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: Standard Development LLC		Phone: 702-701-1443
Address: [redacted]		Email: Holmbrand@gmail.com
City: Holm	State: UT	Zip: 84718
Agent: (If Applicable) Travis Holm		Phone: 702-701-1443
Address/Location of Property:	Parcel ID: AV-1318	
Existing Zone: Agriculture		Proposed Zone: SF-1/2
Reason for the request: Half acre Lots for development		

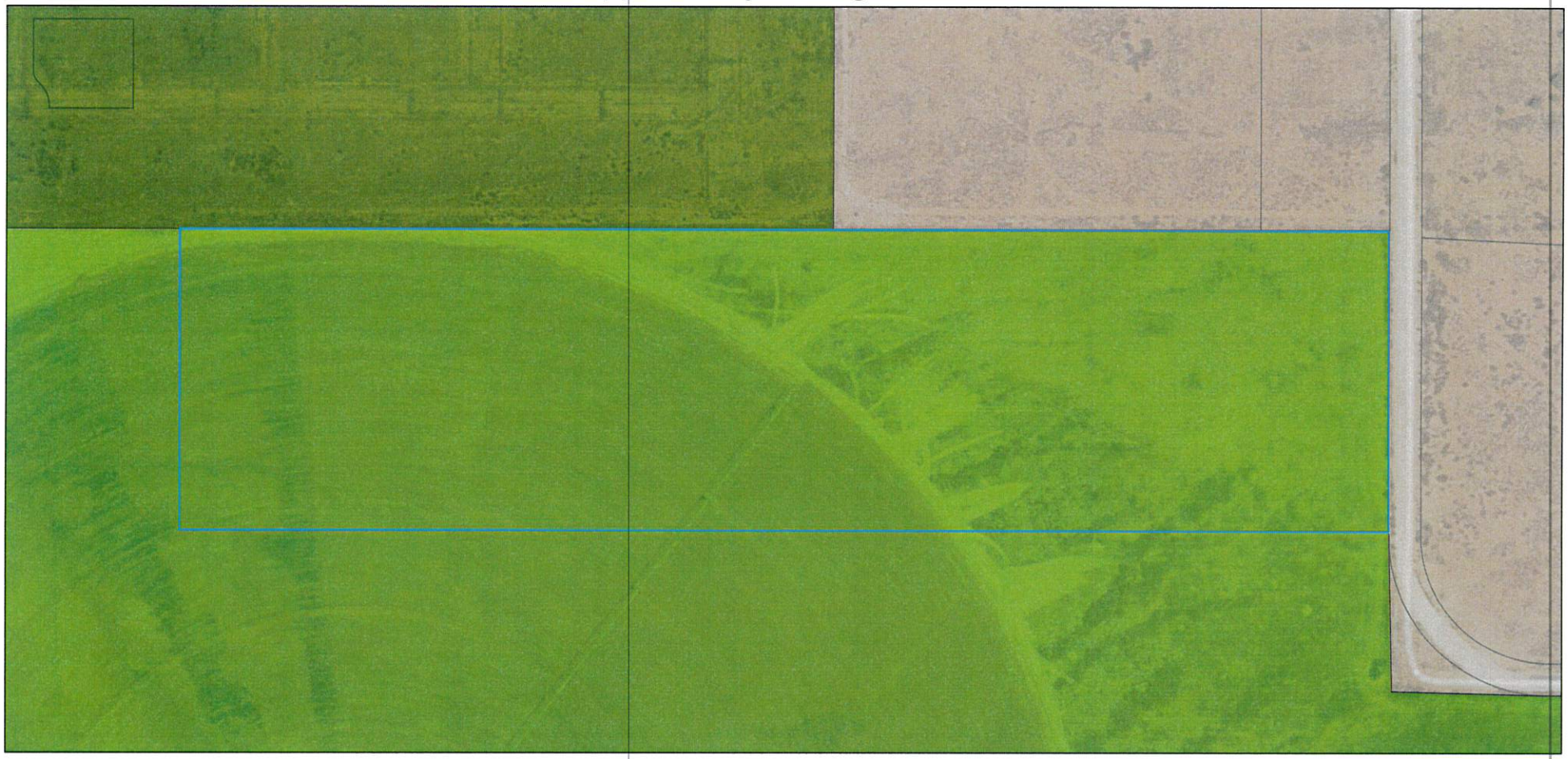
Submittal Requirements: The zone change application shall provide the following:

- ☑ 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 — ATTACHED

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	
Date Received: 11/11/21	By:
Date Application Deemed Complete: 11/11/21	By:

Apple Valley Zoning Districts



11/11/2021, 12:46:23 PM

Zoning Districts

- A – Agricultural
- OST – Open Space Transition
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

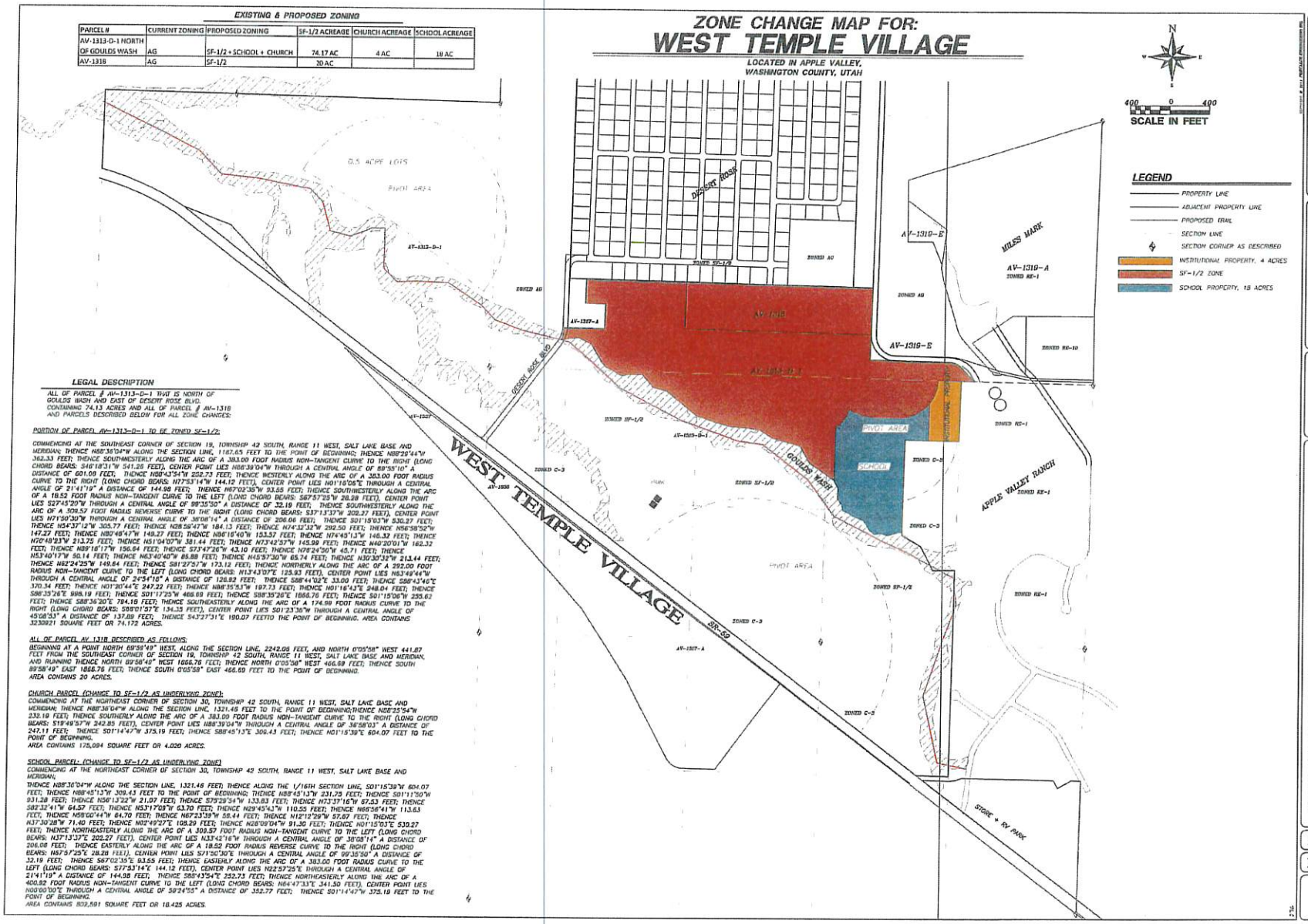
Town of Apple Valley
Sunrise Cloud SMART GIS®

