



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

Filing \$250.00

General Plan Amendment Application

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

Name: <i>Marguerite Dianne Ashmore</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: <i>Apple Valley</i>	State: <i>Utah</i>	Zip: <i>84737</i>	
Agent: (If Applicable) <i>Roger Michael Ashmore</i>		Phone: [REDACTED]	
Address/Location of Property: <i>2125 South State Street, AV</i>		Parcel ID: <i>AV-1377-B-1</i>	
Existing General Map Designation:		Proposed General Map Designation:	
Reason for the change request: <i>Property use is primarily agriculturally based.</i>			

Submittal Requirements: The General Map Amendment application shall provide the following:

- ☒ 1. An 8 1/2" X 11" map showing the area of the proposed amendment;
- ☒ 2. A current copy of the County Assessor's parcel map showing the area of the proposed amendment;
- ☒ 3. Mapped inventory of existing land use within the area of the proposed amendment and extending 1/2 mile beyond such area;
- ☒ 4. Written statement specifying the potential use of the property within the area of the proposed amendment;
- ☒ 5. Written statement explaining why the existing General Plan designation for the area is no longer appropriate or feasible;
- ☒ 6. Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, existing storm water washes, electric power, fire protection, garbage collection, etc. and
- ☒ 7. Stamped envelopes with names and address' of all property owners within 2500 feet if the boundaries of the property proposed for rezoning.
- ☒ 8. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Note: To avoid delays in processing your General Plan Amendment 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: <i>4/22/2021</i>	By: <i>Taylor Pledger</i>
Date Application Deemed Complete:	By:



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Apple Valley UT 84737
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Filing \$250.00

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: <i>Marguerite Dianne Ashmore</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: <i>Utah</i>	Zip: <i>84737</i>	
Agent: (If Applicable) <i>Roger Michael Ashmore</i>		Phone: [REDACTED]	
Address/Location of Property: <i>2125 South State Street, AV</i>		Parcel ID: <i>AV-1377-B-1</i>	
Existing Zone: <i>R-5</i>		Proposed Zone: <i>AG</i>	
Reason for the request <i>Property is primarily an agriculture based classification</i>			

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

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: <i>4/21/2021</i>	By: <i>Taylor Pletzman</i>
Date Application Deemed Complete:	By:

Quit Claim Deed Page 1 of 3
 Russell Shirts Washington County Recorder
 02/24/2020 01:18:55 PM Fee \$40.00 By
 ELEVATED TITLE, LLC

Mail 2m State

Order No. LUT1981694

Tax ID No. AV-1377-B-1

Quit-Claim Deed

After Recording Please Return To:
 Elevated Title, LLC
 1701 Barrett Lakes Blvd., Suite 260
 Kennesaw, GA 30144

ECKO ASHMORE and Marguerite Dianne Ashmore, GRANTOR(S)

hereby QUIT-CLAIMS to

DIANNE ASHMORE AND DJUANA L. SUMSION, TRUSTEES OF THE DIANNE ASHMORE
 LIVING TRUST DATED OCTOBER 16, 2018, AND ANY AMENDMENTS THERETO , GRANTEE(S)

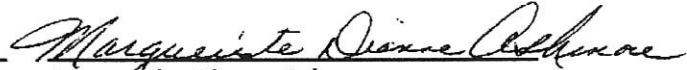
For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described
 tract of land in Washington County, State of UTAH, to-wit:

SEE EXHIBIT A

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and right of
 way of record.

WITNESS the hand of said Grantor(s) this 17th day of December 2019.


 ECKO ASHMORE

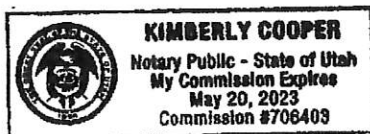

 Marguerite Dianne Ashmore

State of Utah }
 } SS
 County of Washington }

On the 17th day of December 2019 , personally appeared before me, ECKO
 ASHMORE and Marguerite Dianne Ashmore, the signer(s) of the above instrument, who duly
 acknowledged to me that such person(s), executed the same.

Witness my hand and official seal

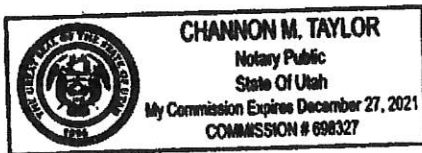

 Notary Public (Affix seal)



State of Utah)
) SS
County of Utah)

On the 19th day of December 2019, personally appeared before me,
Marguerite Dianne Ashmore, the signer(s) of the above instrument, who duly acknowledged to me that
such person(s), executed the same.

