



**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: <i>Jonathan S George</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: <i>Red Hawk Rd. E</i>		Parcel ID: <i>AV-1365-0</i>	
Existing Zone: <i>Transition</i>		Proposed Zone: <i>Agriculture X</i>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <i>10</i>	
Reason for the request <i>to move forward to develop agricultural lands</i>			

**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
- 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
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>[Signature]</i>	Date <i>5-9-24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED MAY 09 2024</b>	Date Application Deemed Complete:	
By:	By:	

**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Jonathan J George, 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.

[Signature]  
Property Owner

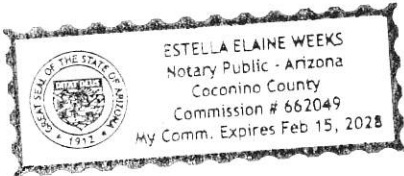
\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 9<sup>th</sup> day of May, 2024.

Estella Elaine Weeks  
Notary Public

Residing in: Cocconino County

My Commission Expires: Feb 15, 2028



**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

DOC # 20240012822

Quit Claim Deed Page 1 of 3  
Gary Christensen, Washington County Recorder  
04/25/2024 03:59:58 PM Fee \$ 40.00  
By GEORGE JONATHAN



When recorded mail deed and tax notice to:  
Jonathan George  
PO Box 824  
Springdale, Utah 84767

Tax I.D. No.: AV-1365-N / AV-1365-O

**QUIT-CLAIM DEED**

**Todd Chamberlain and John Carl Izaak McHenry, grantor(s), hereby**

**QUIT-CLAIMS to**

**Jonathan George, grantee(s) of Apple Valley, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract in Iron County, State of UTAH:**

**See Exhibit "A" attached hereto and made a part hereof.**

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15<sup>th</sup> day of April, 2024.

Todd Chamberlain

John Carl Izaak McHenry

Ohio  
State of ~~Utah~~ )  
Scioto : ss  
County of ~~Washington~~ )

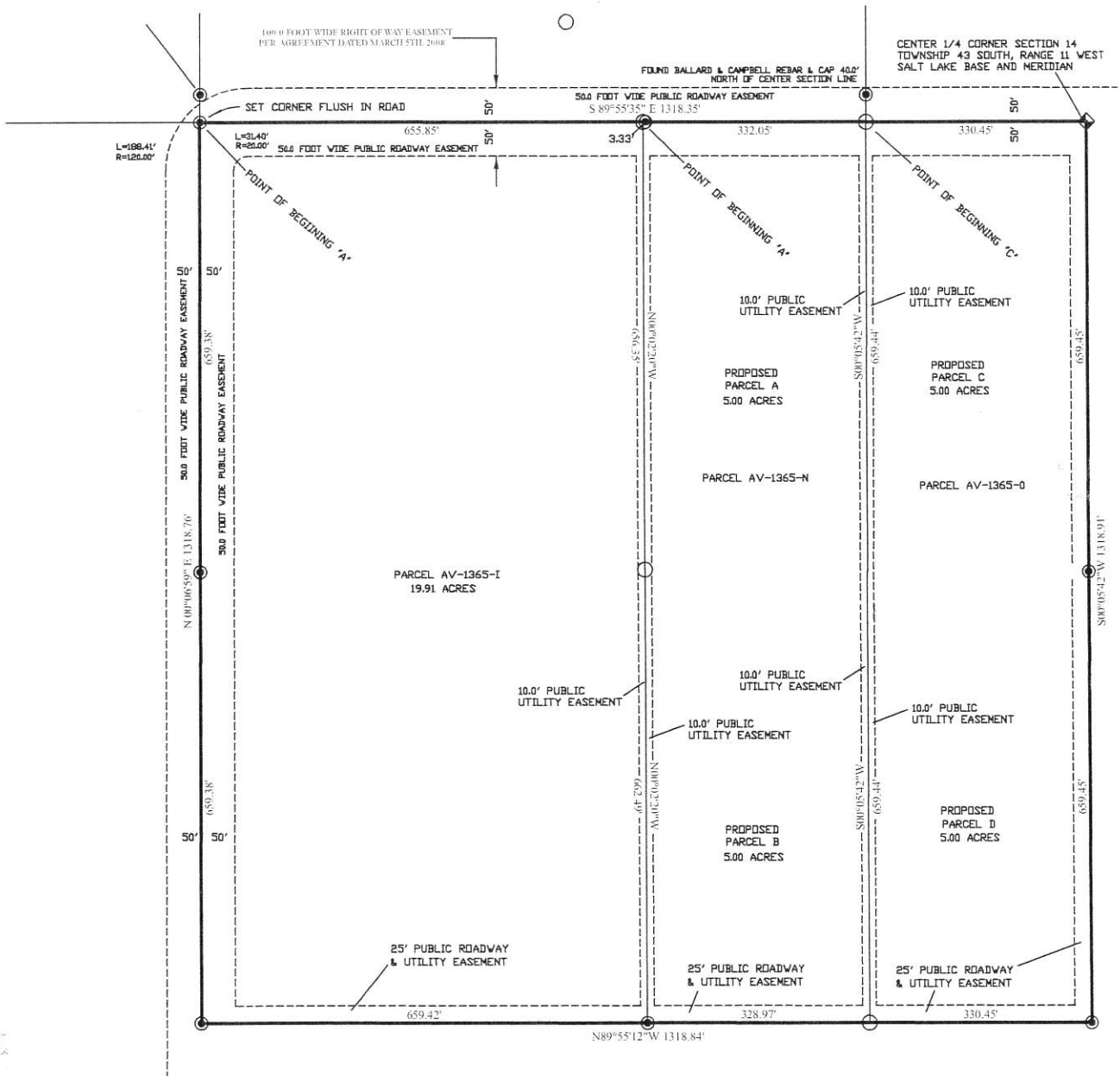
On the 15<sup>th</sup> day of April, 2024, personally appeared before me Todd Chamberlain, the signer(s) of the above agreement who duly acknowledge to me that he executed the same.

