



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>Dennis B. Clark, JR</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: <u>ST. George</u>	State: <u>UT</u>	Zip: <u>84771</u>	
Agent: (If Applicable)		Phone:	
Address/Location of Property:		Parcel ID: <u>AV-1365-E</u>	
Existing Zone: <u>OST/OSC</u>		Proposed Zone: <u>RE-10</u>	
Reason for the request <u>Would like to build one house on property.</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 <u>Paid V#1025 Rpt No: 36290</u>	
Date Received: <u>9/8/21</u>	By: <u>JM (Jenna, Town Clerk)</u> Deputy
Date Application Deemed Complete: <u>9/29/21</u>	By:

AFFIDAVIT
PROPERTY OWNER

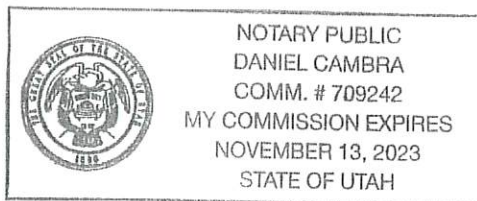
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Dennis B Clark JR., 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.

Dennis B Clark JR.
Property Owner

Property Owner

Subscribed and sworn to me this 2nd day of September, 2021.



[Signature]
Notary Public

Residing in: St. George

My Commission Expires: 11/13/23

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: _____

When recorded mail deed and tax notice to:
Dennis B. Clark, JR., Trustee of Rick Kennedy
Revocable Trust, dated December 7, 2005
PO Box 2254
St. George, UT 84771



SOUTHERN UTAH
TITLE COMPANY
"Doing good Deeds for over 70 years"
sutc.com

Order No. 215370 - JLB
Tax I.D. No. AV-1365-E

Space Above This Line for Recorder's Use

WARRANTY DEED

Bruce Hubrecht, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY** and **WARRANT** to

Dennis B. Clark, JR., Trustee of Rick Kennedy Revocable Trust, dated December 7, 2005, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Parcel 1:

The West 10 acres of the Southwest Quarter Northeast Quarter(SW¼NE¼) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 2:

A Right of Way for ingress and egress over existing roads as created by instruments, recorded as Entry No. 278825, 281731, 281733, 281738, 314581, 450820, Official Washington County Records.

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity

WITNESS the hand(s) of said grantor(s), this 2nd day of February, 2021.

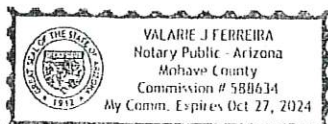
Bruce Hubrecht
Bruce Hubrecht

STATE OF Arizona)
COUNTY OF Mohave)
:ss.

On the 2nd day of February, 2021, personally appeared before me, Bruce Hubrecht, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

Valerie J. Ferreira
NOTARY PUBLIC

My Commission Expires: 10-27-24



NEVADA & UTAH
HOLDING CO. INC.
AV -1365-M-1
RE-1.0

NEVADA & UTAH
HOLDING CO. INC.
AV -1365-M-1
RE-1.0

GEMSTONE
PROPERTIES INC.
AV-1365-U
RE-1.0

RICHARD M. &
DEBORAH A. KOPP
TRS.
AV-1365-K
RE-5.0

PIERRE CHATELAIN
AV-1365-B
RE-10.0

DENNIS B. CLARK JR. TR.
AV-1365-P
RE-10.0

DESERT STAR FINANCIAL LLC
AV-1365-G
RE-

AV-1365-G-2

AV-1365-G-1

AV-1365-G-3

DENNIS B. CLARK JR. TR.
AV-1365-E
OST

AV-1365-G-5

JOSEPH R. &
KELLY A. VITORINO TRS.
AV-1365-F-1
RE-1.0

AV-1365-G-6

AV-1365-G-4

E Red Hawk Rd

TODD CHAMBERLIN
AV-1365-N
OST

ERWIN FISCHER
AV-1364-A-1
OST

NUANCE MGMT. LLC
AV-1364-A-2
OST

JONATHON GEORGE
AV-1365-O
OST

EXISTING ZONING

AV-1365-E
OPEN SPACE
TRANSITION

E Red Hawk Rd

C
4
0
0
0
E

PROPOSED ZONING

AV-1365-E
RURAL ESTATE
10.0

E Red Hawk Rd