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

EXISTING & PROPOSED ZONING

PARCEL #	CURRENT ZONING	PROPOSED ZONING	SF-1/2 ACREAGE	CHURCH ACREAGE	SCHOOL ACREAGE
AV-1313-D-1 NORTH OF GOULDS WASH	AG	SF-1/2 + SCHOOL + CHURCH	74.17 AC	4 AC	18 AC
AV-1318	AG	SF-1/2	20 AC		



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- INSTITUTIONAL PROPERTY, 4 ACRES
- SF-1/2 ZONE
- SCHOOL PROPERTY, 18 ACRES

LEGAL DESCRIPTION

ALL OF PARCEL # AV-1313-D-1 THAT IS NORTH OF GOULDS WASH AND EAST OF DESERT ROSE BLVD. CONTAINING 74.13 ACRES AND ALL OF PARCEL # AV-1318 AND PARCELS DESCRIBED BELOW FOR ALL ZONE CHANGES:

PORTION OF PARCEL AV-1313-D-1 TO BE ZONED SF-1/2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N58°36'04"W ALONG THE SECTION LINE, 1167.65 FEET TO THE POINT OF BEGINNING; THENCE N88°29'44"W 362.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S46°18'31"W 541.26 FEET), CENTER POINT LIES N58°39'04"W THROUGH A CENTRAL ANGLE OF 89°55'10" A DISTANCE OF 601.09 FEET; THENCE N88°43'54"W 252.73 FEET; THENCE WESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N77°53'14"W 144.12 FEET), CENTER POINT LIES N01°16'06"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE N67°02'35"W 93.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S87°57'25"W 28.28 FEET), CENTER POINT LIES S27°45'20"W THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S37°13'37"W 202.27 FEET), CENTER POINT LIES N71°50'30"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE S01°15'53"W 530.27 FEET; THENCE N34°37'12"W 305.77 FEET; THENCE N28°58'47"W 184.13 FEET; THENCE N74°33'32"W 292.50 FEET; THENCE N56°58'52"W 147.27 FEET; THENCE N80°48'47"W 149.27 FEET; THENCE N84°16'40"W 153.57 FEET; THENCE N74°45'13"W 146.32 FEET; THENCE N70°48'23"W 213.75 FEET; THENCE N61°04'07"W 381.44 FEET; THENCE N73°43'57"W 145.99 FEET; THENCE N40°20'01"W 162.32 FEET; THENCE N89°16'17"W 156.64 FEET; THENCE S73°47'26"W 43.10 FEET; THENCE N78°24'30"W 45.71 FEET; THENCE N53°40'17"W 50.14 FEET; THENCE N63°40'40"W 85.88 FEET; THENCE N45°57'30"W 65.74 FEET; THENCE N30°30'32"W 213.44 FEET; THENCE N62°24'25"W 149.84 FEET; THENCE S81°27'57"W 173.12 FEET; THENCE NORTHERLY ALONG THE ARC OF A 292.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N13°43'07"E 123.93 FEET), CENTER POINT LIES N63°49'44"W THROUGH A CENTRAL ANGLE OF 24°54'16" A DISTANCE OF 126.92 FEET; THENCE S88°44'02"E 33.00 FEET; THENCE S88°43'46"E 370.34 FEET; THENCE N01°30'44"E 247.33 FEET; THENCE N88°35'53"W 197.73 FEET; THENCE N01°16'43"E 348.04 FEET; THENCE S86°35'26"E 998.19 FEET; THENCE S01°17'25"W 468.69 FEET; THENCE S88°35'26"E 1868.76 FEET; THENCE S01°15'39"W 255.62 FEET; THENCE S88°36'20"E 784.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 174.99 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S55°01'53"E 134.35 FEET), CENTER POINT LIES S01°23'36"W THROUGH A CENTRAL ANGLE OF 45°08'53" A DISTANCE OF 137.88 FEET; THENCE S43°27'31"E 190.07 FEETTO THE POINT OF BEGINNING. AREA CONTAINS 3230921 SQUARE FEET OR 74.172 ACRES.