Witness my hand and official seal



Channon M. Taylor

Notary Public (Affix seal)

EXHIBIT "A"

The land referred to herein below is situated in the County of Washington, State of Utah, and is described as follows:

BEGINNING AT THE NORTHWEST CORNER SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT LOCATED NORTH 00°01'31" WEST ALONG THE SECTION LINE 1321.23 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°01'31" WEST, ALONG THE SECTION LINE, A DISTANCE OF 406.04 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 59; THENCE SOUTH 58°32'58" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 778.42 FEET, TO A POINT ON THE EAST-WEST 1-16TH SECTION LINE; THENCE CONTINUING SOUTH 58°32'58" EAST ALONG SAID LINE, A DISTANCE OF 160.80 FEET; THENCE SOUTH 36°17'48" WEST, A DISTANCE OF 430.26 FEET; THENCE NORTH 58°32'53" WEST, A DISTANCE OF 640.40 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE NORTH 00°01'31" WEST, ALONG SAID LINE, A DISTANCE OF 96.63 FEET TO THE POINT OF BEGINNING.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.

Parcel/Tax ID: AV-1377-B-1

April 21, 2021

Apple Valley Town Council
1777 North Meadowlark Drive
Apple Valley, Utah
84737 United States

RE: Rezoning of 2125 South State Street

The applicants, Marguerite Dianne and Roger Ashmore, do hereby respectfully make application and petition to the Apple Valley Zoning Commission to amend the current zoning of the parcel of land, AV-1377-B-1, { 2125 South State Street} from an R-5 zone to an agricultural zone. R-5 zoning limits the number of animals that can be raised, limits the number and size of barns, and limits the activities pertaining to the animals that can occur. An agricultural zone better meets the current and future plans we as a family have for the property.

There will be no impacts on local services such as traffic, streets, and intersections because products grown and raised on the farm will be outsourced to local stores and farmers markets in Hurricane and Cedar City. There are no impacts on city water supplies because we have our own well or city sewers as we have our own septic system. There is no impact on garbage collection because what is not consumed by humans is consumed by animals.

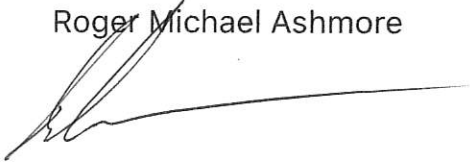
Roger has lived at this address for twelve years and served the community for eight of those years in several different capacities. He plans to continue residing in Apple Valley for many years to come, raising his family and building his farm.

Respectfully,

Marguerite Dianne Ashmore



Roger Michael Ashmore



Account 0345291

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0345291	Name ASHMORE DIANNE TR	Market (2020) \$185,100
Parcel Number AV-1377-B-1	2125 S STATE ST	Taxable \$185,100
Tax District 45 - Apple Valley Town	APPLE VALLEY , UT 84737	Tax Area: 45 Tax Rate: 0.009505
Acres 7.78		Type Actual Assessed Acres
Situs 2125 S STATE ST, APPLE VALLEY		Non
Legal S: 23 T: 43S R: 11W BEG NW COR SW1/4 NW1/4 OF SEC 23 T43S R11W; SD PT LOC N00*01'31" W ALG SEC/L 1321.23 FT FM W1/4 COR SD SEC 23; TH N00*01'31" W, ALG SEC/L 406.04 FT M/L TO PT ON SLY R/W/L HWY 59; TH S58*32'58" E, ALG SD R/W/L 778.42 FT, TO PT ON E-W 1/16TH SEC/L; TH CONT S58*32'58" E ALG SD LN 160.80 FT; TH S36*17'48" W 430.26 FT; TH N58*32'53" W 640.40 FT, TO PT ON W LN OF SD SEC 23; TH N00*01'31" W, ALG SD LN 96.63 FT TO POB.		Primary \$137,600 \$137,600 1.000 Improved
Parent Accounts 0155617		Non
0468606		Primary \$30,500 \$30,500 6.780 Land
Parent Parcels 1377-A		Ag Land \$17,000 \$17,000 0.000 Improved
1378-C		
Child Accounts 0381700		
0643125		
Child Parcels 1377-F		
1377-L-SE		
Sibling Accounts		
Sibling Parcels		

Transfers

Entry Number	Recording Date
00281738	09/17/1985 03:54:00 AM
00299733	08/20/1986 01:40:00 AM
00312044	03/24/1987 02:32:00 AM
00352137	08/02/1989 08:24:00 AM
00370449	08/29/1990 02:30:00 PM
00524282	02/23/1996 10:56:00 AM
00528033	03/29/1996 10:40:00 AM
00571532	07/16/1997 03:40:00 PM
00768844	06/12/2002 02:43:00 PM
00869254	03/12/2004 02:23:00 PM
20060030648	07/12/2006 01:25:47 PM
20070041594	08/17/2007 01:15:14 PM
	B: 388 P: 378
	B: 422 P: 422
	B: 445 P: 937
	B: 530 P: 578
	B: 571 P: 759
	B: 976 P: 758
	B: 988 P: 433
	B: 1117 P: 78
	B: 1470 P: 414
	B: 1621 P: 2468

