Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

$1600.00

Fee: $1,100.00 + Acreage Fee	
1 – 100 Acres:	$25.00/Acre
101 – 500 Acres:	$15.00/Acre
501 + Acres:	$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Dean Monson		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable) Jerry Eves		Phone: [redacted]	
Address/Location of Property: 1900 South 1800 East		Parcel ID: AV-1365-D	
Existing Zone: PUD		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel 20		Acreage in Application 20	
Reason for the request: Amend the current PUD to obtain rural estate large lot zoning			

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

- [X] A. The name and address of owners in addition to above owner.
- [X] B. An accurate property map showing the existing and proposed zoning classifications
- [X] C. All abutting properties showing present zoning classifications
- [X] D. An accurate legal description of the property to be rezoned
- [X] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- [X] 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
- [X] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- [X] H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date
Dean Monson	6/29/23

Official Use Only	Amount Paid: $ 1,600.00	Receipt No: 45765
Date Received: July 6, 2023	Date Application Deemed Complete:	
By: JW	By:	

Parcel ID# AV-1365-D

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dean Monson am/are the applicant(s) of the application known as Monson 20 Acres Zone Change located on parcel(s) AV-1365-D 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):

Name	Applicant/Owner	Date
Dean Monson	Owner	6/29/23

State of Utah)
)§
County of Washington)

On this 29 day of June, in the year 2023, before me, ~~Dean Monson~~ Brandee Walker a notary public, personally appeared Dean Monson, 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.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Witness my hand and official seal. BWalker
(notary signature)

(seal)

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Dean Monson, 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 29 day of June, 2023.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Notary Public

Residing in: Washington Co

My Commission Expires: 5/5/2026

AGENT AUTHORIZATION

I (We), Dean Monson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jerry Eves 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 29 day of June, 2023.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Notary Public

Residing in: Washington Co

My Commission Expires: 5/5/2026

SUBDIVISION APPROVAL PROCESS

	PROJECT NAME		Check
	PROCESS (Must be done in this order)		
1	SUBMIT FOR A ZONING CHANGE (IF NEEDED) TO PLANNING MANAGER		
	PLANNING BRING TO JUC FOR INPUT & COLLECTS WILL SERVE LETTERS (WATER,POWER & SEWER)		
2	PLANNING COMMISSION MEETS AND SUBMITS RECOMMENDATION FOR ZONING TO TC		
3	TOWN COUNCIL MEETS AND CONSIDERS AND VOTES ON ZONING CHANGE (IFAPPROVEDGONEXTSTEP)		
4	SUBMIT PRELIMINARY PLAT TO JUC (Joint Utility Committee) FOR COMMENTS		
5		OBTAIN WATER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
6		OBTAIN SEWER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
7		OBTAIN POWER COMPANY PRELIMINARY Will-SERVE LETTER FOR SUBDIVISION	
8		OBTAIN PHONE COMPANY PRELIMINARY Will-SERVE LETTER FOR SUBDIVISION	
9		OBTAIN COMMENTS FROM APPLE VALLEY PUBLIC WORKS DEPARTMENT	
10		OBTAIN COMMENTS FROM UDOT IF APPLICABLE	
11		OBTAIN COMMENTS FROM APPLE VALLEY FIRE DEPARTMENT	
12		OBTAIN COMMENTS FROM PLANNNING AND ZONING	
13	PLANNING SUBMITS PRELIM. PLAT TO PLANNING C. FOR VOTE W/WILL-SERVE LETTRS&COMMENTS		
14	PLANNING WILL SUBMIT PRELIMINARY PLAT TO TOWN COUNCIL FOR THEIR VOTE		
15	IF APPROVED SUBMIT PROPOSED CONSTRUCTION PLANS TO PUBLIC WORKS MANAGER		
16	P.W. MGR WILL DISTRIBUTE PLANS TO JUC MEMBERS FOR PLANS TO BE REDLINED		
17	PUBLIC WORKS MANAGER RETURN REDLINES TO DEVELOPER FOR CORRECTIONS		
18	DEVELOPER SUBMIT CORRECTED MASTER PLANS TO PUBLIC WORKS MANAGER		
19		Power Signs off on Master Plans (All Signatures collected by Public Works Manager)	
20		Water Signs off on Master Plans	
21		Phones Signs off On Master Plans	
22		Sewer Signs off On Master Plans	
23		FIRE CHIEF SIGNS OFF ON PLAN	
24		UDOT SIGNS OFF ON PLANS IF APPLICABLE	
25		Town Engineer signs off on Master plans	
26		PUBLIC WORKS SIGN OFF ON PLANS (ROADS, STORM WATER & PLANS MEET ALL CODES)	
27	SUBMIT FINAL PLAT TO TOWN PLANNING MANAGER (WHO COLLECTS ALL SIGNATURES)		
28	FINAL PLAT REVIEWED AND SIGNED BY TOWN ENGINEER		
29	FINAL PLAT IS APPROVED AND SIGNED BY MAYOR		
30	FINAL PLAT IS REVIEWED AND SIGNED BY PLANNING COMMISSION CHAIRMAN		
31	FINAL PLAT IS REVIEWED AND APPROVED BY TOWN ATTORNEY		
32	DEVELOPER TO SUBMIT ENGINEERS ESTIMATE FOR SUBDIVISION IMPROVEMENT COSTS		
33	DEVELOPER TO PROVIDE GUARANTEE BOND IF RECORDING PRIOR TO COMPLETION		
34	OR COMPLETE IMPROVEMENTS FIRST		
35	DEVELOPER PROVIDES 1 YEAR WARRANTY BOND OF 10-20 % OF COST		
36	PUBLIC WORKS MANAGER ISSUE NOTICE TO PROCEED ON CONSTRUCTION		
37	FINAL PLAT IS RECORDED BY TOWN ATTORNEY WITH RECORDING PAID BY DEVELOPER		

