



**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

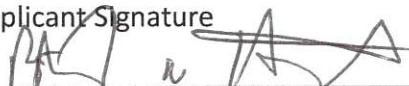
## Zone Change Application


**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Hirschi Big Plain Ranch Irrevocable Trust</b>		Phone: <b>(435) 773-5781</b>	
Address: <b>209 W 300 S</b>		Email: <b>loghirschi@aol.com</b>	
City: <b>Hurricane</b>		State: <b>Utah</b>	Zip: <b>84737</b>
Agent: (If Applicable)		Phone:	
Address/Location of Property: <b>Apple Valley</b>		Parcel ID: <small>AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B</small>	
Existing Zone: <b>OST/RE-1</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application <sup>915</sup> _____			
Reason for the request <b>Switch to AG</b>			

**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 	Date <b>5/14/24</b>
------------------------------------------------------------------------------------------------------------	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED MAY 14 2024</b>	Date Application Deemed Complete:	
By: 	By:	



Search...

Sign in



Tools

AV-1350-A

AV-1349

AV-1351-A-1

AV-1356-B

AV-1357

AV-1359

AV-1355-A

AV-1356-A-1

AV-1360

State St



Basemap...

AV 1356

0 300 600ft



Search...

Sign in

54-D-10

AV-1355-A

AV-1351-A-1

AV-1356-B

AV-1357

Tools

AV-1356-C

AV-1354-B

Main St

59

900 S

AV-1356-A-1

AV-1370-C

AV-1371-A

AV-1370-A

AV-1390

AV-1368

AV-1372-A

Basemap...

**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH )  
 )S  
COUNTY OF WASHINGTON )

I (We) Richard Hirschi, being duly sworn, deposed 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

N/A  
Property Owner

Subscribed and sworn to me this 14 day of May, 2024.



[Signature]  
Notary Public

Residing in: Hurricane UT

My Commission Expires: 07/30/2025

**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

**PROPERTY OWNER**

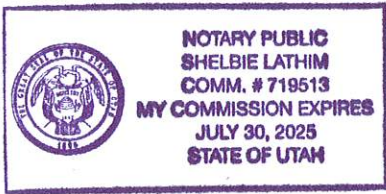
STATE OF UTAH )  
 )S  
COUNTY OF WASHINGTON )

I (We) Jan Hirschi, 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.

Jan Hirschi  
Property Owner

N/A  
Property Owner

Subscribed and sworn to me this 14 day of May, 20 24.



Shelby Lathim  
Notary Public

Residing in: Hurricane Utah

My Commission Expires: 07/30/2025

**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Doug Hirschi, 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.

Doug Hirschi  
Property Owner

N/A  
Property Owner

Subscribed and sworn to me this 14 day of May, 2024.