[20070047059](#)
[20080047477](#)
[20090047721](#)
[20110031703](#)
[20110031704](#)
[20120038683](#)
[20120039978](#)
[20180043402](#)
[20180043403](#)
[20190000956](#)
[20190054193](#)
[20200009154](#)

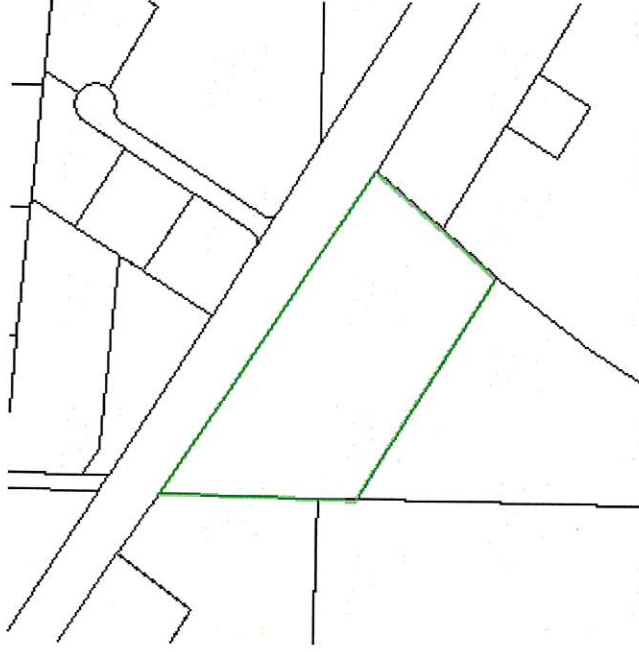
[09/25/2007 10:08:35 AM](#)
[12/16/2008 08:08:25 AM](#)
[12/18/2009 01:52:19 PM](#)
[10/18/2011 02:16:28 PM](#)
[10/18/2011 02:16:28 PM](#)
[11/13/2012 02:27:17 PM](#)
[11/21/2012 03:01:17 PM](#)
[10/29/2018 11:58:28 AM](#)
[10/29/2018 11:59:32 AM](#)
[01/09/2019 11:15:43 AM](#)
[12/24/2019 11:35:29 AM](#)
[02/24/2020 01:18:55 PM](#)

["Tax"](#)

Images

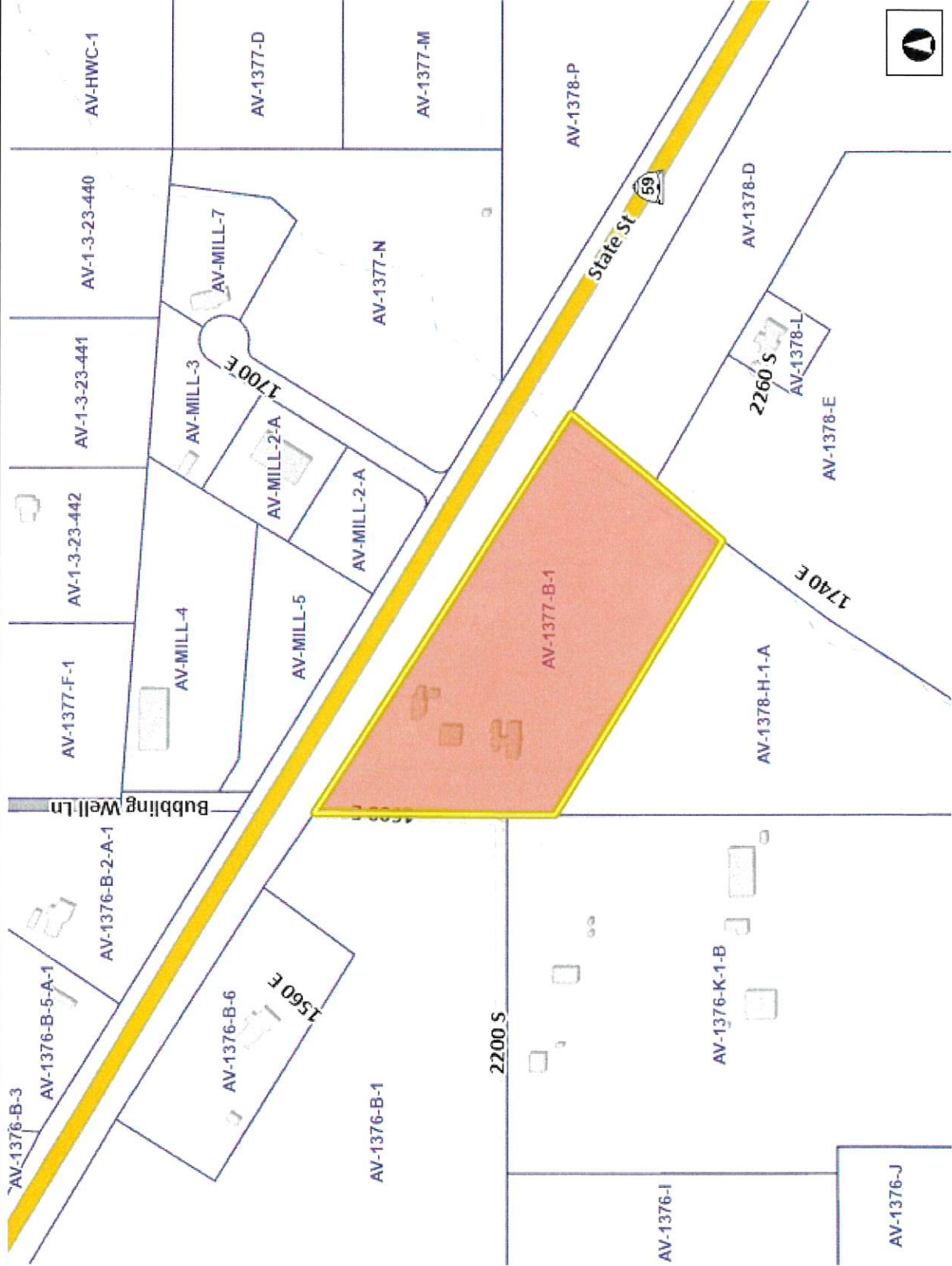
- [GIS](#)