STATE OF UTAH  
COUNTY OF: IRON  
ON THE 23<sup>rd</sup> DAY OF April 2024  
PERSONALLY APPEARED BEFORE ME  
John Carl Izaak McHenry SIGNER(S) OF THE ABOVE  
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT  
HE/SHE/THEY EXECUTED THE SAME

NOTARY PUBLIC

NOTARY PUBLIC  
Joshua Lavern Hunt  
733943  
My Commission Expires  
10/31/2027  
STATE OF UTAH

JOHN A. MCHENRY  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
O.R.C. SECTION 147.03



PARCEL AV-1365-I  
19.91 ACRES

PARCEL AV-1365-N

PARCEL AV-1365-0

PROPOSED PARCEL B  
5.00 ACRES

PROPOSED PARCEL D  
5.00 ACRES

PROPOSED PARCEL A  
5.00 ACRES

PROPOSED PARCEL C  
5.00 ACRES

Exhibit "A"

September 9, 2022

Legal Descriptions  
prepared for Jonny George

The north half of parcel AV-1365-O, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 2306.25 feet along the center section line from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°55'35" East 330.45 feet along said line to the center of section; thence South 0°05'42" West 659.45 feet long the center section line; thence North 89°55'22" West 330.45 feet; thence North 0°05'42" East 659.44 feet to the point of beginning. Contains 5.00 acres.

Subject to a public roadway easement per agreement dated March 5<sup>th</sup>, 2008, (affects the north 50 feet of said parcel).

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East 257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

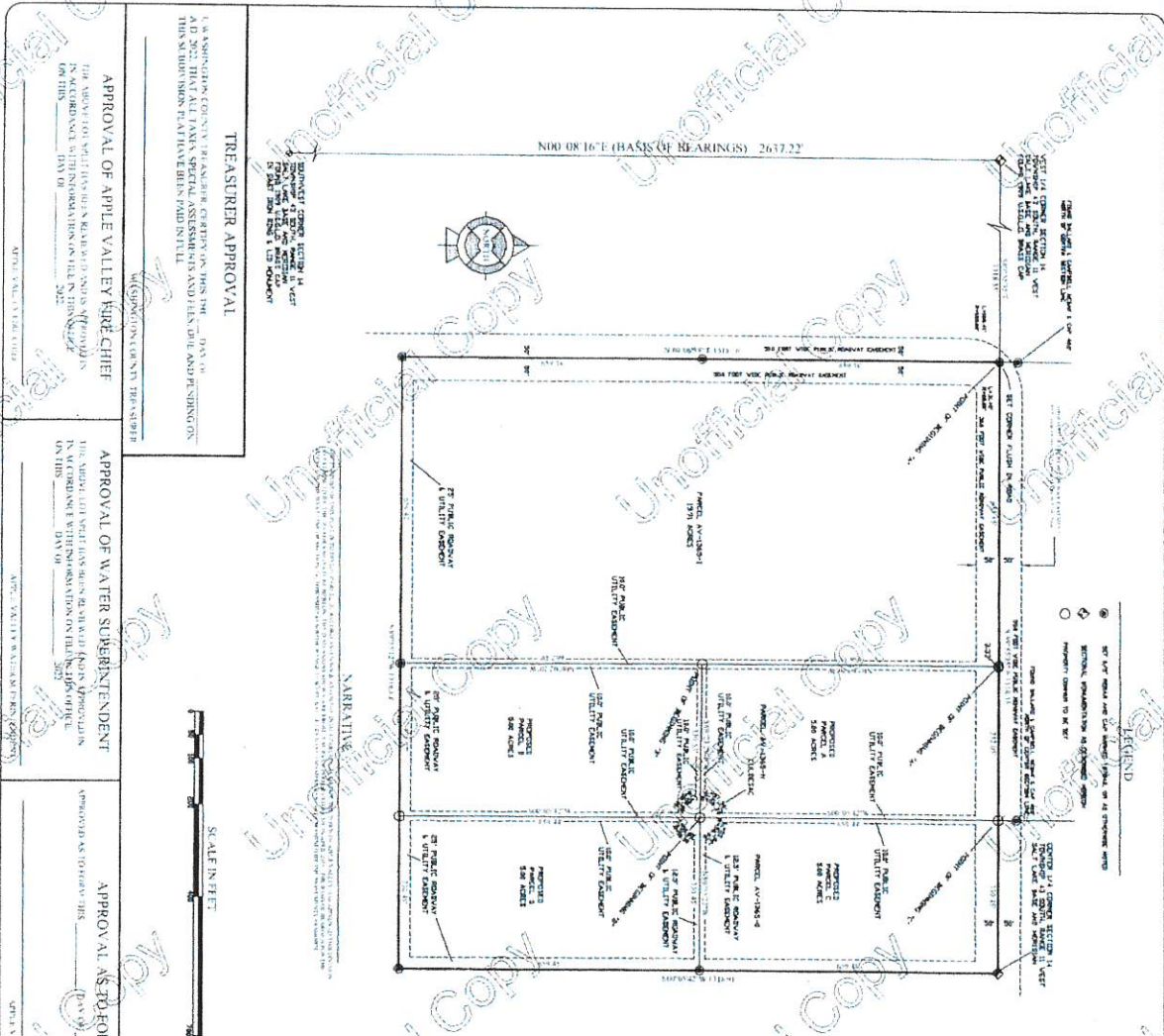
The south half of parcel AV-1365-O, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 2306.25 feet along the center section line and South 0°05'42" East 659.44 feet from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°55'22" East 330.45 feet; thence South 0°05'42" West 659.45 feet to a point on the south line of the northeast quarter of the southwest quarter of said section 14; thence North 89°55'12" West 330.45 feet along said line; thence North 0°05'42" East 659.44 feet to the point of beginning. Contains 5.00 acres.