Shelby Lathim  
Notary Public

Residing in: Hurricane UT

My Commission Expires: 07/30/2025

**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

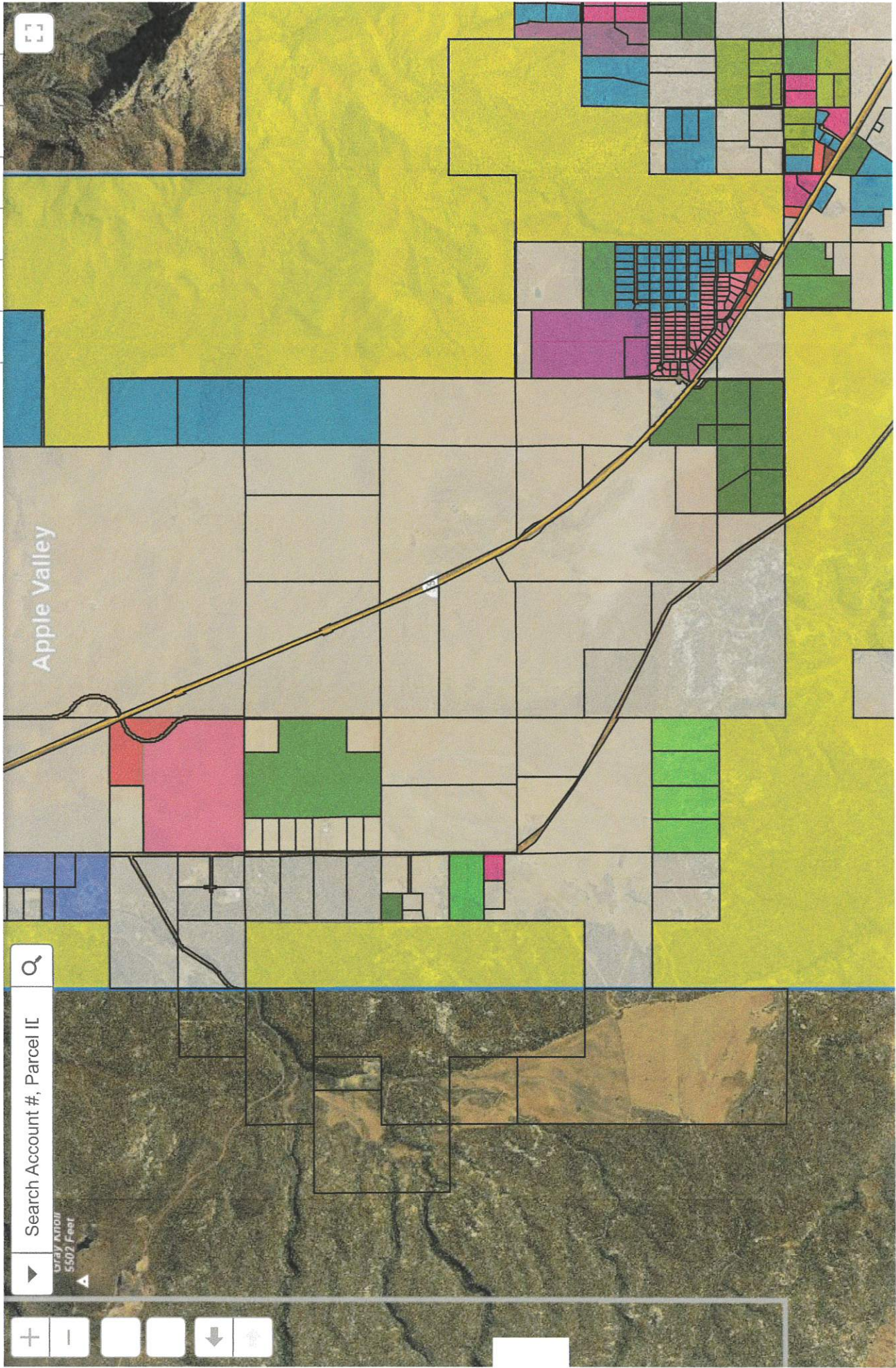
Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