Tax Year	Taxes	
	2020	2019
	\$1,759.38	\$1,609.65





Ashmore Zone Change and General Map Change



Legend

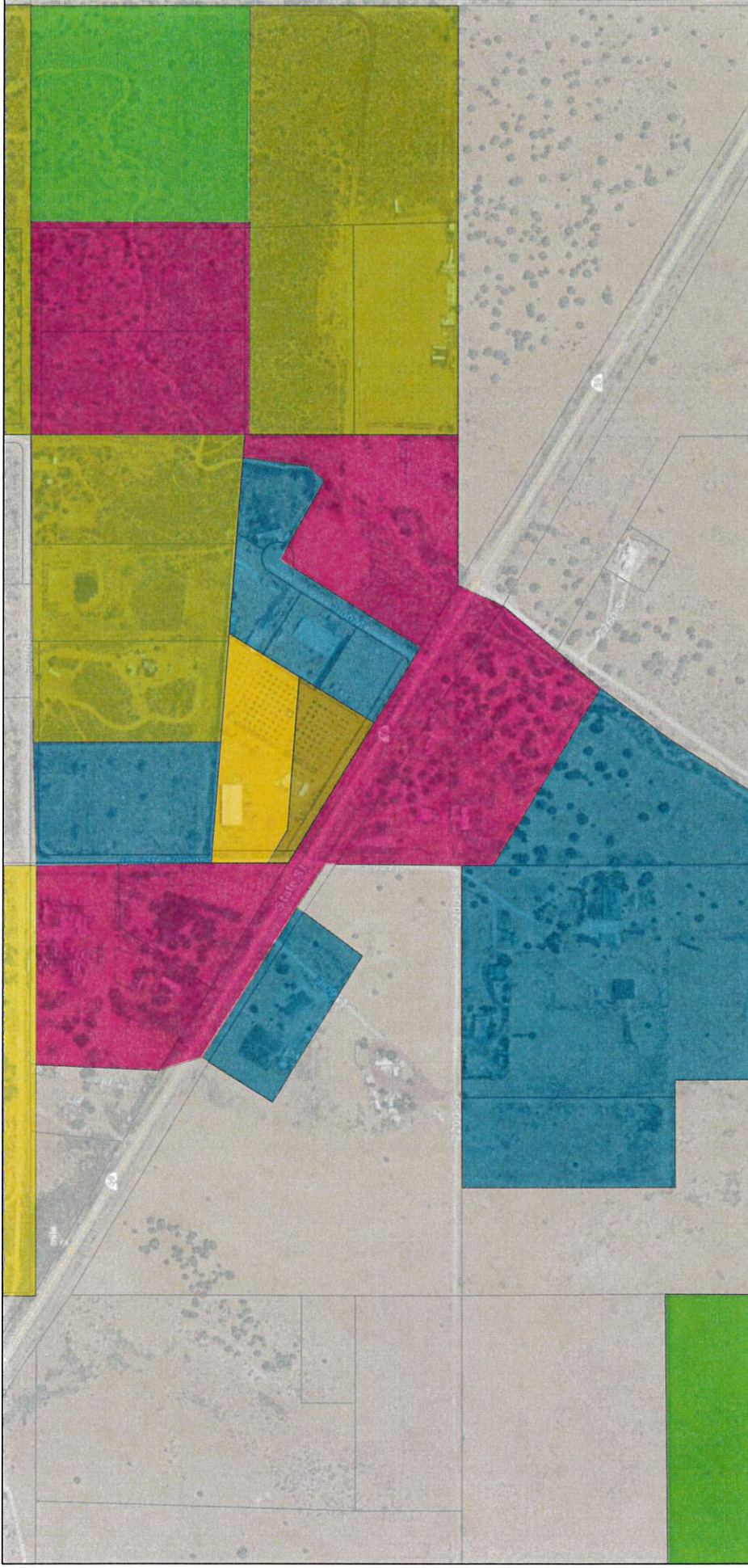
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shiwiwi Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

DISCLAIMER: 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.



