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: The Little Creek Living Trust Dated April 28, 2021		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable) Sophia Daley		Phone: [redacted]
Address/Location of Property: AV-1354-NP-2-A	Parcel ID: AV-1354-NP-2-A	
Existing Zone: OST		Proposed Zone: Agricultural AG-X
For Planned Development Purposes: Acreage in Parcel 5 Acres	Acreage in Application 5 Acres	
Reason for the request: Current farming, and possibly future residence		

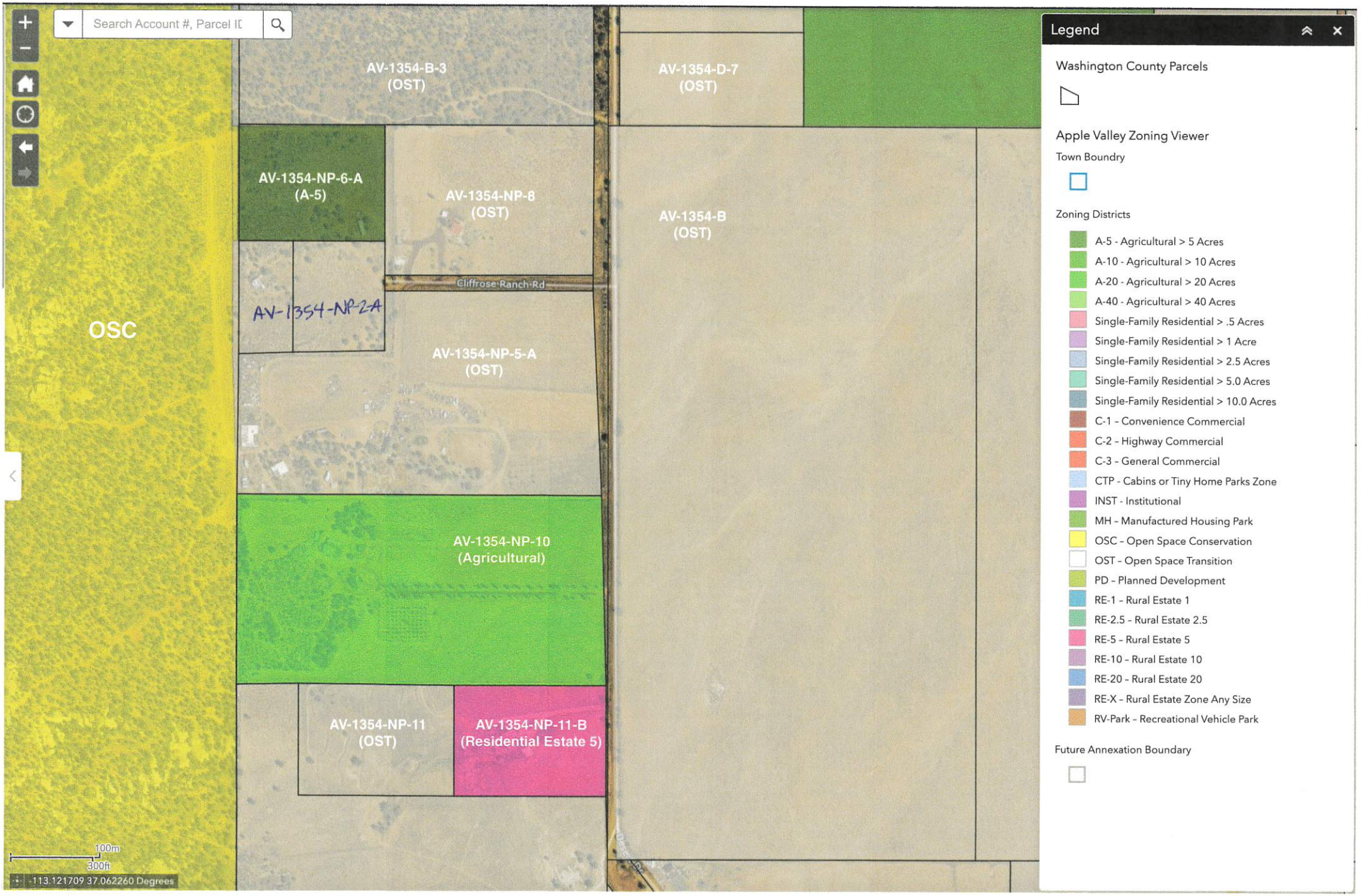
Submittal Requirements: The zone change application shall provide the following:

- ☑ 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
- ☒ N/A 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
- ☒ N/A H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date
Sophia Daley	8/16/24

Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED AUG 2 1 2024	Date Application Deemed Complete:	
By:	By:	

