



**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**

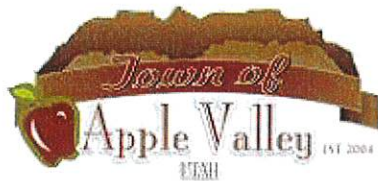
Owner: <b>Jason Curtis</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) <b>ProValue Engineering (Karl)</b>		Phone: <b>435-668-8307</b>	
Address/Location of Property: <b>Appr. 1600 E 2500 S</b>		Parcel ID: <b>AV-1378-G</b>	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-5</b>	
For Planned Development Purposes: Acreage in Parcel <sup>20</sup> _____		Acreage in Application <sup>20</sup> _____	
Reason for the request <b>To subdivide property</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>5/19/26</b>
-------------------------	------------------------

Official Use Only	Amount Paid: \$ <b>1,800.00</b>	Receipt No: <b>62029</b>
Date Received: <b>5/20/26</b>	Date Application Deemed Complete:	
By:	By:	



### Town of Apple Valley

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Parcel ID# \_\_\_\_\_

## ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Jason Curtis am/are the applicant(s) of the application known as \_\_\_\_\_ located on parcel(s) \_\_\_\_\_ 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, subdivision, or development 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 Water Service 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):

[Signature]  
Name

Jason Curtis  
Applicant/Owner

5/19/26  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Applicant/Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Applicant/Owner

\_\_\_\_\_  
Date

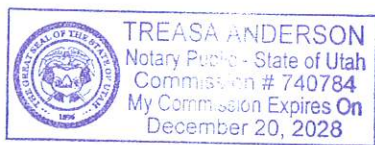
State of Utah )

County of Washington )§

On this 19 day of May, in the year 2026, before me, Jason Curtis a notary public, personally appeared Treasa Anderson, 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. Treasa Anderson  
(notary signature)

(seal)



**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

**PROPERTY OWNER**

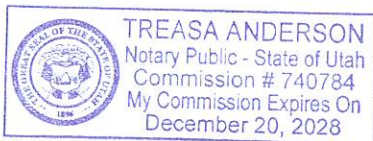
STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Jason Curtis, 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.

Jason Curtis  
Property Owner

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

Subscribed and sworn to me this 19 day of May, 2020.