Apple Valley Zoning Districts



4/20/2021, 11:11:37 AM

Zoning Districts

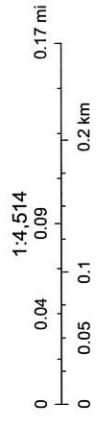
- A – Agricultural
- C-1 – Convenience Commercial
- C-3 – General Commercial

- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1

- RE-5 – Residential Estate 5
- Town Boundary
- Washington County Parcels

- Existing

Proposed



+

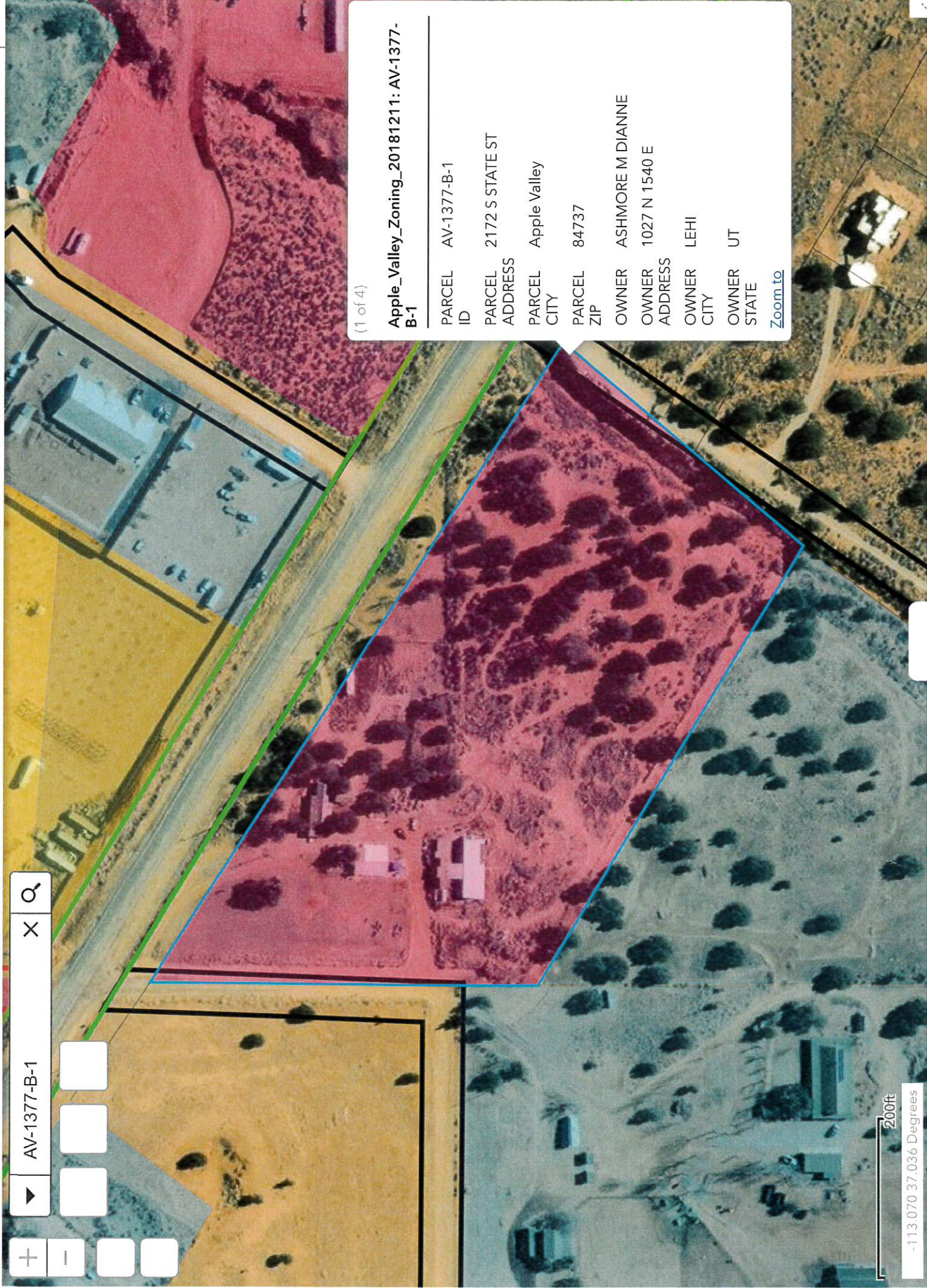
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▼

