



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: <u>TLW Investments LLC</u>	Phone: [REDACTED]
Address: [REDACTED]	Email: [REDACTED]
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Agent: (If Applicable) <u>Travis Libby Wells</u>	Phone: [REDACTED]
Address/Location of Property:	Parcel ID: <u>AV-1343-A1</u>
Existing Zone: <u>Ost</u>	Proposed Zone: <u>AG-X</u>
For Planned Development Purposes: Acreage in Parcel <u>40</u> Acreage in Application <u>40</u>	
Reason for the request <u>turn to AG-X</u>	

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

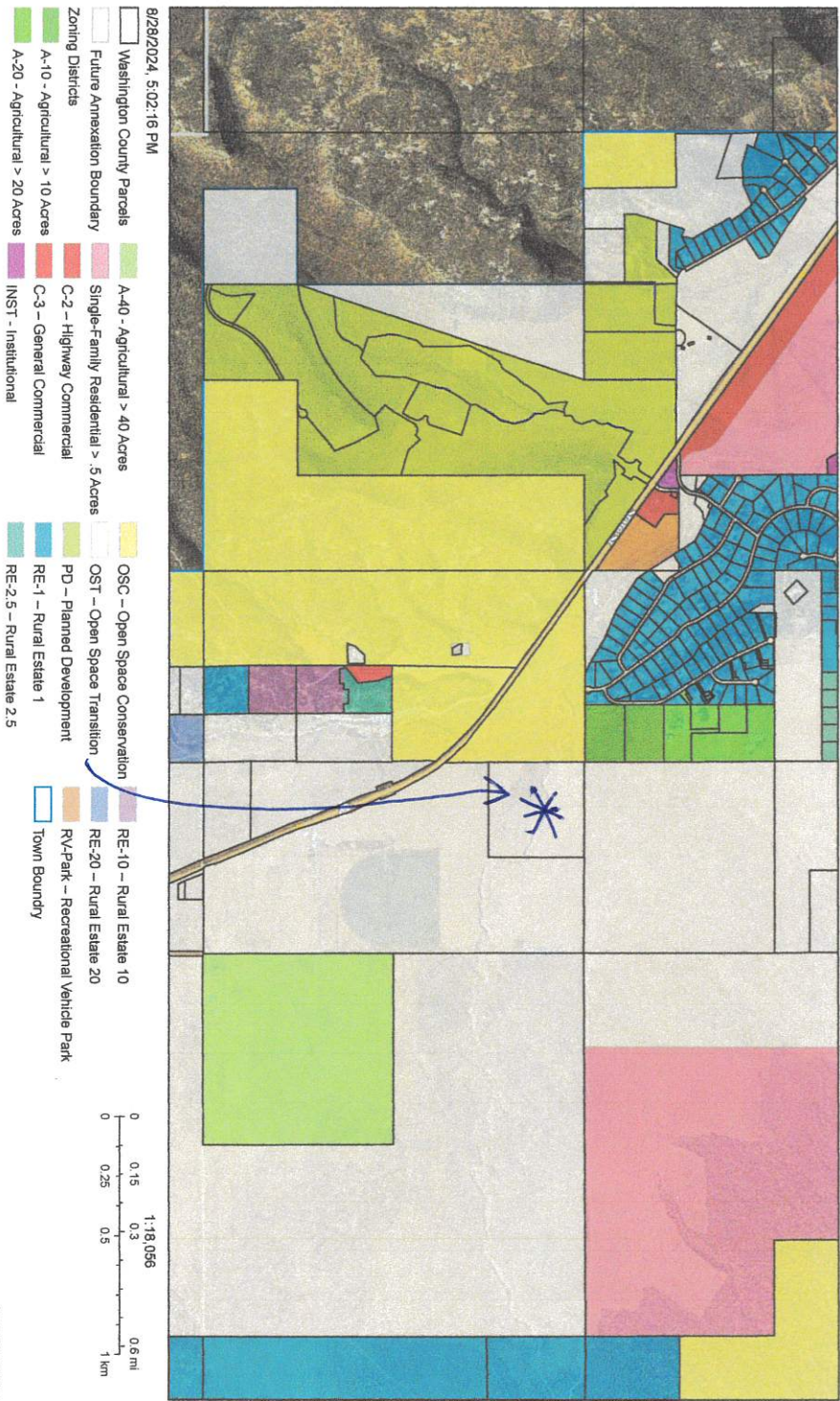
- ☒ A. The name and address of owners in addition to above owner. Travis & Libby Wells
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing present zoning classifications
- ☒ D. An accurate legal description of the property to be rezoned
- ☒ E. N/A 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. N/A Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <u>Libby Wells</u>	Date <u>8/28/24</u>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <u>8/28/24</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