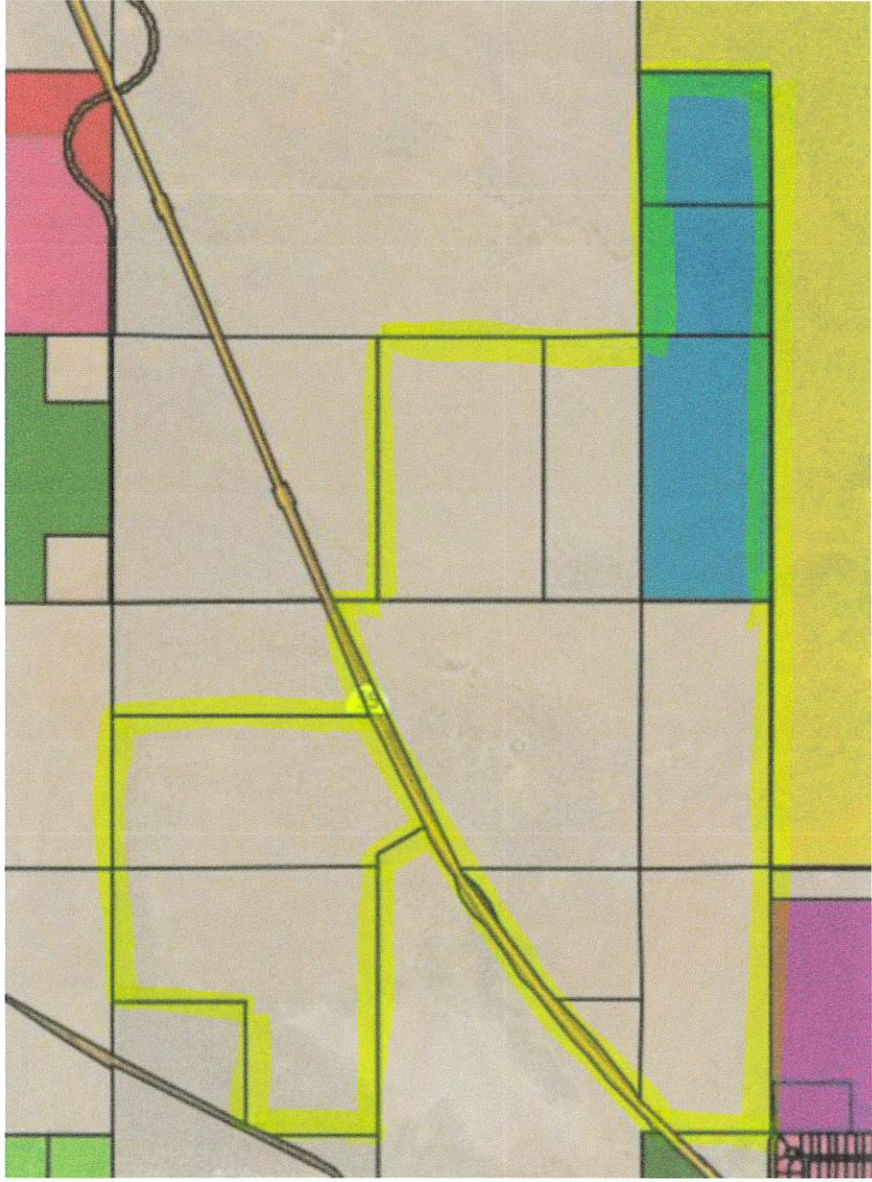
Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# Apple Valley Zoning Districts Viewer



-113.064881 37.050607 Degrees





Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder  
05/17/2021 12:10:55 PM Fee \$54.00 By: DENTONS  
DURHAM JONES PINEGAR - ST. GEORGE

WHEN RECORDED, MAIL TO:

Lyle R. Drake  
Durham Jones & Pinegar, P.C.  
192 E. 200 N., 3<sup>rd</sup> Floor  
St. George, Utah 84770

GRANTEE'S ADDRESS IS:

Richard William Hirschi  
209 W 300 S  
Hurricane, UT 84737

**WARRANTY DEED**

J. Waldo Hirschi and Sybil Hirschi, Grantors, hereby CONVEY AND WARRANT to **Richard William Hirschi, Sara Elaine Hirschi, Douglas L. Hirschi, and Janice M. Hirschi, Trustees of the Hirschi Big Plain Ranch Irrevocable Trust** under agreement dated March 12, 2021, Grantee, as a gift and for no consideration, the following described tracts of land in Washington County, State of Utah:

**Tax Parcel # AV-1356-A-1; AV-1356-B; AV-1357; AV-1360; AV-1367-A; AV-1368; AV-1370-A; and AV-1371-A**

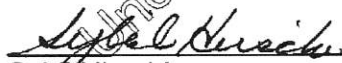
See attached Exhibit A for complete legal descriptions.

TOGETHER WITH all improvements, water rights, and appurtenances thereto.

SUBJECT TO easements, restrictions, rights of way, and reservations of record or enforceable in law or equity.

WITNESS the hand of grantors, this 12<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
J. Waldo Hirschi

  
\_\_\_\_\_  
Sybil Hirschi

STATE OF UTAH

COUNTY OF WASHINGTON

On this 12<sup>th</sup> day of March, 2021, before me personally appeared J. Waldo Hirschi and Sybil Hirschi, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding Warranty Deed, and acknowledged before me that they signed it voluntarily for its stated purpose.