AV-1377-B-1

X

Q



(1 of 4)

Apple_Valley_Zoning_20181211: AV-1377-B-1

PARCEL ID	AV-1377-B-1
PARCEL ADDRESS	2172 S STATE ST
PARCEL CITY	Apple Valley
PARCEL ZIP	84737
OWNER	ASHMORE M DIANNE
OWNER ADDRESS	1027 N 1540 E
OWNER CITY	LEHI
OWNER STATE	UT

[Zoom to](#)

200ft

-113.070 37.036 Degrees

+

-

AV-1377-B-1

X

Q

Layer List_2

Apple_Valley_Zoning

-  OST/OSC
-  AG
-  C-1
-  C-2
-  C-3
-  M-1
-  I-1
-  RV PARK
-  CABIN/TH
-  MH
-  PD
-  RE-1
-  RE-2.5
-  RE-10
-  RE-5
-  RE-20
-  RE-40
-  SF-1-10.0
-  SF-1/2

(1 of 2)

Apple_Valley_Zoning_20181211: AV-1377-B-1

PARCEL ID	AV-1377-B-1
PARCEL ADDRESS	2172 S STATE ST
PARCEL CITY	Apple Valley
PARCEL ZIP	84737
OWNER	ASHMORE M DIANNE
OWNER ADDRESS	1027 N 1540 E
OWNER CITY	LEHI
OWNER STATE	UT

[Zoom to](#)