Treasa Anderson  
Notary Public

Residing in: Washington County

My Commission Expires: December 20, 2028

**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\_\_\_\_\_.

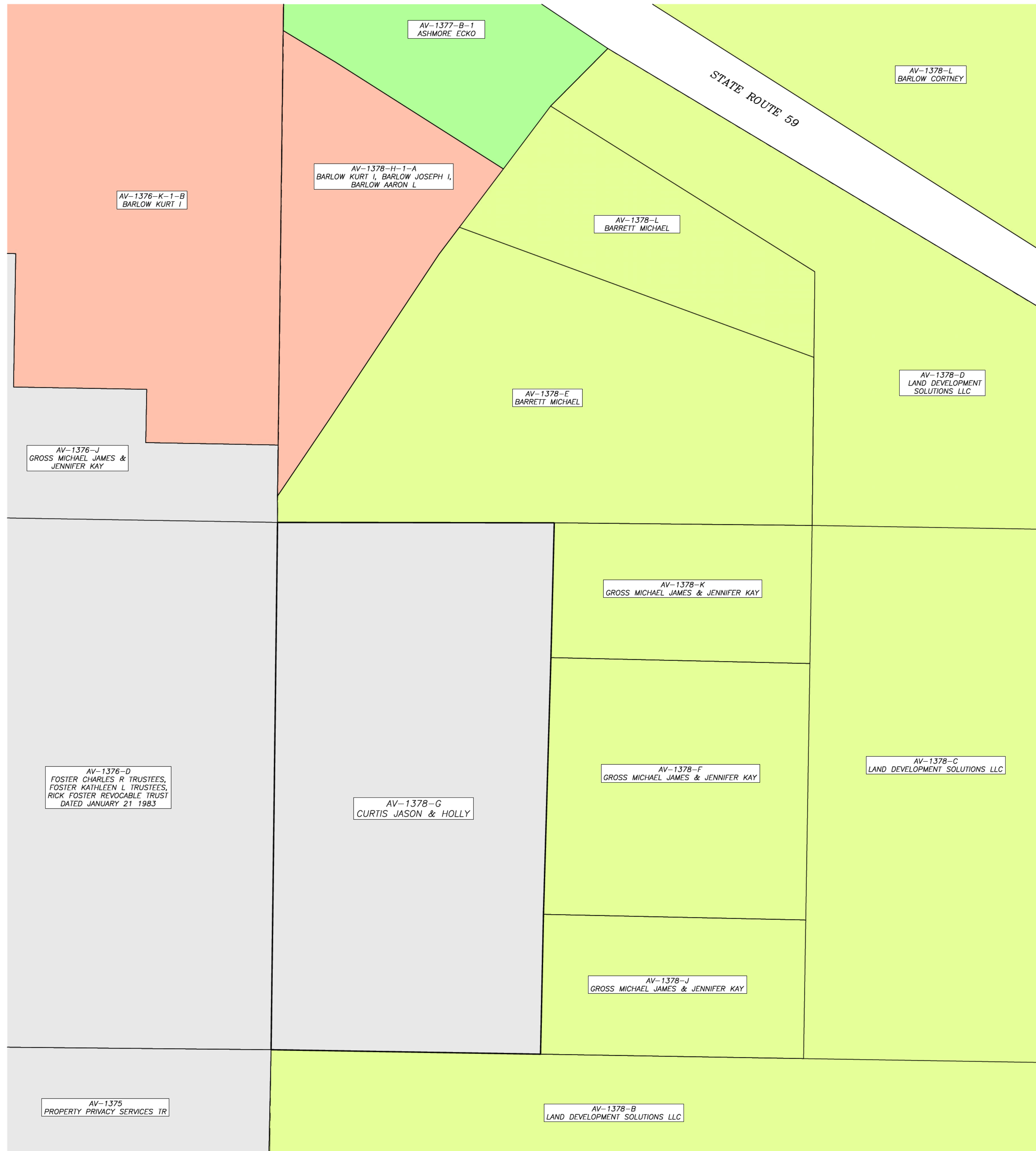
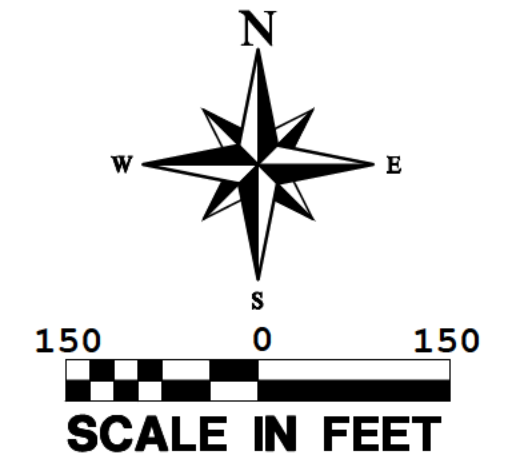
\_\_\_\_\_  
Notary Public

