



**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: <b>NORTHERN ENGINEERING</b>		Phone: <b>801-802-8992</b>	
Address: <b>[REDACTED]</b>		Email: <b>btuttle@nsiatah.com</b>	
City: <b>OREM</b>	State: <b>UTAH</b>	Zip: <b>84097</b>	
Agent: (If Applicable) <b>BRAST TUTTLE</b>		Phone: <b>801-380-2114</b>	
Address/Location of Property: <b>Chaparral Dr / Joshua St. - SR 59</b>		Parcel ID: <b>AV-1366-D-1</b>	
Existing Zone: <b>OPEN SPACE TRANSITION</b>		Proposed Zone: <b>SF-.25</b>	
Reason for the request <b>Create patio homes on north side of SR-59 and west of Cedar Point intersection. Create 21 patio home lots on 9.26 acres</b>			

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

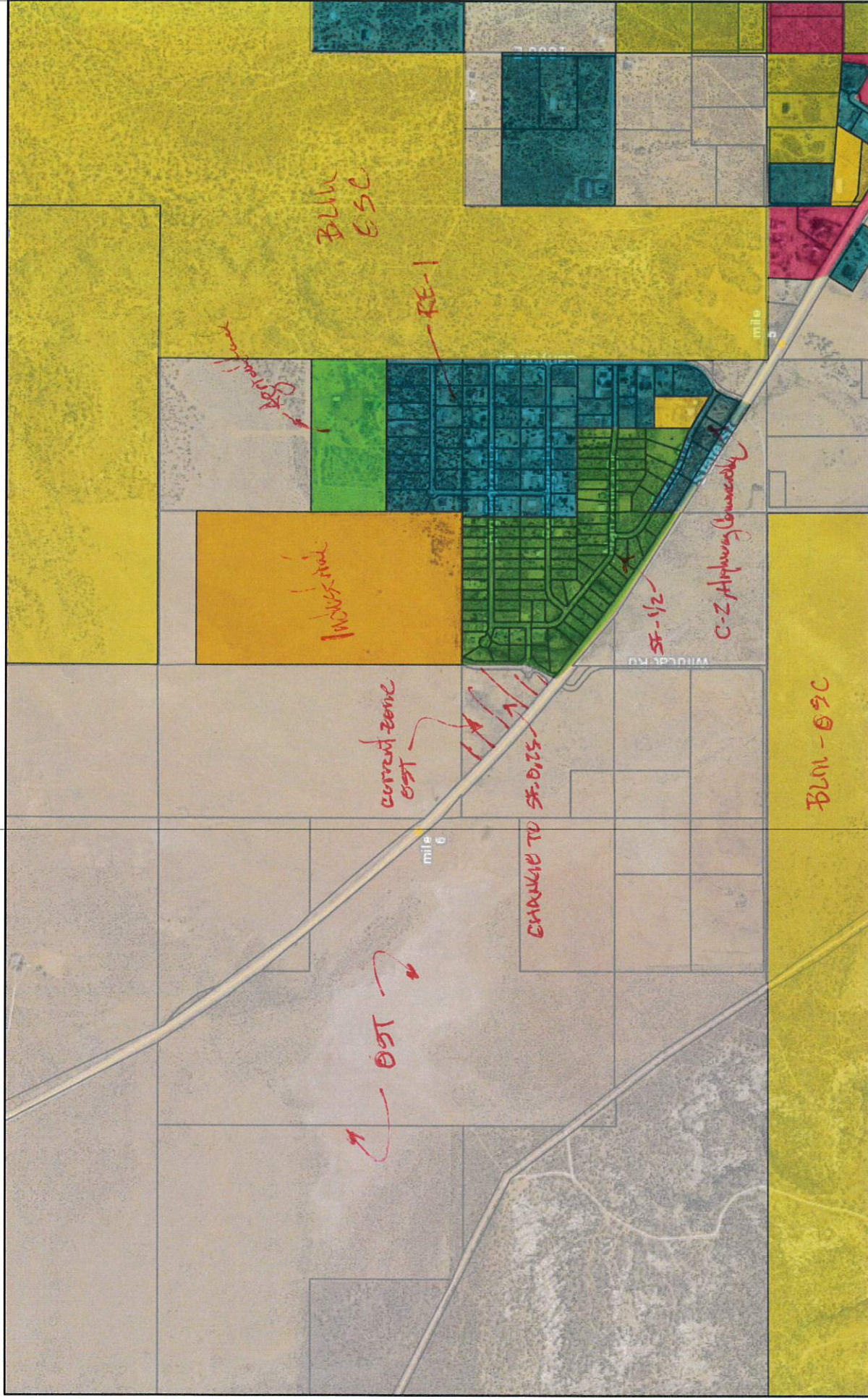
- ☒ A. The name and address of every person or company the applicant represents  
*Mark Joseph, Manager, 2024 So. Fairbairn St. Cedar Point, UT 84602  
Email: rmjossk2@yahoo.com*
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing 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 <i>10/4/21 paid fee ✓ #12284</i>	
Date Received: <i>10/4/21</i>	By: <i>[Signature]</i>
Date Application Deemed Complete: <i>10/7/21</i>	By: <i>[Signature]</i>