300ft

-113.057 37 040 Degrees

+

-

AV-1377-B-1

X

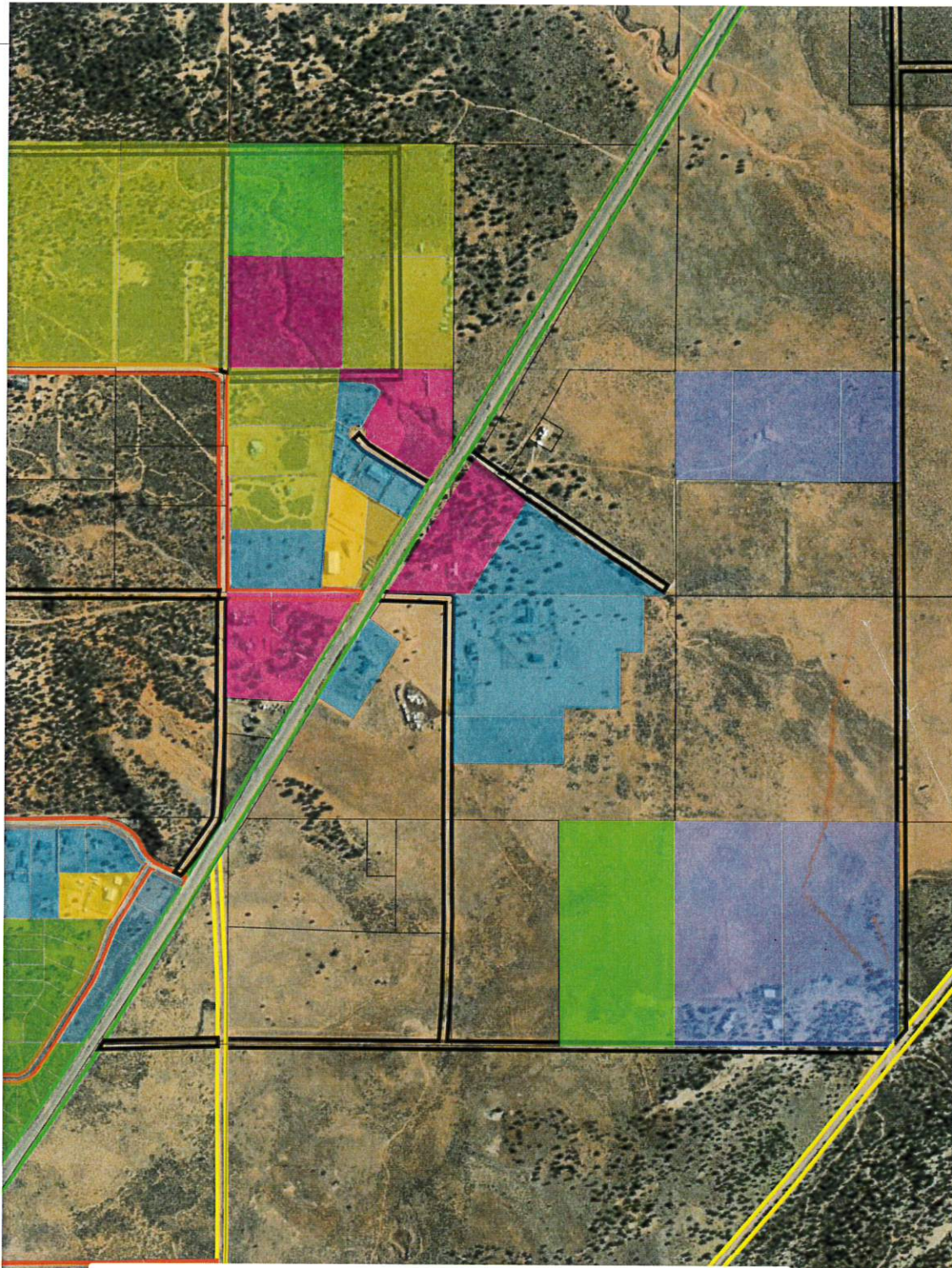
Q

Layer List_2

Apple_Valley_Zoning

OST/OSC

- AG
- C-1
- C-2
- C-3
- M-1
- I-1
- RV/PARK
- CABIN/TH
- MH
- PD
- RE-1
- RE-2.5
- RE-10
- RE-5
- RE-20
- RE-40
- SF-1-10.0
- SF-1/2