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

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

# EXISTING ZONE MAP FOR: JASON CURTIS

LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH



## LEGAL DESCRIPTION

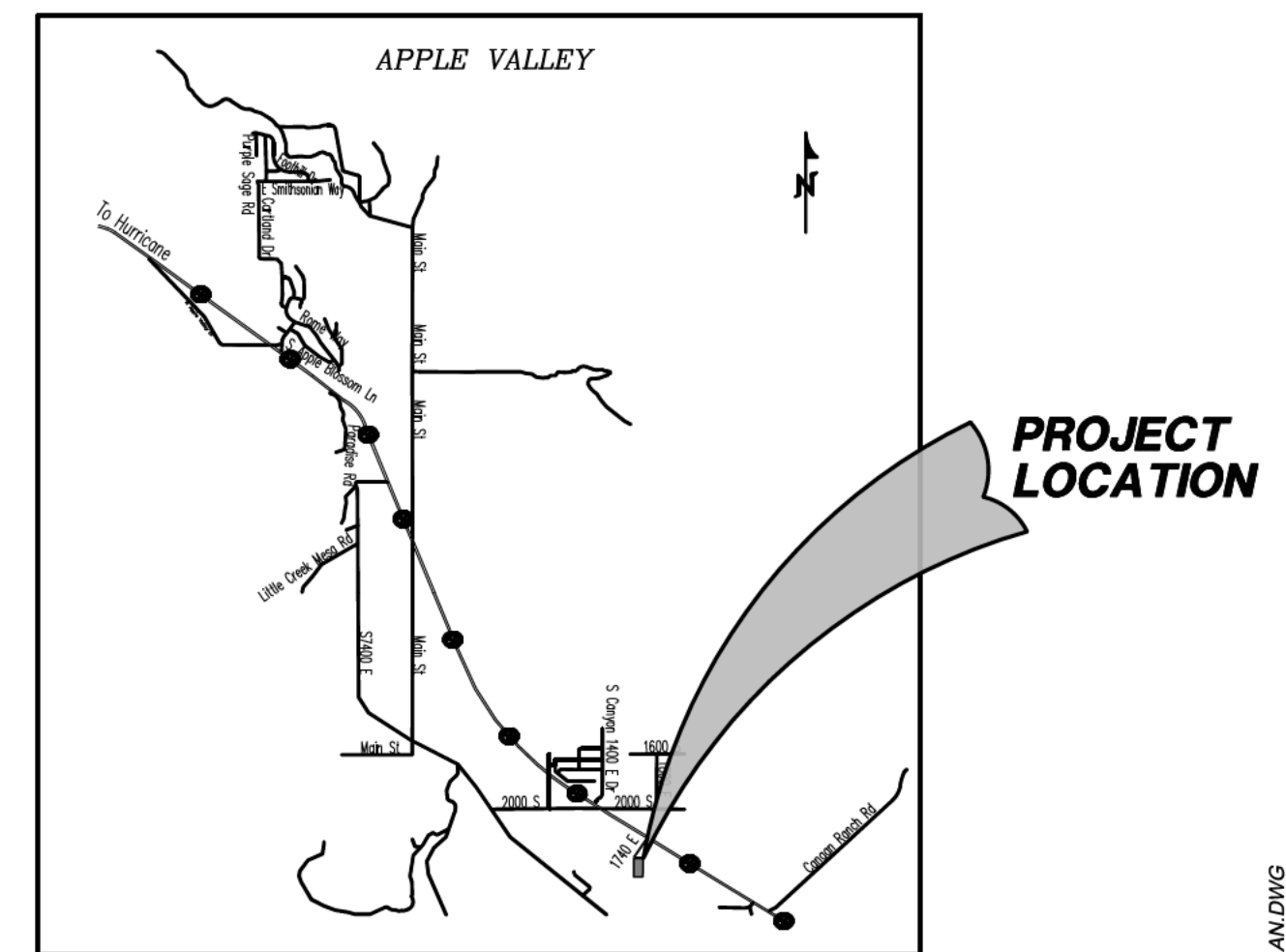
PARCEL #: AV-1378-G FROM DOCUMENT #: 20210011162

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY RECORDER, STATE OF UTAH.

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ZONE A-X: AGRICULTURAL
- ZONE OST: OPEN SPACE TRANSITION
- ZONE RE-1: RURAL ESTATE 1
- ZONE A-5: AGRICULTURAL > 5 ACRES

**OWNER(S):**  
 CURTIS JASON & HOLLY  
 545 S 1530 W  
 HURRICANE, UT 84737



**VICINITY MAP**  
N.T.S.

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
 ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 20 South 850 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: 435-668-8307