# Apple Valley Zoning Districts



9/9/2021, 10:45:51 AM

Zoning Districts

A - Agricultural

C-1 - Convenience Commercial

C-2 - Highway Commercial

C-3 - General Commercial

I-1 - Industrial

OSC - Open Space Conservation

OST - Open Space Transition

PD - Planned Development

1:18,056

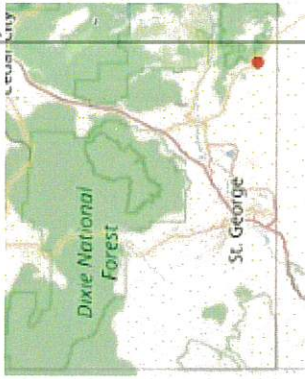
0 0.13 0.25 0.35 0.5 mi

0 0.17 0.35 0.7 km





# Vistas at Cedar Point



## Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwiwi 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

Adjoining Parcels

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.

752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



SCALE 1" = 50'  
SCALE 1" = 100'

PROJECT VICINITY MAP  
-NTS-

OWNER  
The Vista, LLC  
NORTHERN ENGINEERING  
BRANT TUTTLE  
MATT JESSOP  
mattjessop@vista.com  
TEL: 801-802-8992

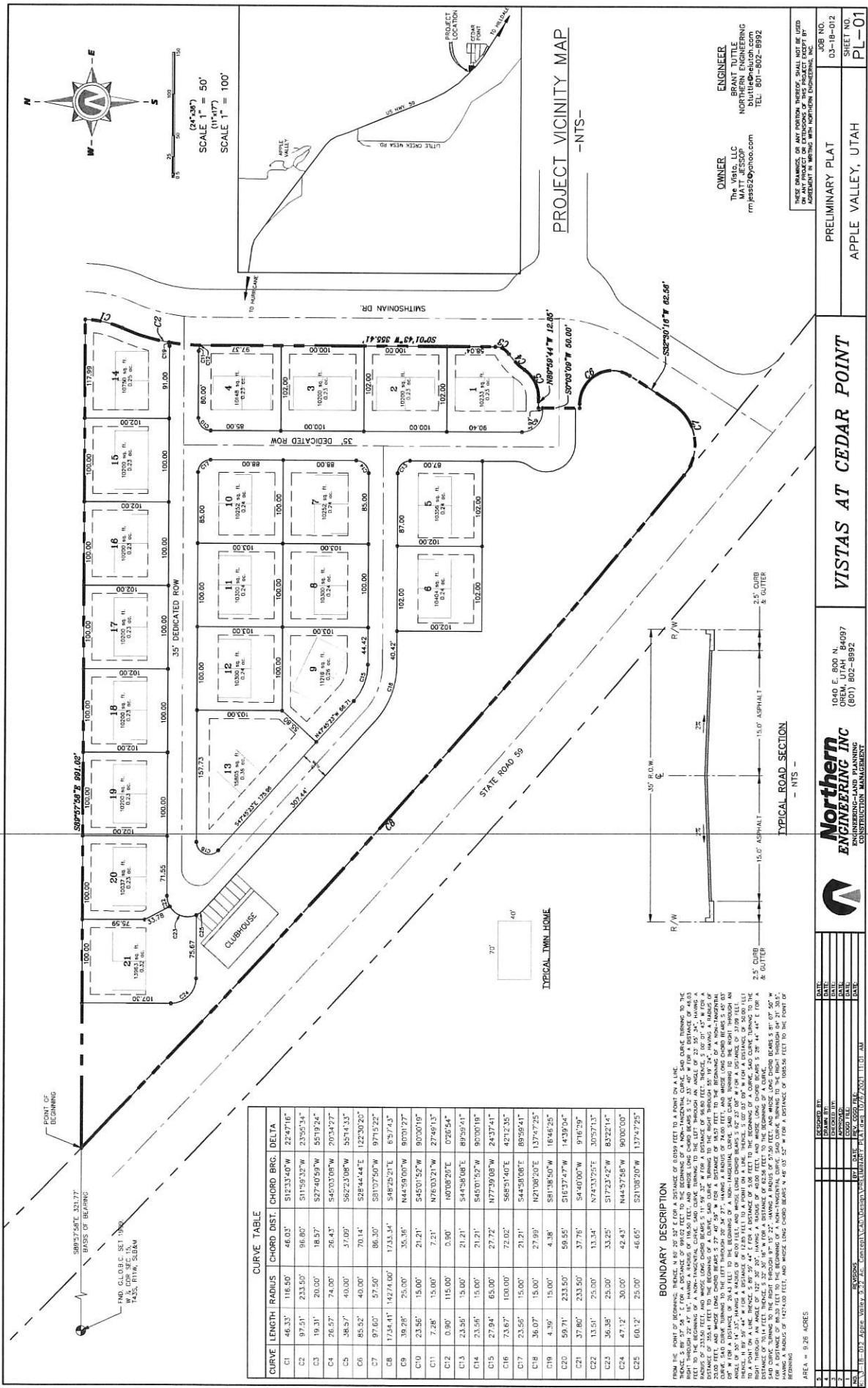
ENGINEER  
NORTHERN ENGINEERING  
BRANT TUTTLE  
MATT JESSOP  
mattjessop@vista.com  
TEL: 801-802-8992