AV-1354-B-3
AV-1354-D-7
AV-1354-NP-6-A
AV-1354-NP-8
AV-1354-NP-2-A
Coyote Rd
AV-1354-B
AV-1354-NP-9
~~AV-1354-NP-2~~
Existing: OST
Proposed:
Agricultural
~~AV-1354-NP-7~~
Existing: OST
Proposed:
Agricultural
AV-1354-NP-5-A


Search Account #, Parcel ID
AV-1354-B-3
(OST)
AV-1354-D-7
(OST)
AV-1354-NP-6-A
(A-5)
AV-1354-NP-8
(OST)
AV-1354-B
(OST)
Cliffrose Ranch Rd
AV-1354-NP-2-A
OSC
AV-1354-NP-5-A
(OST)
AV-1354-NP-10
(Agricultural)
AV-1354-NP-11
(OST)
AV-1354-NP-11-B
(Residential Estate 5)
100m
300ft
-113.121709 37.062260 Degrees
Legend
Washington County Parcels
Apple Valley Zoning Viewer
Town Boundry
Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
Single-Family Residential > 1 Acre
Single-Family Residential > 2.5 Acres
Single-Family Residential > 5.0 Acres
Single-Family Residential > 10.0 Acres
C-1 - Convenience Commercial
C-2 - Highway Commercial
C-3 - General Commercial
CTP - Cabins or Tiny Home Parks Zone
INST - Institutional
MH - Manufactured Housing Park
OSC - Open Space Conservation
OST - Open Space Transition
PD - Planned Development
RE-1 - Rural Estate 1
RE-2.5 - Rural Estate 2.5
RE-5 - Rural Estate 5
RE-10 - Rural Estate 10
RE-20 - Rural Estate 20
RE-X - Rural Estate Zone Any Size
RV-Park - Recreational Vehicle Park
Future Annexation Boundary

2

DOC # 20240025902
Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/16/2024 03:10:53 PM Fee $ 40.00
By THE LITTLE CREEK LIVING TRUST

WHEN RECORDED, MAIL DEED
AND TAX NOTICES TO:
The Little Creek Living Trust
628 S. 700 W.
Hurricane, UT 84737

Warranty Deed

Tax ID No. AV-1354-NP-2
Tax ID No. AV-1354-NP-7

Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, Grantor, hereby Conveys and Warrants to Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021 or any amendments thereto, Grantee, the following described parcel of land in Washington County, State of Utah, to-wit:

(AV-1354-NP-2 and AV-1354-NP-7 combined description–single Tax ID No. to be assigned)
BEGINNING AT A POINT ON THE WEST SIXTEENTH LINE, SAID POINT LIES SOUTH 00°02'12" EAST 417.42 FEET ALONG SAID WEST SIXTEENTH LINE FROM THE CENTER-WEST SIXTEENTH CORNER (NW COR, NE1/4 SW1/4) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'43" EAST 521.78 FEET; THENCE SOUTH 00°02'12" EAST 417.42 FEET; THENCE NORTH 89°55'43" WEST 521.78 FEET TO A POINT ON SAID WEST SIXTEENTH LINE; THENCE ALONG SAID WEST SIXTEENTH LINE NORTH 00°02'12" WEST 417.42 FEET TO THE POINT OF BEGINNING. CONTAINS 5.000 ACRES.

TOGETHER WITH all improvements and appurtenances there unto belonging.

SUBJECT TO easements, rights-of-way, restrictions, and reservations of record and those enforceable in law and equity.

IN WITNESS WHEREOF, said Grantor has caused their names to be hereunto affixed, this 16th day of August, A.D. 2024.

C. B. Winder, as Trustee
Colton B. Winder, Trustee

Tamara A. Winder, as Trustee
Tamara A. Winder, Trustee

Eliza Sophia J. Daley, as Trustee
Eliza Sophia J. Daley, Trustee

Continued on Page 2

Unofficial Copy

Unofficial Copy

PAGE 2

Tax ID No. AV-1354-NP-2
Tax ID No. AV-1354-NP-7

STATE OF ~~UTAH~~ ARIZONA)
) ss.
COUNTY OF ~~WASHINGTON~~ MOHAVE)

On the date first above written, personally appeared before me, Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, who being by me duly sworn, did say, each for themselves, that they are the Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and that they executed the document in behalf of said Trust being duly authorized and empowered to do so by the trust agreement of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and they did duly acknowledge before me that such trust executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Cindy Jessop
Notary Public
My Commission Expires: 5/15/26

CINDY JESSOP
Notary Public - Arizona
Mohave Co. / #627660
Expires 05/15/2026

****** END OF DOCUMENT ******