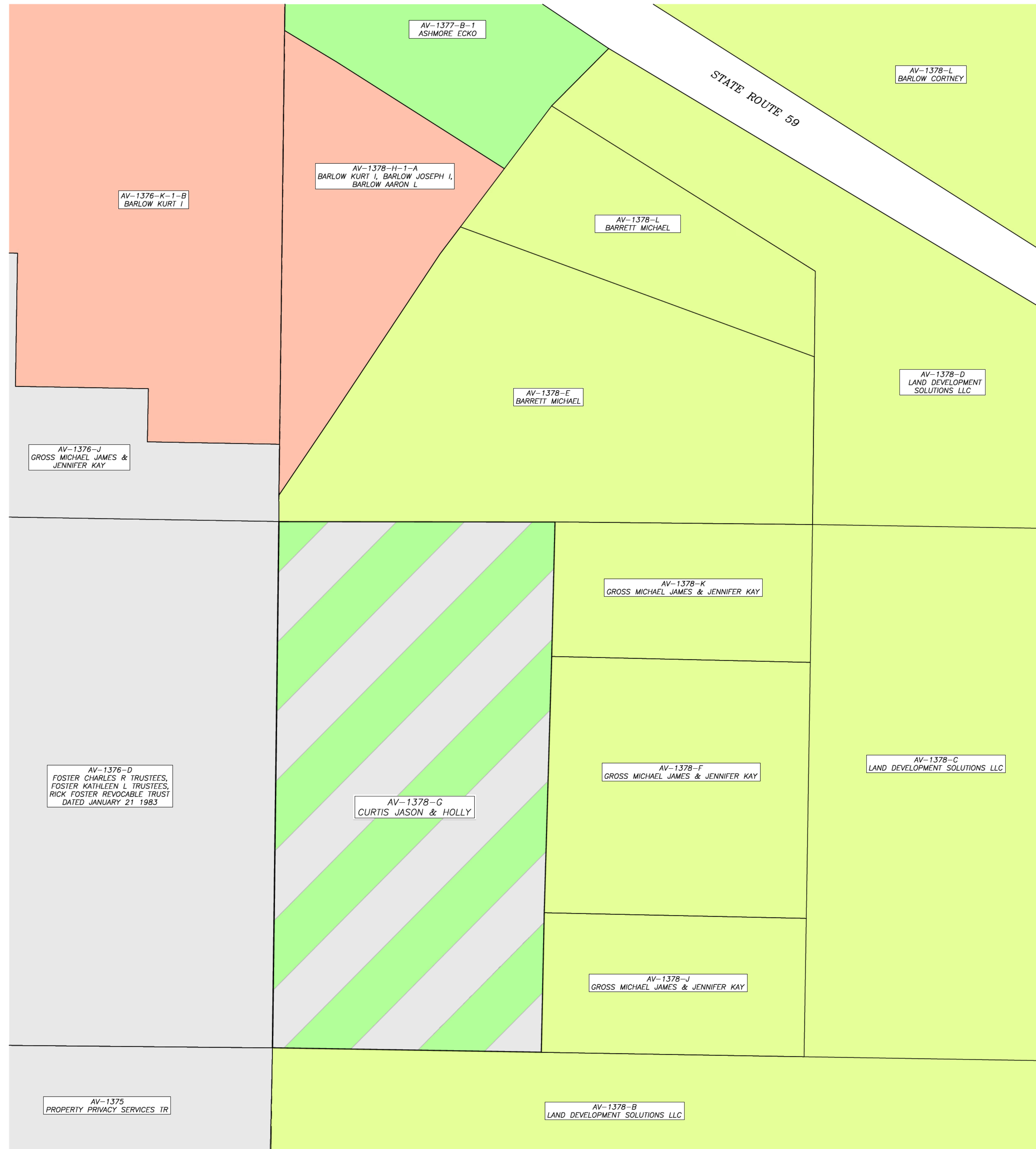
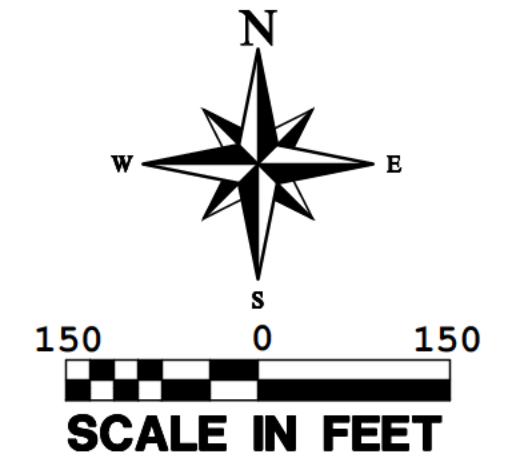
EXISTING ZONE MAP FOR:  
**JASON CURTIS**  
 LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5/18/2026
SCALE	1" = 150'
JOB NO.	532-003
SHEET NO.	