ALL OF PARCEL AV-1318 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°58'49" WEST, ALONG THE SECTION LINE, 2242.08 FEET, AND NORTH 0°05'58" WEST 441.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'49" WEST 1868.76 FEET; THENCE NORTH 0°05'58" WEST 466.69 FEET; THENCE SOUTH 89°58'49" EAST 1868.76 FEET; THENCE SOUTH 0°05'58" EAST 466.69 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 20 ACRES.

CHURCH PARCEL (CHANGE TO SF-1/2 AS UNDERLYING ZONE):
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET TO THE POINT OF BEGINNING;THENCE N88°25'54"W 330.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S19°49'57"W 242.85 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 36°58'03" A DISTANCE OF 247.11 FEET; THENCE S01°14'47"W 375.19 FEET; THENCE S88°45'13"E 309.43 FEET; THENCE N01°15'39"E 604.07 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 175,084 SQUARE FEET OR 4.020 ACRES.

SCHOOL PARCEL: (CHANGE TO SF-1/2 AS UNDERLYING ZONE)
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET; THENCE ALONG THE 1/16TH SECTION LINE, S01°15'39"W 604.07 FEET; THENCE N88°45'13"W 309.43 FEET TO THE POINT OF BEGINNING; THENCE N88°45'13"W 231.75 FEET; THENCE S01°11'50"W 931.28 FEET; THENCE N56°13'22"W 21.07 FEET; THENCE S73°28'54"W 133.83 FEET; THENCE N73°13'16"W 87.53 FEET; THENCE S82°32'41"W 64.57 FEET; THENCE N53°17'09"W 63.70 FEET; THENCE N29°45'43"W 110.55 FEET; THENCE N66°56'41"W 113.63 FEET; THENCE N59°00'44"W 84.70 FEET; THENCE N67°23'39"W 58.44 FEET; THENCE N13°12'29"W 57.87 FEET; THENCE N37°30'38"W 71.40 FEET; THENCE N02°49'27"E 108.29 FEET; THENCE N28°09'04"W 91.30 FEET; THENCE N01°15'53"E 530.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N37°13'37"E 202.27 FEET), CENTER POINT LIES N33°42'16"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE EASTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N87°57'25"E 28.28 FEET), CENTER POINT LIES S71°35'30"E THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE S67°02'35"E 93.55 FEET; THENCE EASTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S77°53'14"E 144.12 FEET), CENTER POINT LIES N22°57'25"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE S88°43'54"E 252.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 400.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N64°47'33"E 341.50 FEET), CENTER POINT LIES N00°00'00"E THROUGH A CENTRAL ANGLE OF 39°24'55" A DISTANCE OF 352.77 FEET; THENCE S01°14'47"W 375.19 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 809,591 SQUARE FEET OR 18.425 ACRES.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
50 South 600 East, Suite 1
St. George, Utah 84770
Phone: (435) 628-0071 Fax: Rumsen
Phone: (435) 259-3011 Cedar Hill

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/6/2018
SCALE: 1"=400'

JOB NO.
274-013

SHEET NO.
1 OF 1

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Standard Development, 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.

Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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: _____