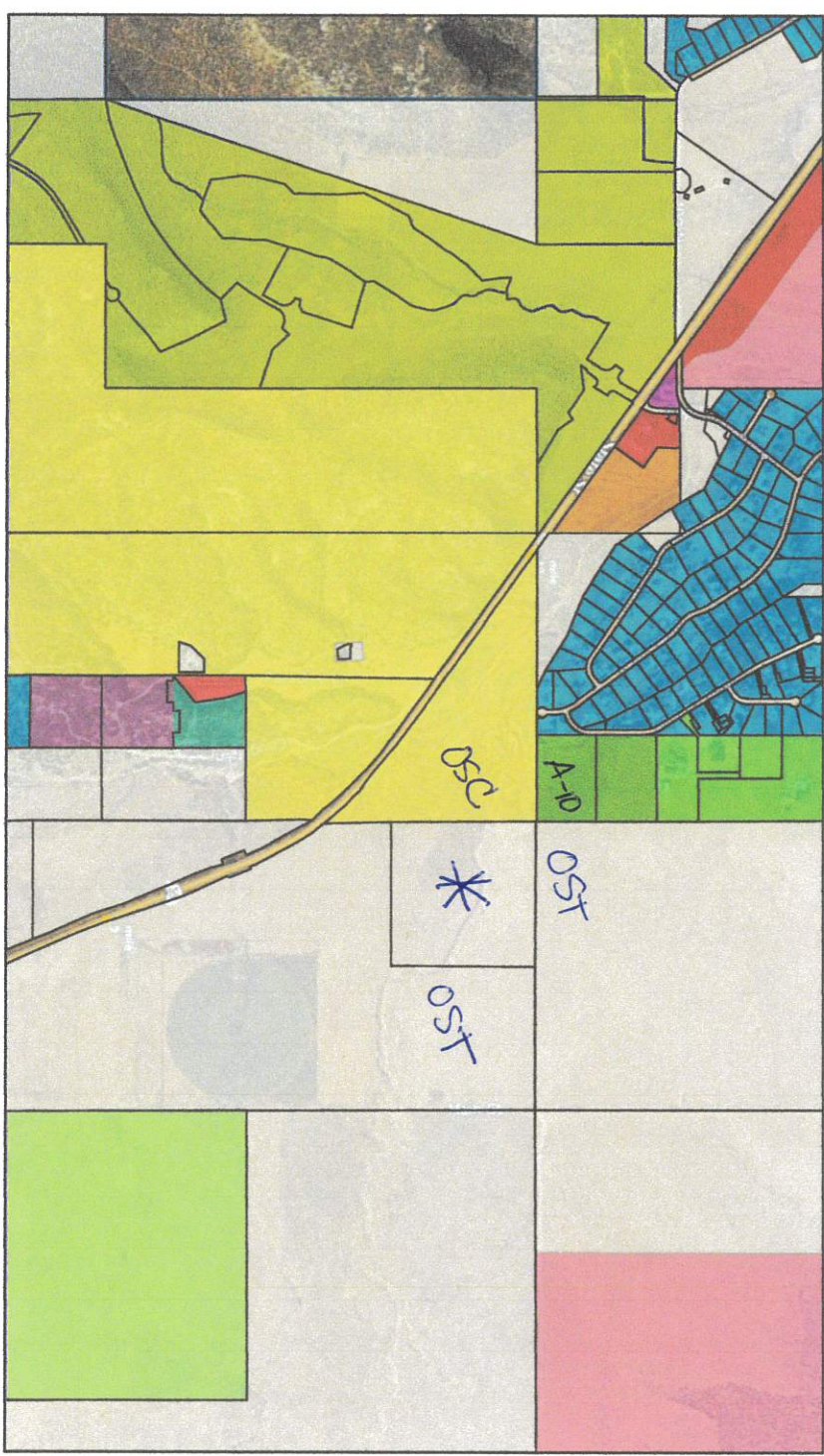
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Apple Valley Zoning Districts



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Apple Valley Zoning Districts