PRELIMINARY PLAT	SHEET NO.
APPLE VALLEY, UTAH	PL-01

VISTAS AT CEDAR POINT

1610 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**Northern**  
ENGINEERING INC  
ENGINEERING-AND PLANNING  
CONSTRUCTION MANAGEMENT



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIST. CHORD BRG. DELTA
C1	46.33'	116.50'	46.03' S12°33'40"W 224°71'6"
C2	97.51'	233.50'	96.80' S11°59'32"W 235°51'34"
C3	19.31'	20.00'	18.57' S7°40'59"W 55°19'24"
C4	26.57'	74.00'	26.43' S4°03'05"W 20°34'27"
C5	38.53'	40.00'	37.00' S6°22'08"W 35°14'33"
C6	85.52'	40.00'	70.14' S28°44'44"E 122°20'20"
C7	97.00'	57.50'	86.30' S01°07'50"W 97°15'22"
C8	174.41'	142.74.00'	173.34' S48°25'21"E 6°57'43"
C9	39.28'	75.00'	35.16' N44°58'00"W 80°01'27"
C10	23.56'	15.00'	21.21' S45°01'52"W 90°00'19"
C11	7.38'	15.00'	7.21' N76°03'21"W 27°48'13"
C12	0.90'	115.00'	0.90' N01°02'25"E 0°26'54"
C13	23.56'	15.00'	21.21' S44°58'08"E 89°59'41"
C14	23.56'	15.00'	21.21' S45°01'52"W 90°00'19"
C15	27.94'	65.00'	27.72' N77°39'08"W 24°37'41"
C16	73.67'	100.00'	72.02' S08°51'40"E 42°12'35"
C17	23.56'	15.00'	21.21' S44°58'08"E 89°59'41"
C18	36.07'	15.00'	27.99' N71°08'20"E 13°74'25"
C19	4.36'	15.00'	4.36' S01°38'50"W 16°46'50"
C20	59.71'	233.50'	58.55' S16°37'47"W 14°39'04"
C21	37.80'	233.50'	37.76' S44°00'00"W 9°16'29"
C22	13.51'	25.00'	13.34' N74°33'25"E 30°57'13"
C23	36.38'	25.00'	33.25' S17°23'42"W 83°22'14"
C24	47.12'	30.00'	42.43' N44°57'56"W 90°00'00"
C25	60.12'	25.00'	52°108'20"W 137°47'25"

BOUNDARY DESCRIPTION

FROM THE POINT OF BEGINNING, TRAVEL N 82° 32' 57" E FOR A DISTANCE OF 85.99 FEET TO A POINT ON A LINE...  
AREA = 91.26 ACRES



*Information for Reference Purposes:*

File No.: W20681

Tax Parcel No(s): AV-1386-D-1

Property Address(es):

