mailing Address: _____

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS



SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

Division of Water Rights

BRIAN C. STEED
Executive Director

TERESA WILHELMSSEN
State Engineer/Division Director

April 21, 2022

AARON A HAMBLIN AND JILL R HAMBLIN



RE: Report of Water Right Conveyance for Water Right No.: 81-3363 (A39405)

Dear Water User:

Thank you for submitting a Report of Water Right Conveyance (ROC) to update owner contact information on the water right records of the Division of Water Rights. The Division has completed the processing of your ROC, so our records now reflect the information you have provided. As a water right owner, it is important that you continue to maintain a current mailing address with this office so that we may contact you if the need arises. Instructions and forms to update your address are available our website at <http://waterrights.utah.gov> or can be obtained in any of our offices.

Please feel free to contact us at the phone number or email listed below if you have further questions.

Sincerely,

A handwritten signature in cursive script that reads "Teresa Wilhelmsen".

Teresa Wilhelmsen, P.E.
State Engineer

STATEMENT OF A WATER RIGHT SEGREGATION STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Jan 17, 2023 by SZUFELT)

Water Right Number: 81-5579 Application #: A39405
(SZUFELT)

Segregated From: 81-3363 (A39405) on Jan 17, 2023
Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: Aaron A. Hamblin and Jill R. Hamblin
Address: [REDACTED]

Interest:

Remarks:

Dates:

Filed: Jul 13, 1988

Priority: May 28, 1969

General:

Quantity of Water: 1 ACFT

Source: Underground Water Well
County: Washington

Common Description: Big Plain Junction

Land Owned by Appl.:

County Tax Id#:

Points of Diversion:

Points of Diversion - Underground:

(1) S 2141 ft. W 990 ft. from N4 corner, Sec 5 T 43S R 11W SLBM

Well Diameter: 8 in. Depth: 140 to ft. Year Drilled: Well Log: Well Id#: 8013
Elevation: UTM: 311629.999, 4105539.986 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 610551

Water Rights Appurtenant to the following use(s):

81-3363(CERT), 81-5342(CERT), 81-5375(CERT), 81-5418(CERT), 81-5579(CERT),

Water Use Types:

Industrial: Sand and gravel washing operation.

Period of Use: 01/01 to 12/31

Acre Feet Contributed by this Right for this Use: 1

Place Of Use:

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 5 T 43S R 11W SLBM				X													
Group Acreage Total :																	



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

January 30, 2023

Re: Single Family Home on AV-1351-D

Located: Approx. 199 N. Coyote Road, Apple Valley, UT

Dear Jill Hamblin:

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 do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Jill Hamblin <jillhamblin2@gmail.com>

Jill Hamblin - Pre-Design - Septic

Justin Dye <jdye@andersoneng.com>

Thu, Dec 8, 2022 at 1:31 PM

To: Jill Hamblin <jillhamblin2@gmail.com>

Cc: Ryan Eddy <reddy@andersoneng.com>, Brandon Anderson <banderson@andersoneng.com>

Greetings Jill,

We have completed our initial pre-design work regarding the septic system for your lot in Apple Valley. Please find the attached drawing for your review.

Key items:

- The site requires an alternative septic system in order to meet the Ash Creek septic density and total nitrogen (TN) effluent requirement of 20 mg/L. This can be accomplished with a packed-bed media treatment design.
- The lot has plenty of area outside the required setbacks for the drain field.
- Soil evaluation (and potentially a percolation test) is required to complete the feasibility determination.
 - The soil evaluation also provides the design parameters for the system.
 - Soil evaluation will determine the best location for the drain field and then the home can be positioned around it.
- A topographic survey of the site could be required for the design of the septic system.
 - The survey could also be used in the site and grading plans for the home.

Next steps:

1. Schedule and perform a soil evaluation.
 - a. We will provide a quote for this work - we'll just need to know if you need us to include the equipment/operator
 - i. If you have an excavator/operator contact we can meet them at the site to perform the work
 - ii. If needed, we can include the equipment/operator cost in our quote
 1. Note that we haven't found a consistent excavator in your area so we might have to mobilize one from the Salt Lake area.
2. Topographic survey (if required)
 - a. This could be required if the soil evaluation identifies shallow bedrock or groundwater.
3. Design a packed-bed media septic system
 - a. Soil evaluation information will provide design criteria
 - b. Once we have the design criteria we can provide a quote for the design
 - c. Home site and floor elevations will be needed in the design

We are available to discuss the findings over the phone later today or sometime next week. Just let us know when you are free. We're happy to answer any questions over email as well.

Regards,

-

Justin Dye, P.E.