COPYRIGHT © 2023 PROVALUE ENGINEERING INC. 532-003 SITE PLANNING

# PROPOSED ZONE CHANGE MAP FOR: JASON CURTIS

LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH



### LEGAL DESCRIPTION

PARCEL #: AV-1378-G FROM DOCUMENT #: 20210011162

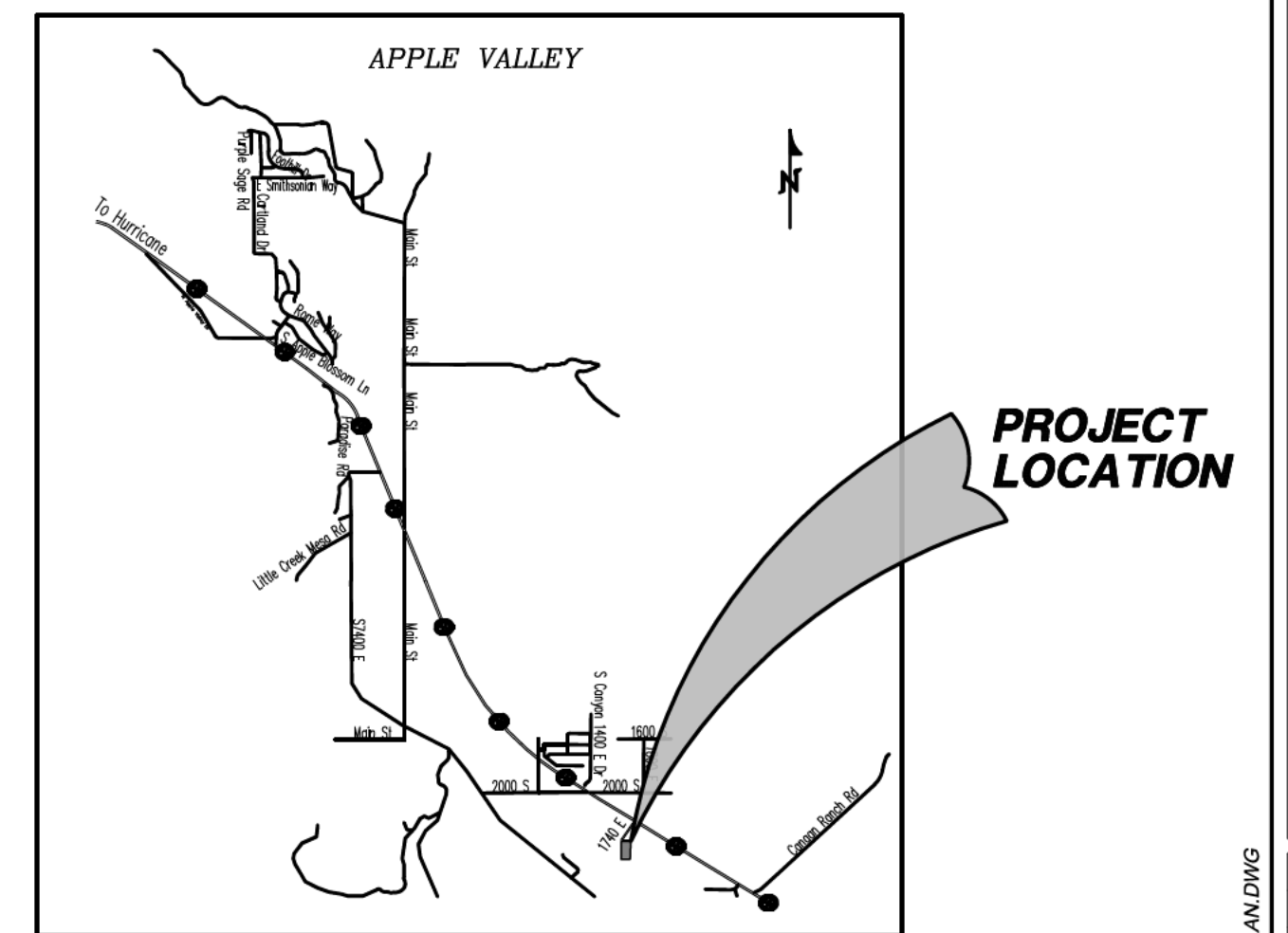
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### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ZONE A-X: AGRICULTURAL
- ZONE OST: OPEN SPACE TRANSITION
- ZONE RE-1: RURAL ESTATE 1
- ZONE A-5: AGRICULTURAL > 5 ACRES
- ZONE CHANGE FROM OST TO A-5 (OPEN SPACE TRANSITION TO AGRICULTURAL > 5 ACRES)

### OWNER(S):

CURTIS JASON & HOLLY  
545 S 1530 W  
HURRICANE, UT 84737



**VICINITY MAP**  
N.T.S.

NO	REVISIONS DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
 ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 20 South 850 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: 435-668-8307

PROPOSED ZONE CHANGE MAP FOR:  
**JASON CURTIS**  
 LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5/18/2026
SCALE	1" = 150'
JOB NO.	532-003
SHEET NO.	2 OF 2