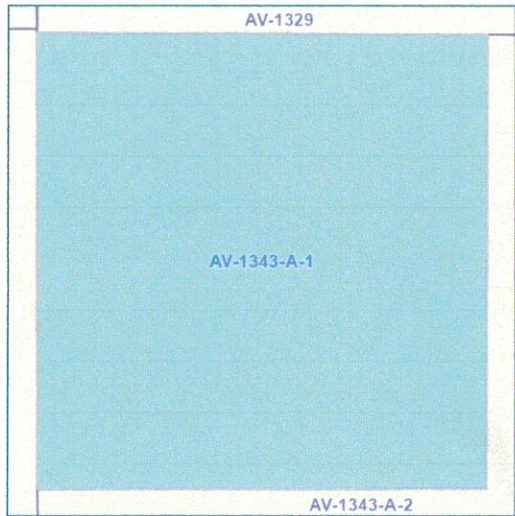


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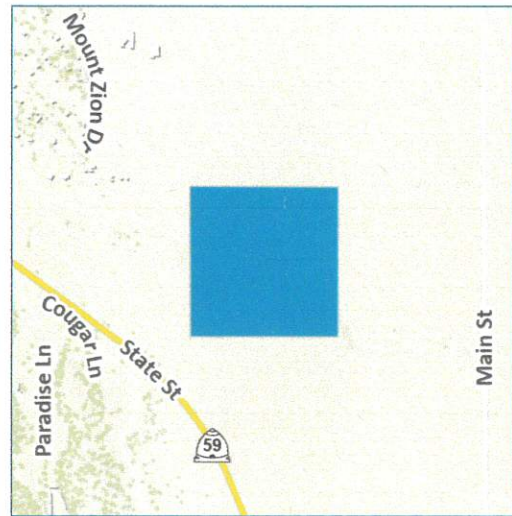
- Washington County Parcels
- Future Annexation Boundary
- Zoning Districts
 - A-10 - Agricultural > 40 Acres
 - A-10 - Agricultural > 10 Acres
 - A-20 - Agricultural > 20 Acres
 - Single-Family Residential > 5 Acres
 - C-2 - Highway Commercial
 - C-3 - General Commercial
 - INST - Institutional
 - OSC - Open Space Conservation
 - OST - Open Space Transition
 - PD - Planned Development
 - RE-1 - Rural Estate 1
 - RE-2.5 - Rural Estate 2.5
 - RE-10 - Rural Estate 10
 - RV-Park - Recreational Vehicle Park
 - Town Boundary



Property Report for Parcel AV-1343-A-1



Parcel highlighted in blue.



Overview Map

NOTE: 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.

Report Generated 8/28/2024 by Washington County GIS

Washington County, Utah

County Administration Building

111 E. Tabernacle Street

St. George, UT 84770-3443

www.washco.utah.gov



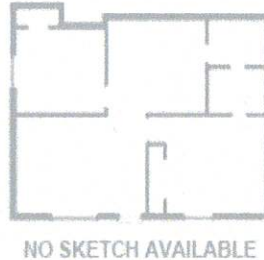
D.

Property Report for Parcel AV-1343-A-1

Data Updated: 8/25/2024



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0155138
Parcel ID: AV-1343-A-1
Owner Name: Tlw Inv Llc

Subdivision: N/A
Situs Address: N/A
Apple Valley, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Units: N/A
Exterior: N/A
Roof Cover: N/A
HVAC Desc: N/A

Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

NorthWest Quarter of the North east Quarter
of Section 32 Township 42 South,
Range 11 West, Salt Lake Base and Meridian

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Property Report for Parcel AV-1343-A-1

Property Information

Acres: 40.00
Zoning: Open Space Transition
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: APV01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://geoprodvm.washco.utah> for more voting information.*

Tax Information

Tax District: Apple Valley Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20220053287

Community/Public Services

Law Enforcement: Washington Co. Sheriff
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Three Falls Elementary
Hurricane Intermediate
Hurricane Middle
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: N/A
Sewer: On-site wastewater/septic (On-site/septic)
Electricity: Rocky Mountain Power
Natural Gas: N/A
Internet Service Providers (Cable): TDS

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: Thursday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

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Warranty Deed Page 1 of 3
Gary Christensen Washington County
Recorder
08/02/2021 03:38:39 PM Fee \$40.00 By GT
TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737



Property Reference Information:
Tax Parcel No(s): AV-1343-A-1
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

WARRANTY DEED

GEDAR VISTA LLC, a UTAH limited liability company ("Grantor"),

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

TLW INVESTMENTS LLC, AN IDAHO limited liability company ("Grantee"),

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

**THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**

With all the covenants and warranties of title from Grantor in favor of Grantee 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:

OT Title File No.: W44447

Tax Parcel No(s): AV-1343-A-1

Property Address(es) (if any):

ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

-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 2nd day of AUGUST, 2021.

CEDAR VISTA LLC

By: [Signature]

JOHN BAGLEY

Its: MANAGER

STATE OF Idaho

COUNTY OF Madison

} ss.

On this 2nd day of August, 2021, personally appeared before me JOHN BAGLEY, who stated that he/she is the MANAGER of CEDAR VISTA 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.



[Signature]
NOTARY PUBLIC