*Shanan Arslanian*  
\_\_\_\_\_  
NOTARY PUBLIC



**Schedule A****Tax Parcel # AV-1356-A-1**

S: 9 T: 43S R: 11W S1/2 SEC 9 T43S R11W. LESS: LAND IN HWY. LESS: BEG W1/4 COR SEC 9 TH N 89°54'17E ALG 1/4 SEC/L 2048.08 FT TO W R/W LN HWY U-59; TH ALG R/W S 22°35'51 E 579.43FT TO PT CURV NON TNGT CUR CNCV NE HAV RAD 14711.06 FT CTRL ANG 02°35'12 CHD 664.09 FT BEAR S 24°0'20 E; TH SEC/L ALG CUR 664.15 FT; TH S 89°54'17 W 2538.70 FT TO SEC/L; TH N 0°06'37 W ALG SEC/L 1142.41 FT TO POB

**Tax Parcel # AV-1356-B**

The S 1/2 of the NE 1/4; and beginning at a point 60 rods W of the NE corner of Section 9 and running thence South 160 rods; thence West 20 rods; thence North 160 rods; thence East 20 rods to the point of beginning, all in Section 9, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Utah. Containing 100 acres more or less. Together with water appurtenances, improvements, contents belonging thereto, plus 14 shares Hurricane Canal Co. water.

**Tax Parcel # AV-1357**

All of the East 60 Acres of the NE 1/4 of Section 9, Township 43 South, Range 11 West, Salt Lake Base and Meridian. Containing 60 acres.

**Tax Parcel # AV-1360**

The W 1/2 of the SW 1/4 of Section 10, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Utah. Containing 80 acres more or less.

**Tax Parcel # AV-1367-A**

The W 1/2 of the NW 1/4 of Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian. Containing 80 acres more or less.

**Tax Parcel # AV-1368**

The E 1/2 of the NW 1/4 ; NW 1/4 of the NW 1/4 of Section 16, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Utah. Containing 120 acres more or less.

**Tax Parcel # AV-1370-A**

The W 1/2 of the NE 1/4, SE 1/4 of the NE 1/4; the NW 1/4 of the SE 1/4 and the North 15 acres of the NE 1/4 of the SE 1/4 of Section 16, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Utah. Containing 175 acres more or less. Less: Land in Highway.

**Tax Parcel # AV-1371-A**

The NE 1/4 of the NE 1/4 of Section 16, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Utah. Containing 40 acres more or less. Less: Land in Highway..

Mail tax notice to:

When recorded mail to:

MICHAEL AND KARALE FARRAR  
900 MOUNTAIN DRIVE  
APPLE VALLEY, UT 84737

**DOC # 20230023643**

Quit Claim Deed Page 1 of 3  
Gary Chris Owen Washington County Recorder  
08/08/2023 09:54:24 AM Fee \$ 40.00  
By FARRAR-BRADLEY



TAX ID No. AV-1348-B, AV-1349 & AV-1359

**QUIT-CLAIM DEED**

**THE MICHAEL AND KARALE FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, as Trustees, of Apple Valley, County of Washington, State of Utah, Grantor(s).**

Hereby **QUIT CLAIMS** to:

**RICHARD WILLIAM HIRSCHI, DOUGLAS I. HIRSCHI, AND JANICE M. HIRSCHI, TRUSTEES OF THE HIRSCHI BIG PLAIN RANCH, IRREVOCABLE TRUST UNDER AGREEMENT DATED MARCH 12, 2021, of Hurricane City, County of Washington, State of Utah, Grantee(s).**

For the sum of **TEN AND NO/100** (and other good and valuable considerations) **DOLLARS** the following described tract of land, located in Washington County, State of Utah.

**PARCELS AV-1348-B, AV-1349 & AV-1359:**

See Attached Exhibit "A, B & C"

**\*\*\*Please Note\*\*\*** The purpose of this deed is to adjust the lot line between parcels AV-1348-B, AV-1349 & AV-1359.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said Grantors this the 8 day of August, 2023.

**THE MICHAEL AND KARALE FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, as Trustees, and signers of both parcels of land:**

BY: [Signature] TRUSTEE  
Michael Lee Farrar, Trustee

BY: [Signature] Trustee  
Karale Robyn Farrar, Trustee

**OWNER ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
 : ss.  
COUNTY OF WASHINGTON )

On the 8 day of August, 2023 personally appeared before me, the undersigned notary public in and for said State and County,

Jenna Vizcardo, personally appeared THE MICHAEL AND KARALE FARRAR FAMILY TRUST DATED SEPTEMBER 27, 2019, MICHAEL LEE FARRAR AND KARALE ROBYN FARRAR, as Trustees, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.

BY: [Signature]  
Notary Public in and for the State of UT

Residing at Apple Valley, UT  
My commission expires 2/16/26.