VACANT LAND, ,

**EXHIBIT "A"**  
**Legal Description**

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'58" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, 1312.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°57'58" EAST ALONG SAID CENTER SECTION LINE, 290.41 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 1 SUBDIVISION; THENCE DEPARTING SAID CENTER SECTION LINE AND RUNNING ALONG THE SUBDIVISION BOUNDARY OF SAID CEDAR POINT PHASE 1 THE FOLLOWING SEVEN (7) COURSES: SOUTH 00°00'30" WEST, 213.66 FEET; THENCE SOUTH 64°58'16" WEST, 81.70 FEET; THENCE SOUTH 24°37'20" WEST, 83.97 FEET; THENCE SOUTH 00°00'30" WEST, 272.62 FEET; THENCE SOUTH 89°59'44" EAST, 194.15 FEET; THENCE NORTH 00°00'30" EAST, 101.55 FEET; THENCE SOUTH 89°59'21" EAST 909.70 FEET TO A POINT LOCATED ON THE WEST LINE OF SOUTH ZION ESTATES PHASE 2 SUBDIVISION; THENCE SOUTH 00°00'16" WEST, ALONG SAID LINE, 494.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ZION ESTATES PHASE 2; THENCE SOUTH 89°59'21" EAST, ALONG THE SOUTH LINE OF SAID PHASE 2, 42.51 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 2 SUBDIVISION; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°00'30" WEST, ALONG THE WEST LINE OF SAID CEDAR POINT PHASE 2 AND THE WEST LINE OF CEDAR POINT PHASE 3 SUBDIVISION, 832.29 FEET TO THE SOUTHWEST CORNER OF SAID CEDAR POINT PHASE 3. SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UTAH STATE HIGHWAY-59. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14,274.00 FEET, AND A CENTRAL ANGLE OF 07°30'10"; (RADIUS POINT BEARS NORTH 32°15'13" EAST); THENCE DEPARTING SAID PHASE 3 SUBDIVISION AND RUNNING NORTHWESTERLY ALONG SAID HIGHWAY LINE AND SAID CURVE, 1869.17 FEET TO A POINT OF CUSP CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, AND A CENTRAL ANGLE OF 97°15'07"; (RADIUS POINT BEARS NORTH 39°42'23" EAST); THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING EASTERLY ALONG SAID CURVE, 97.60 FEET; THENCE NORTH 32°30'16" EAST, 62.56 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 122°30'00"; THENCE NORTHWESTERLY ALONG SAID CURVE 85.52 FEET; THENCE NORTH 89°59'44" WEST 5.06 FEET; THENCE NORTH 00°03'09" EAST, 60.00 FEET; THENCE SOUTH 89°59'44" EAST, 12.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 55°14'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 38.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 20°34'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 26.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 55°18'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, 19.31 FEET; THENCE NORTH 00°01'43" EAST, 355.41 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 233.50 FEET, AND A CENTRAL ANGLE OF 23°55'38"; THENCE NORTHERLY ALONG SAID CURVE, 97.61 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 116.50 FEET AND A CENTRAL ANGLE OF 22°47'22"; THENCE NORTHERLY ALONG SAID CURVE, 46.34 FEET TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder  
09/30/2021 12:32:16 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:  
683 SOUTH 990 WEST  
HURRICANE, UTAH 84737



Property Reference Information:  
Tax Parcel No(s): AV-1366-D-1  
Property Address(es) (if any):  
VACANT LAND, ,

### **WARRANTY DEED**

ZION TINY HOME VACATIONS LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

THE VISTAS AT CEDAR POINT LLC ("Grantee(s)")

in fee simple the following described real property located in County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: W20681  
Tax Parcel No(s): AV-1366-D-1  
Property Address(es) (if any):  
VACANT LAND, ,

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 29 day of **SEPTEMBER**, 2021.

**ZION TINY HOME VACATIONS LLC**

By:   
**JERRY EVES**  
Its: **MANAGER**

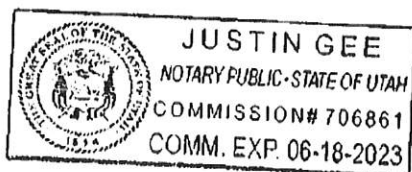
STATE OF UTAH

COUNTY OF Utah

} ss.

On this 29 day of **September**, 2021, personally appeared before me **JERRY EVES**, who stated that he/she is the **MANAGER** of **ZION TINY HOME VACATIONS LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC



*Information for Reference Purposes:*

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Tax Parcel No(s): AV-1366-D-1

Property Address(es):

VACANT LAND, ,

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BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4



**AFFIDAVIT  
PROPERTY OWNER**

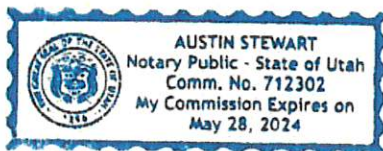
STATE OF UTAH                     )  
  )  
COUNTY OF WASHINGTON)

I (We) The Vistas, LLC 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. Parcel AN-1366-D-1

*Randy W. Jensen*  
Property Owner

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

Subscribed and sworn to me this 30 day of September, 2021.



*A Stewart*  
Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024

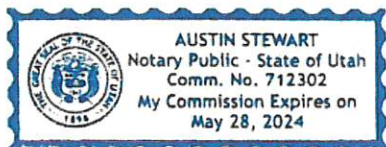
**AGENT AUTHORIZATION**

I (We), The Vistas, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brant Tuttle, Northern Engineering 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. Parcel AN-1366-D-1

*Randy W. Jensen*  
Property Owner

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

Subscribed and sworn to me this 30 day of September, 2021.



*A Stewart*  
Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024