SUBDIVISION APPROVAL PROCESS

38	DEVELOPER CAN START SELLING LOTS OR BUILDING HOMES	
39	AFTER 1 YEAR SUBDIVISION IS INSPECTED AND PUNCH LIST PROVIDED TO DEVELOPER	
40	DEVELOPER FINISHES PUNCH LIST AND REQUEST RELEASE OF WARRANTY BOND	
41	PUBLIC WORKS MANAGER INSPECTS IF PUNCH LIST IS COMPLETE	
42	IF PUNCH LIST IS COMPLETE THE WARRANTY BOND IS RELEASED	

DOC ID 20220010379

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/22/2022 11:21:55 AM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
956 W 360 S
HURRICANE UT 84737

GT TITLE
File No. W48003

Property Reference Information:
Tax Parcel No(s).: **AV-1365-D**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

WARRANTY DEED

NEXT STEP HOMES LLC, a CALIFORNIA limited liability company ("Grantor"),

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

DEAN MONSON ("Grantee(s)")

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"):

ALL OF THE NORTH ONE-HALF (½) OF THE SOUTHEAST ONE-QUARTER (¼) OF THE SOUTHWEST ONE-QUARTER (¼) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) 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 **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Unofficial Copy

Unofficial Copy

Information for reference purposes:
GT Title File No.: W48003
Tax Parcel No(s).: AV-1365-D
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 17 day of **FEBRUARY, 2022**.

NEXT STEP HOMES LLC

By: _____
ARSENIO AYON
Its: **MANAGER**

STATE OF ~~UTAH~~ Virginia
ss.
COUNTY OF Fairfax

On this 17th day of **February, 2022**, personally appeared before me **ARSENIO AYON**, who stated that he/she is the **MANAGER** of **NEXT STEP HOMES 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.

DANIEL PATRICK KANE
NOTARY PUBLIC
REGISTRATION # 103895
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2025

NOTARY PUBLIC

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

May 5, 2023

Dean Monson
[redacted]

Re: Monson Subdivision

Located: Parcel Number AV-1365-D

Dear Dean Monson:

After reviewing the proposed preliminary plat for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

May 5, 2023

Apple Valley
Frank Lindhardt
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Monson 20 Acres

Frank,

Ash Creek SSD is providing a will serve letter for the Monson 20 acre two-lot subdivision.

The proposed project meets the required septic density for Apple Valley. The developers understand and agree that they will need to get plan approval for the septic system. After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | **FAX** 435.652.8416

May 11, 2023

Preliminary Water Service Letter
For
Monson 20 Acres
(2 lots)
Brandee Walker (Engineer)

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. Proposed connection into Cedar Pointe water system.
    a. We will need engineering calculations to ensure proper culinary requirements, fire flows and pressures throughout the development's system.
2. If current infrastructure is unable to meet flow requirements; and upon discussion and approval of the District you may be required to bring source, build a tank and infrastructure designed to meet culinary, irrigation, and fire suppression needs as requisite by the District.
3. Municipal/Culinary water rights will be required to be deeded to the District at 1 Acft per connection.
4. Standard impact and connection fees will apply.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system and easements will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a Preliminary Plat Application, and it is NOT a Will Serve Letter.

