



Town of Apple Valley  
1777 N. Meadowlark Drive, Apple Valley, Utah 84737  
Phone: (435) 877-1190 Fax: (435) 877-1192  
www.applevalleyut.gov

### APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear TBIS by new council

Paperwork returned by Libby Wells (Date) 12/29/21

Name of Applicant: Travis & Libby Wells (TUV Investments)

Site Location: AV-1329 (160 Acres)

Mailing Address: 1363 Rome Way  
Apple Valley UT 84737

Phone: 208-681-5407

Purpose of Request: Zone change  
(1 acre)

Libby Wells  
Applicant Signature

1. Annexations: \$1500.00 filing fee
2. Conditional Use Permit: \$300.00 filing fee
3. Zone Changes: \$500.00 + Acreage Fee filing fee
4. Subdivisions: \$1500.00 filing fee
5. Lot Line Adjustment: \$200.00 filing fee
6. Lot Split (2 Lots): \$250.00 filing fee
7. General Plan Amendment: \$500.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

\_\_\_\_\_/\_\_\_\_\_  
Planning Commission Chairman Date

\_\_\_\_\_/\_\_\_\_\_  
City Administration Date



**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: <b>TLW Investments LLC</b>		Phone: <b>208-681-5407</b>	
Address: <b>1363 N. Rome</b>		Email: <b>libbywells@infowest.com</b>	
City: <b>Apple Valley</b>	State: <b>Utah</b>	Zip: <b>84737</b>	
Agent: (If Applicable) <b>Travis or Libby Wells</b>		Phone: <b>208-589-5407</b>	
Address/Location of Property:		Parcel ID: <b>AV-1329</b>	
Existing Zone: <b>open space</b>		Proposed Zone: <b>RE-1 and SF 1/2</b>	
Reason for the request <b>develop subdivision</b>			

**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.

<b>Official Use Only</b>	
Date Received: <b>10/21/21</b>	By: <b>[Signature]</b>
Date Application Deemed Complete: <b>10/21/21</b>	By: <b>[Signature]</b>

Re-Received 12/29/21 gw



AFFIDAVIT  
PROPERTY OWNER

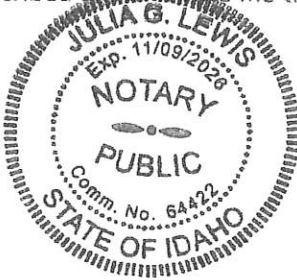
STATE OF Idaho )  
COUNTY OF Jefferson )  
WASHINGTON

I (We) Cedar Vista by John K. Bagley, being duly sworn, depose 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.

[Signature]  
Property Owner

Property Owner

Subscribed and sworn to me this 20<sup>th</sup> day of October, 2021.



[Signature]  
Notary Public

Residing in: Lewisville, TX 75120

My Commission Expires: November 9, 2026

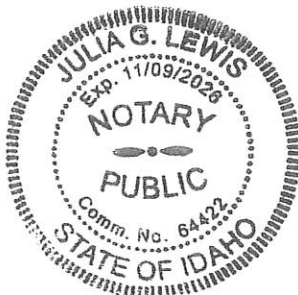
AGENT AUTHORIZATION

I (We), Cedar Vista LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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.

[Signature]  
Property Owner

Property Owner

Subscribed and sworn to me this 20<sup>th</sup> day of October, 2021.



[Signature]  
Notary Public

Residing in: Lewisville, TX 75120

My Commission Expires: November 9, 2026

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON)

I (We) TLW Investments LLC, being duly sworn, depose 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.

[Signature]  
Property Owner

Property Owner

Subscribed and sworn to me this 21 day of October, 2021.



[Signature]  
Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

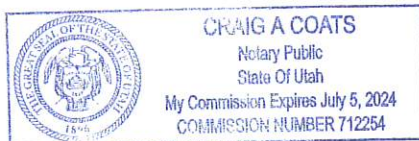
AGENT AUTHORIZATION

I (We), LW Cedar Vista LLC TLW Investments LLC the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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.

