



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: \$25.00/Acre
101 – 500 Acres: \$15.00/Acre
501 + Acres: \$10/Acre

Am't Paid:
\$537.50

For Office Use Only: File No. AV-1376-B-3 Receipt No. 37928

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting

Name: <u>NUANCE MANAGEMENT, LLC</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: <u>SLA</u>	
Address/Location of Property: <u>1442 E 2000 S</u>		Parcel ID: <u>AV-1376-B-3</u>	
Existing Zone: <u>OPEN SPACE</u>		Proposed Zone: <u>C-3 COMMERCIAL</u>	
Reason for the request <u>BUSINESS DEVELOPMENT</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 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 and 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 first 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. No additions or changes may be made to an application within one week of the scheduled meeting.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors shall be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Official Use Only	
Date Received: 1/25/22	By: JW, Town Clerk.
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

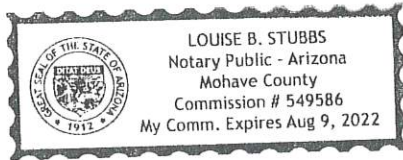
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) Nuance Management, 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.

Nuance Management, LLC
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this 25 day of January, 20 22.



Louise B. Stubbs
Notary Public

Residing in: Arizona

My Commission Expires: Aug 9, 2022

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: _____

MAIL TAX NOTICE TO
ANTHUS BARLOW
P.O. Box 840701
Hildale, UT 84784

Special Warranty Deed

Order No. 8-005714

ANTHUS BARLOW

of Hildale, County of Washington, State of UTAH, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company

of Apple Valley, County of Washington, State of UT Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:


Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence Southeasterly along the North right-of-way line of State Highway #59, 520.74 feet to the true point of beginning; thence Southeasterly 226.18 feet along the North right-of-way line of said State Highway #59; thence Northerly 400.96 feet to a point on the North section line of said Section 22, which is East 687.0 feet from the point of beginning; thence West along said section line 212.5 feet; thence Southerly 287.5 feet to the true point of beginning.

Parcel No.: AV-1376-B-3

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

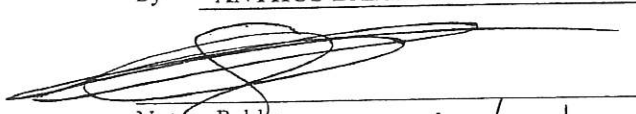
WITNESS, the hand(s) of said Grantor(s), this 21st of January AD., 2022

Signed in the Presence of:


ANTHUS BARLOW

STATE OF Utah)
) SS.
County of Washington)

The foregoing instrument was acknowledged before me this 21st day of January, 2022
By ANTHUS BARLOW


Notary Public

My Commission Expires: 11/28/2023

Residing at:

SANTA CLARA, UT

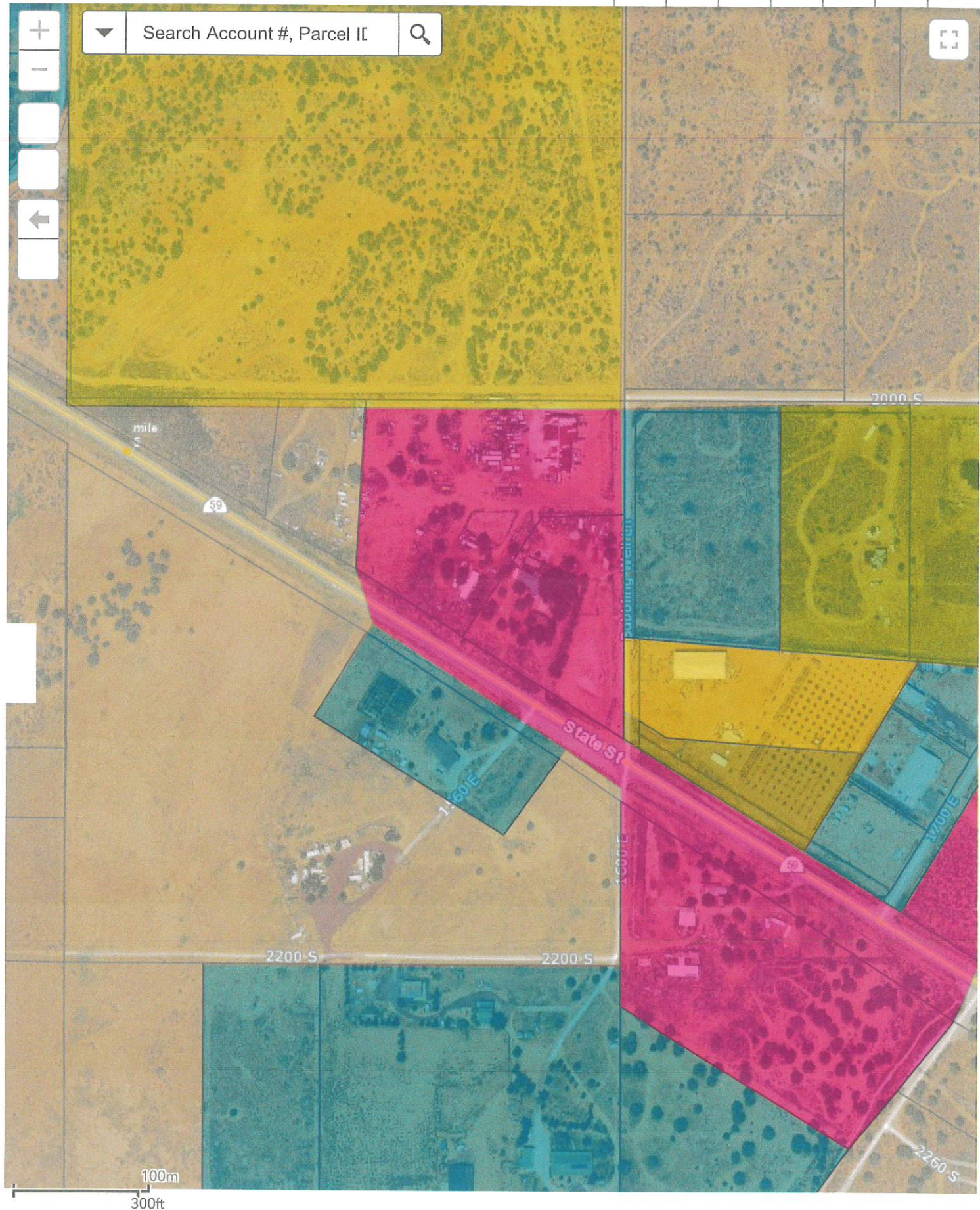
Warranty Deed (Special) (Individual Notary)
Backman Title Services Ltd.



SHANELL CARTER-JENSEN
Notary Public
State Of Utah
My Commission Expires 11-28-2023
COMMISSION NO. 709261



Apple Valley Zoning Districts Viewer



-113.070968 37.038339 Degrees

[Printer friendly view](#)

Query: AccountNumID = 0405525

Showing 1 result on 1 page

Account# Summary

0405525	Parcel #:	AV-1376-B-3	Owner:	NUANCE MGMT LLC
	Situs:		Legal:	S: 22 T: 43S R: 11W BEG NW COR NE1/4 NE1/4
	Acres:	1.50		SEC 22 T43W T...
	Version: 01/25/2022 01:07:56-208 PM to: MAX			

List of Addresses within 500 feet of 1442 E 2000 S

Matt & Pam Jessop



Gemstone Properties Inc



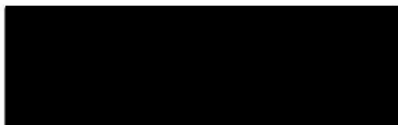
Leanna Jessop



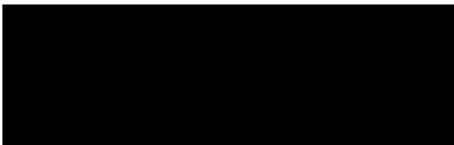
Amy M Alkema



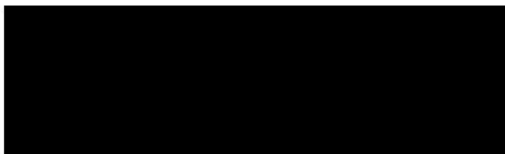
Amy Black



1st United Inv Inc



Jeff & Susanne Spendlove



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1777 N. Meadowlark Dr.
Apple Valley UT 84737
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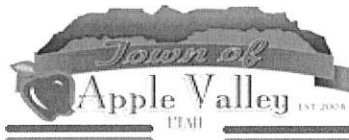
Receipt No: 37928

Receipt Date: 01/27/2022

Time of Receipt: 01/27/2022 09:32 AM

Zone Change Application Fee	537.50
	\$537.50

Check: 157	537.50
	\$537.50



1777 North Meadowlark Drive
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

August 3, 2022

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1376-B-3
Address: 1442 E 2000 S

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of business development. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030 C Commercial Zones](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030_C_Commercial_Zones)

The hearing will be held **September 7, 2022 at 6:00 PM** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

[illegible]