R & R PARTNERSHIP
AV-1376-J
615 BROOKSIDE AVE # A
REDLANDS, CA 92373-4670

JESSOP MATT & PAM G
AV-1365-H-3
1854 S 1800 E
APPLE VALLEY, UT 84737-4862

REEVE CHARLES R & CHERYL S TRS
AV-1376-A-1
559 S 400 W
HURRICANE, UT 84737-2210

KAPXCELLANCE CONSULTING INC
AV-1365-H-2
782 S RIVER RD STE 172
SAINT GEORGE, UT 84790

1ST UNITED INV INC
AV-CDPT-3-17
253 W 1480 S
HURRICANE, UT 84737

JESSOP CALVIN M TR
AV-1365-H-5
1552 S WAGONMASTER RD
WASHINGTON, UT 84780

GREEN KIM E, ET AL
AV-1365-H-1-1
PO BOX 870047
WOODS CROSS, UT 84087

GEMSTONE PROPERTIES INC, ET AL
AV-1376-B-4
2608 W 510 N
HURRICANE, UT 84737

SHAPLEY ANTHONY W
AV-MILL-7
2182 S 1700 E
APPLE VALLEY , UT 84737

BARLOW MILLWARD J JR
AV-MILL-5
2132 S 1700 E
HURRICANE, UT 84737-4860

BARLOW LEVI L TR, ET AL
AV-1-3-23-441
PO BOX 13
LA VERKIN, UT 84745-0013

ZION TINY GETAWAY LLC
AV-CDPT-3-14
1238 E MANZANITA DR
APPLE VALLEY, UT 84737

CANAAN VIEW RANCH LLC
AV-1377-A
782 S RIVER RD # 148
SAINT GEORGE, UT 84790

GRAHAM JASON & HALEY
AV-1377-E
1950 E 2000 S
APPLE VALLEY, UT 84737

NEXT STEP HOMES L C
AV-1365-D
P O BOX 175
MORGAN HILLS, CA 95038-0175

KENSTAL LLC
AV-1364-B
2221 E WELDON AVE
PHOENIX, AZ 85016

CARTER GARY R & LURETA S TRS
AV-1366-A-7
1371 E RED SAGE LN
HURRICANE, UT 84737

ALKEMA AMY M
AV-1376-B-6
2142 S 1560 E
APPLE VALLEY, UT 84737

SPENDLOVE JEFF & SUSANNE LEE
AV-1376-A
1240 E 2000 S
APPLE VALLEY, UT 84737

~~**KENSTAL LLC**
AV-1378-B
2221 E WELDON AVE
PHOENIX, AZ 85016~~

KAPCSOS MASON
AV-1365-H-4
782 S RIVER RD # 172
SAINT GEORGE, UT 84790

BARLOW CORTNEY
AV-1378-P
PO BOX 1618
COLORADO CITY, AZ 86021-1618

JESSOP EDWARD L
AV-1-3-23-440
PO BOX 840424
HILDALE, UT 84784-0424

MORRELL UTAH HOLDINGS LLC
AV-1377-F-1
2368 E COTTONWOOD LN
SALT LAKE CITY, UT 84117-7670

PERRY MARCELLA, ET AL
AV-1376-I
407 CABBELL CT
RICHARDSON, TX 75080

ASHMORE DIANNE TR, ET AL
AV-1377-B-1
2125 S STATE ST
APPLE VALLEY , UT 84737

~~**ZION TINY GETAWAY LLC**
AV-CDPT-3-15
1238 E MANZANITA DR
APPLE VALLEY, UT 84737~~

GROSS MICHAEL JAMES & JENNIFER KAY
AV-1378-J
2499 S 1740 E
APPLE VALLEY, UT 84737

BISTLINE LADELL J SR
AV-1365-R
PO BOX 99
COLORADO CITY, AZ 86021-0099

BEAGLEY RODNEY & LORI
AV-1366-A-8-E
1828 S CANYON DR
APPLE VALLEY, UT 84737-4812

~~CANAAN VIEW RANCH LLC
AV-1377-D
782 S RIVER RD # 148
SAINT GEORGE, UT 84790~~

~~CANAAN VIEW RANCH LLC
AV-1377-M
782 S RIVER RD # 148
SAINT GEORGE, UT 84790~~

REEVE CHARLES R & CHERYL S TRS
AV-1376-A-1
559 S 400 W
HURRICANE, UT 84737-2210

COOKE DONAVON & ETHEL
AV-1366-A-8-B
1329 E MANZANITA DR
APPLE VALLEY, UT 84737

BARLOW CORTNEY
AV-1378-N
PO BOX 1618
COLORADO CITY, AZ 86021-1618

~~BARLOW MILLWARD J JR, ET AL
AV-MILL-2-A
2132 S 1700 E
HURRICANE, UT 84737-4860~~

MCGREGOR AUTUMN
AV-CDPT-3-11
1238 E MANZANITA DR
APPLE VALLEY, UT 84737

HAYDEN H STEVE & BARBARA TRS
AV-1376-F
2483 S 1200 E
APPLE VALLEY, UT 84737-4854

~~BIG PLAINS WATER & SEWER SPECIAL SERVICE
AV-1366-A-8-B
1777 N MEADOW LARK DR
APPLE VALLEY, UT 84737~~

R & R PARTNERSHIP
AV-1376-C
1305 FARVIEW LN
REDLANDS, CA 92374-6336

~~BARLOW MILLWARD J JR, ET AL
AV-MILL-2-A
2132 S 1700 E
HURRICANE, UT 84737-4860~~

HOLM JOHN MARK
AV-1365-Q
PO BOX 337
COLORADO CITY, AZ 86021-0337

CURTIS JASON & HOLLY
AV-1378-G
545 S 1530 W
HURRICANE, UT 84737-2598

~~GROSS MICHAEL JAMES & JENNIFER KAY
AV-1378-K
2499 S 1740 E
APPLE VALLEY, UT 84737~~

CANAAN CLIFFS CONSTRUCTION CORP
AV-1366-A-8-F
PO BOX 1490
COLORADO CITY, AZ 86021-1490

BLACK AMY TR
AV-1376-B-1
HC 65 BOX 506 1725 S HWY 389
FREDONIA, AZ 86022-9614

PROPERTY PRIVACY SERVICES TR
AV-1375
785 VENTURE DR
ST GEORGE, UT 84790

BARRETT MICHAEL
AV-1378-L
PO BOX 12623
OGDEN, UT 84412-2623

JESSOP GEORGE
AV-1376-B-2-A-1
1599 E STATE ST
HURRICANE, UT 84737-4804

~~KENSTAL LLC
AV-1378-L
2221 E WELDON AVE
PHOENIX, AZ 85016~~

COOKE CHAD & NORA
AV-1366-A-8-D
1848 S CANYON DR
APPLE VALLEY, UT 84737-4812

GROSS MICHAEL JAMES & JENNIFER KAY
AV-1378-K
2499 S 1740 E
APPLE VALLEY, UT 84737

CANAAN CLIFFS CONSTRUCTION CORP
AV-CDPT-3-16
PO BOX 1490
COLORADO CITY, AZ 86021-1490

ZITTING ROBERT & MELANIE
AV-HWC-1
2357 W 12420 S
RIVERTON, UT 84065

BARLOW TONI M, ET AL
AV-1378-H-1-A
12701 S TUSCAN SPRINGS LN # 206
RIVERTON, UT 84065

~~BARLOW MILLWARD J JR
AV-MILL-2-A
2132 S 1700 E
HURRICANE, UT 84737-4860~~

HAYDEN H STEVE & BARBARA TRS
AV-1376-L
2483 S 1200 E
APPLE VALLEY, UT 84737-4854

JESSOP MATT & PAM
AV-1376-B-5-A-1
1854 S 1800 E
HURRICANE, UT 84737

ALLRED AARON R & GLORIA H
AV-MILL-3
2112 S 1700 E
APPLE VALLEY, UT 84737

BARRETT MICHAEL
AV-1378-E
PO BOX 12623
OGDEN, UT 84412-2623

HANSEN PAUL B & KATHLEEN C TRS
AV-1376-E
7925 S 2200 W
SPANISH FORK, UT 84660

LEBARON MEGAN, ET AL
AV-HWC-2
1820 E 2000 S
APPLE VALLEY, UT 84737-4935

BARLOW KURT I
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2278 S 1600 E
HURRICANE, UT 84737

~~**SPENDLOVE JEFF & SUSANNE LEE**
AV-1376-M
1240 E 2000 S
APPLE VALLEY, UT 84737~~

SHAPLEY ANTHONY W
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BROADBENT THOMAS A
AV-1-3-23-442
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AV-1376-D
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KAPXCELLANCE CONSULTING INC TR
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