*Principal | Team Lead - Civil***Anderson Engineering Co, Inc.**

Phone: 801-972-6222(x530) Cell: 801-360-0634

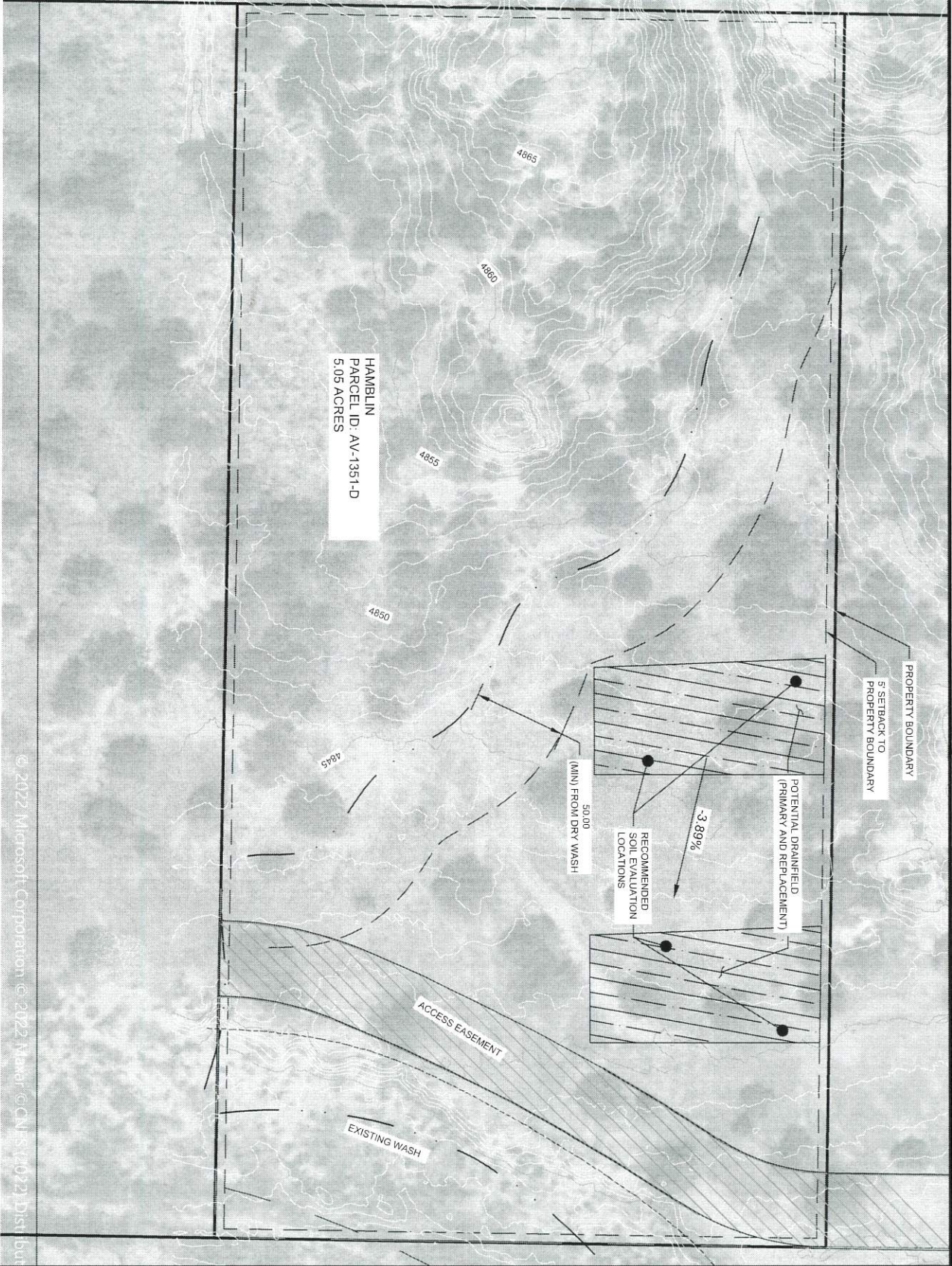
2053 N. Hillcrest Drive, Saratoga Springs, UT 84045

jdye@andersoneng.com www.andersoneng.com



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDERSON ENGINEERING COMPANY, INC.

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Septic System



- NOTES:
1. ELEVATION CONTOURS SHOWN ARE FROM A 2018 LEASER SURVEY PROVIDED BY THE STATE OF UTAH.
 2. ALL DISTANCES SHOWN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL SYSTEMS SHALL BE DESIGNED TO MEET UTAH DESIGN STANDARDS (UDS) AND SHALL BE SUBJECT TO SOIL EVALUATION AND SOIL CLASSIFICATION.
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HAMBLIN SEPTIC PRE DESIGN
 (NON-STANDARD DRAWING)
 APPLE VALLEY, UTAH

ANDERSON ENGINEERING COMPANY INC.

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 43514

Receipt Date: 02/06/2023

Time of Receipt: 02/06/2023 12:01 PM

1805 - Payment	<u>1,225.00</u>
	\$1,225.00

Check: 5026	<u>1,225.00</u>
	\$1,225.00