[Signature]  
Property Owner

Property Owner

Subscribed and sworn to me this 21 day of October, 2021.



[Signature]  
Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024



**Apple Valley AV-1329**

The Southeast Quarter of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Quit Claim Deed Page 1 of 2  
 Russell Shirts Washington County Recorder  
 09/13/2017 03:04:28 PM Fee \$14.00 By FIRST  
 AMERICAN - ST. GEORGE MAIN

WHEN RECORDED MAIL TO  
 AND MAIL TAX NOTICES TO:  
 Cedar Vista, LLC  
 4805 South 3300 West  
 Rexburg, Idaho 83440

Space above for County Recorder's use

Parcel I.D. #s AV-1328-A  
 AV-1329  
 AV-1343-A-1

11.0 Acres

## QUIT CLAIM DEED

**A.V. HOLDINGS, LLC**, a Utah limited liability company ("Grantor") of 2150 South 1300 East, Suite 150, Salt Lake City, Utah 84106, hereby QUIT CLAIMS to **CEDAR VISTA, LLC**, an Idaho limited liability company ("Grantee") of 4805 South 3300 West, Rexburg, Idaho 83440, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the following-described tract of land in Washington County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION.

WITNESS the hand of said Grantor this 7th day of September, 2017.

A.V. HOLDINGS, LLC a Utah limited liability company

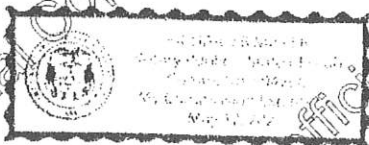
By: MEG Property Management, LLC, a Utah limited liability company

By: *Richard H. Miller*  
 Name: Richard H. Miller  
 Its: Manager

STATE OF UTAH )  
 ) ss.

COUNTY OF SALT LAKE )

On this 7th day of September, 2017, personally appeared before me *Richard H. Miller*, the signer of the within instrument, who duly acknowledged to me that he executed the same in the capacity indicated above.



*Richard H. Miller*  
 Notary Public

## Exhibit "A"

**PARCEL 1:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42, SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57.52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°05.25" EAST, ALONG THE QUARTER SECTION LINE 1019.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°58.46" EAST 1003.04 FEET; THENCE SOUTH 0°05.25" EAST 572.41 FEET; THENCE NORTH 89°58.45" EAST 502.43 FEET; THENCE SOUTH 0°05.25" EAST 562.64 FEET; THENCE NORTH 89°58.45" EAST 1136.51 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 0°06.19" EAST ALONG THE SECTION LINE 480.65 FEET TO THE EAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°58.45" WEST ALONG THE QUARTER SECTION LINE 2642.11 FEET TO THE CENTER OF SAID SECTION 29; THENCE NORTH 0°05.25" WEST ALONG THE QUARTER SECTION LINE 1615.71 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, ALSO:  
THE NORTHWEST QUARTER, LESS AND EXCEPTING THE SOUTH 40.0 ACRES (AS MEASURED ALONG THE SOUTH LINE) OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST SALT LAKE BASE AND MERIDIAN; ALSO LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57.52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°05.25" EAST ALONG THE QUARTER SECTION LINE 1019.60 FEET; THENCE NORTH 89°57.52" WEST 2639.41 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 0°06.46" WEST ALONG THE SECTION LINE 1019.60 FEET TO THE POINT OF BEGINNING.