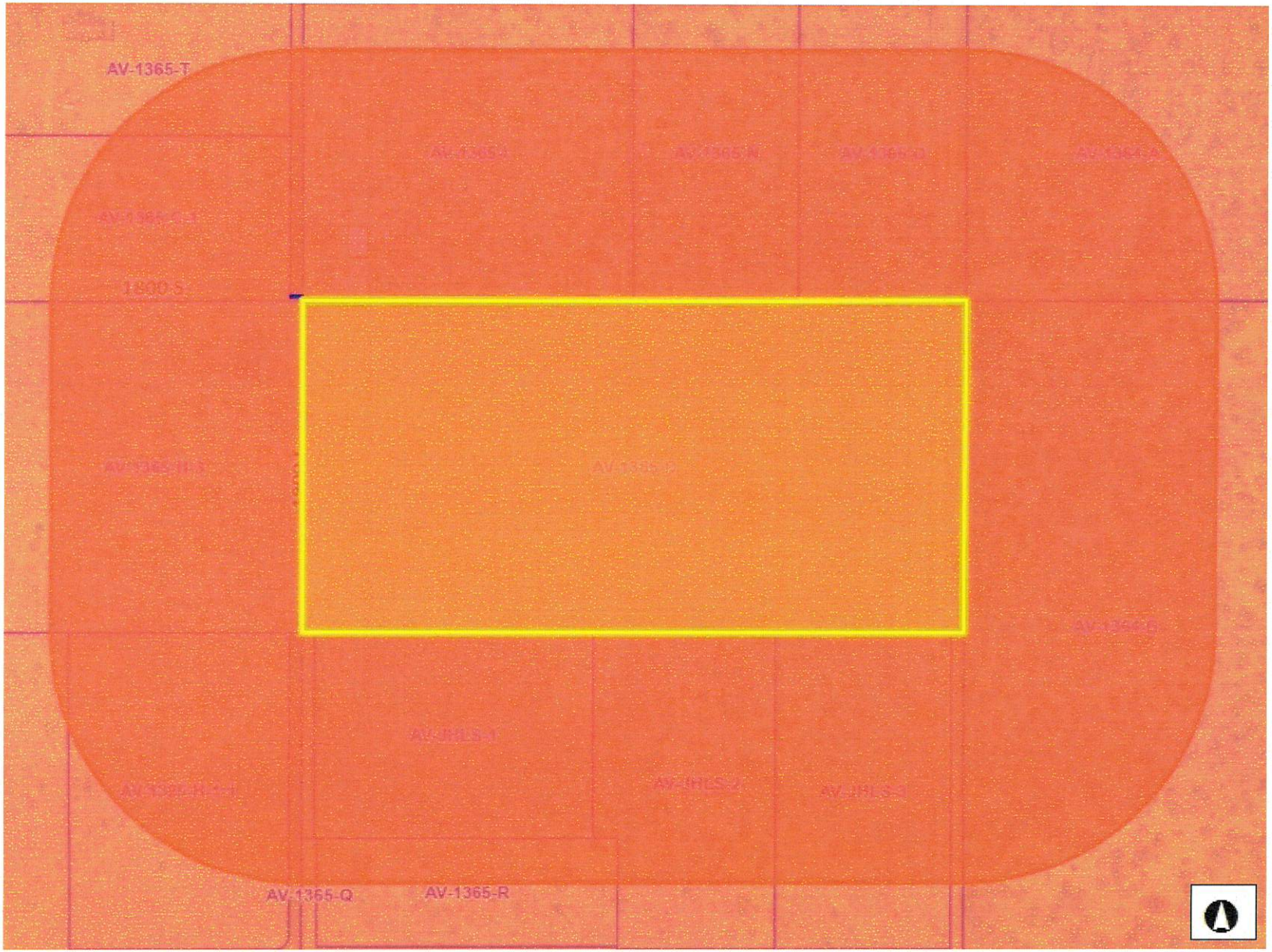
This letter will Expire in 6 months from the date on this letter which is Nov 11th, 2023.

Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

Nathan Wallentine
Big Plains Special Service District - District Engineer

Monson Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

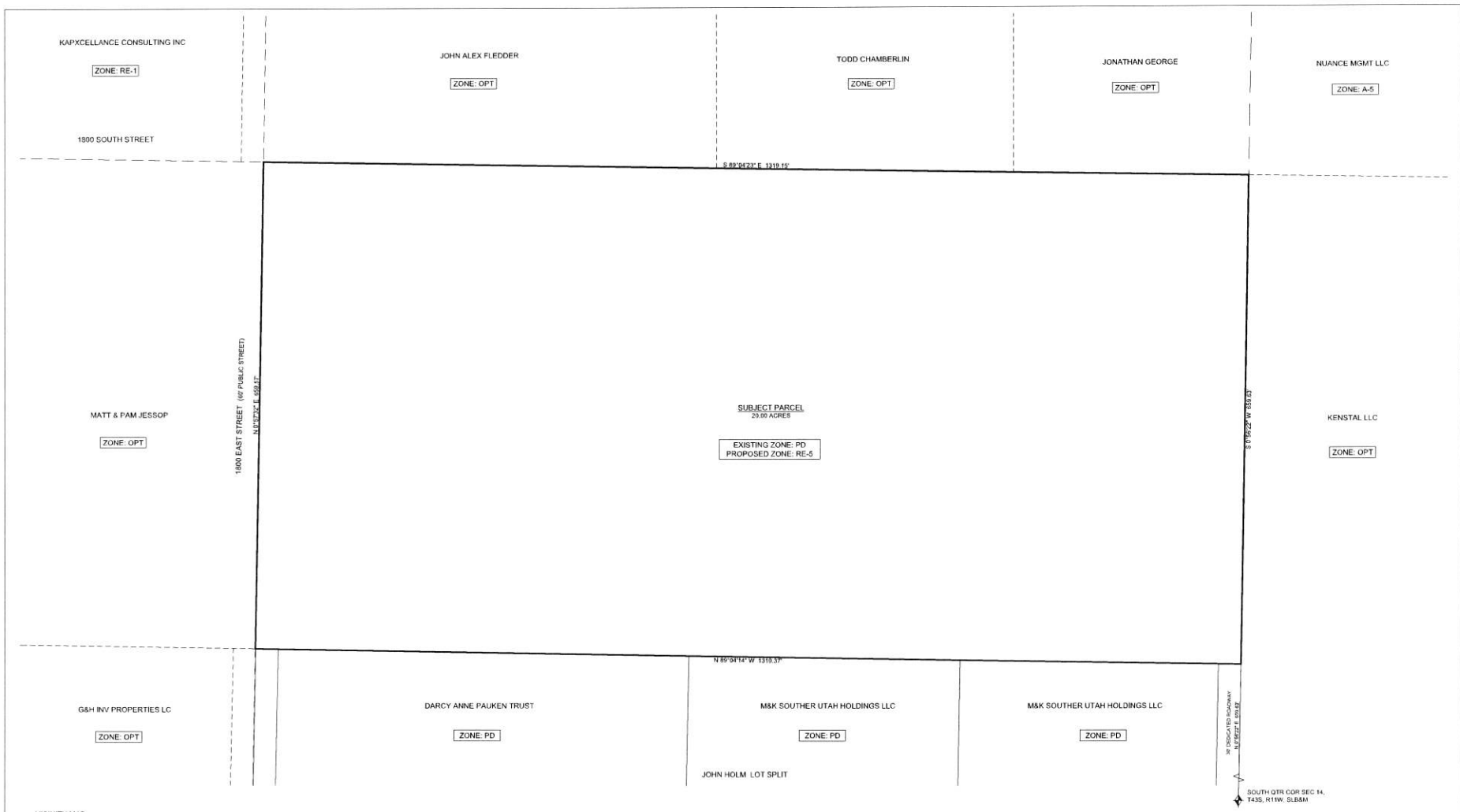
Notes

500' RADIUS
6/30/2023

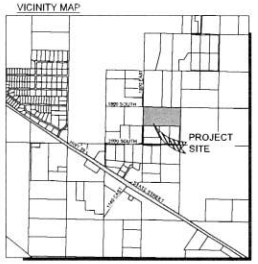
752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.



VICINITY MAP



SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGAL DESCRIPTION
WARRANTY DEED

ALL OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 20.00 ACRES

NARRATIVE

THE PURPOSE OF THIS ZONE CHANGE REQUEST IS TO CHANGE THE EXISTING PD ZONING TO RE-5, RURAL ESTATE 5 ACRE ZONING.

PROPERTY OWNER
DEAN MONSON
956 W 360 S
HURRICANE, UT 84737

JERRY EVES
435-773-8187

ZONE CHANGE
MONSON 20 ACRES

PARCEL AV-1365-D
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

ZONE CHANGE
MONSON 20 ACRES
LOCATED IN
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M

PROJ. #	FF22260
DRAWN BY	BLN
DATE	9/30/2023
CHECKED BY	KCS
SCALE OF SHEET HOR. SCALE	1" = 60'
SHEET	1 OF 1