**PARCEL 8:**

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

Together with a portion of Water Rights No. 81-4536, change application a30467, being 98.93 acre feet

254



# AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 OCT -2 AM 10:32

SECRETARY OF STATE  
STATE OF IDAHO

1. The name of the limited liability company is:  
Cedar Vista, LLC
2. The date the certificate of organization was originally filed : September 10, 2012
3. The name of the limited liability company is amended to:  
\_\_\_\_\_
4. The complete street and mailing addresses of the principal office is amended to:  
\_\_\_\_\_  
(Street Address)  
\_\_\_\_\_  
(Mailing Address, if different)
5. The mailing address for future correspondence (annual reports) is amended to:  
\_\_\_\_\_  
(Address)
6. The name and address of the managers/members shall be amended as follows:  
Add: ☐ Delete: ☒ Richard H. Miller 2150 South 1300 East, Ste 150, Salt Lake City, UT 84106  
(Name) (Address)  
Add: ☐ Delete: ☐ \_\_\_\_\_  
(Name) (Address)  
Add: ☐ Delete: ☐ \_\_\_\_\_  
(Name) (Address)
7. Signature of a manager, member, or authorized person.

Printed Name: John K BagleySignature: [Signature]

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Rev. 05/2015

Secretary of State use only

IDAHO SECRETARY OF STATE  
10/02/2017 05:00  
CK:1050 CT:346414 BH:1605382  
1@ 30.00 = 30.00 ORGAN AMEN #2

W117131

[Printer friendly view](#)

Query: AccountNumID = 0154941

Showing 1 result on 1 page

**Account# Summary**

	Parcel #: <b>AV-1329</b>	Owner: <b>CEDAR VISTA LLC</b>
0154941	Situs:	Legal: <b>S: 29 T: 42S R: 11W SE1/4 SEC 29</b>
	Acres: 157.75	<b>T42S R11W.</b>
	Version: 07/20/2021 11:21:12-208 AM to: MAX	

# Account 0154941

## Location

Account Number 0154941

Parcel Number AV-1329

Tax District 45 - Apple Valley Town

Acres 157.75

Situs 0, 0

Legal S: 29 T: 42S R: 11W SE1/4 SEC 29  
T42S R11W.

Parent Accounts

Parent Parcels

Child Accounts 0563943

0690399

1095372

Child Parcels 1329-A

1329-B-SE

AV-1329-D

Sibling Accounts

Sibling Parcels

## Transfers

### Entry Number

00434469

00567275

00571351

00571352

00948541

20060005889

20070002934

20100015231

20100016490

20100016491

20110014619

20110031703

20110031704

20120044925

20170037242

20190000956

20210002782

## Owner

Name CEDAR VISTA LLC

PO BOX 122

REXBURG, ID 83440

## Value

Market (2021) \$654,700

Taxable \$176,620

Tax Area: 45 Tax Rate:  
0.008909

Type Actual Assessed Acres

Ag \$174,700 \$174,700 58.220  
Land

Farm

Land \$480,000 \$1,920 160.000

FAA

### Recording Date

05/26/1993 11:51:00 AM

05/29/1997 04:17:00 PM

07/15/1997 09:55:00 AM

07/15/1997 09:56:00 AM

06/01/2005 04:53:00 PM

03/01/2006 04:56:21 PM

01/18/2007 03:09:47 PM

05/10/2010 02:52:32 PM

05/20/2010 01:46:28 PM

05/20/2010 01:46:28 PM

05/11/2011 03:09:01 PM

10/18/2011 02:16:28 PM

10/18/2011 02:16:28 PM

12/31/2012 02:26:54 PM

09/13/2017 03:04:28 PM

01/09/2019 11:15:43 AM

01/13/2021 03:17:11 PM

B: 730 P: 247

B: 1104 P: 412

B: 1116 P: 493

B: 1116 P: 495

B: 1750 P: 1084

## "Tax"

### Tax Year

### Taxes

2021 \$1,573.51

2020 \$24.36

## Images

• [GIS](#)



Home

Search

Forms

Lists

Help

# Business Search

CEDAR VISTA



Advanced ▾

Results: 1

Form Info

Status

Filing Date

Agent

**CEDAR VISTA, LLC**  
(360008)  
*Limited Liability Company*  
(D)



**Active-Existing**

09/10/2012

**JOHN K BAGLEY**