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East 257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

Prepared by Mark A. Schraut, PLS 187849



**CHAMBERLIN-GEORGE LOT SPLIT**  
 LOCATED WITHIN THE SW 1/4 OF SECTION 14  
 TOWNSHIP 43 SOUTH, RANGE 11 WEST  
 SALT LAKE BASE AND MERIDIAN

**APPROVAL OF APPLE VALLEY WARD CHIEF**  
 THE ABOVE LOT SPLIT IS IN ACCORDANCE WITH THE APPLE VALLEY WARD CHARTER AND THE APPLE VALLEY WARD CHIEF HAS REVIEWED THE PLAN AND HAS APPROVED IT ON THIS DAY OF 2022.

**APPROVAL OF WATER SUPERINTENDENT**  
 THE ABOVE LOT SPLIT IS IN ACCORDANCE WITH THE APPLE VALLEY WARD CHARTER AND THE WATER SUPERINTENDENT HAS REVIEWED THE PLAN AND HAS APPROVED IT ON THIS DAY OF 2022.

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS DAY OF 2022.

**APPROVAL AND ACCEPTANCE BY THE TOWN OF APPLE VALLEY**  
 WE THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY DO HEREBY ACCEPT AND APPROVE THE ABOVE LOT SPLIT AND THE TOWN OF APPLE VALLEY HAS REVIEWED THE PLAN AND HAS APPROVED IT ON THIS DAY OF 2022.

**TREASURER APPROVAL**  
 I, A REPRESENTATIVE OF THE TOWN OF APPLE VALLEY, DO HEREBY APPROVE THE ABOVE LOT SPLIT AND THE TOWN OF APPLE VALLEY HAS REVIEWED THE PLAN AND HAS APPROVED IT ON THIS DAY OF 2022.

**OWNERS' DEDICATION**  
 WE, THE UNDERSIGNED, DONATE TO THE PUBLIC THE ABOVE DESCRIBED EASEMENTS AND RIGHTS TO THE TOWN OF APPLE VALLEY FOR THE USE OF THE PUBLIC.

**BOUNDARY DESCRIPTIONS**  
 THE BOUNDARY DESCRIPTIONS OF THE ABOVE DESCRIBED EASEMENTS AND RIGHTS ARE AS FOLLOWS:

**LEGEND**  
 ① 8\"/>

# Apple Valley Zoning Districts Viewer

access in a manner that will minimize the  
 heard of traffic leaving and entering  
 roadways.

## E. Manufacturing Zone:

The objective in establishing the M-1 zone is to provide space for warehousing, light manufacturing, fabrication, wholesaling, services and other similar commercial establishments which are combined with manufacturing or warehousing uses, and to locate these establishments in a location compatible with one another, and where they are convenient to the other commercial and industrial zones in the county.

## F. Industrial Zone:

The objective in establishing the I-1 zone is to provide space for various types of land uses whose effects, both secondary and direct, are not compatible with uses found in other zones in the county.

## G. Open Space Conservation Zone:

The purpose of this zone is to permit the use of open space land within the county for uses compatible with the protection of the natural and scenic resources of the county for the benefit of present and future generations.

## H. Open Space Transition Zone:

The purpose of this zone is to provide for the protection of primarily undeveloped private land.



Search Account #: Parcel ID

(1 of 2)

Address Information:  
 Account ID: 1034272  
 Address:  
 Subdivision:  
 Zoom In

Washington County Parcels

Apple Valley Zoning Viewer

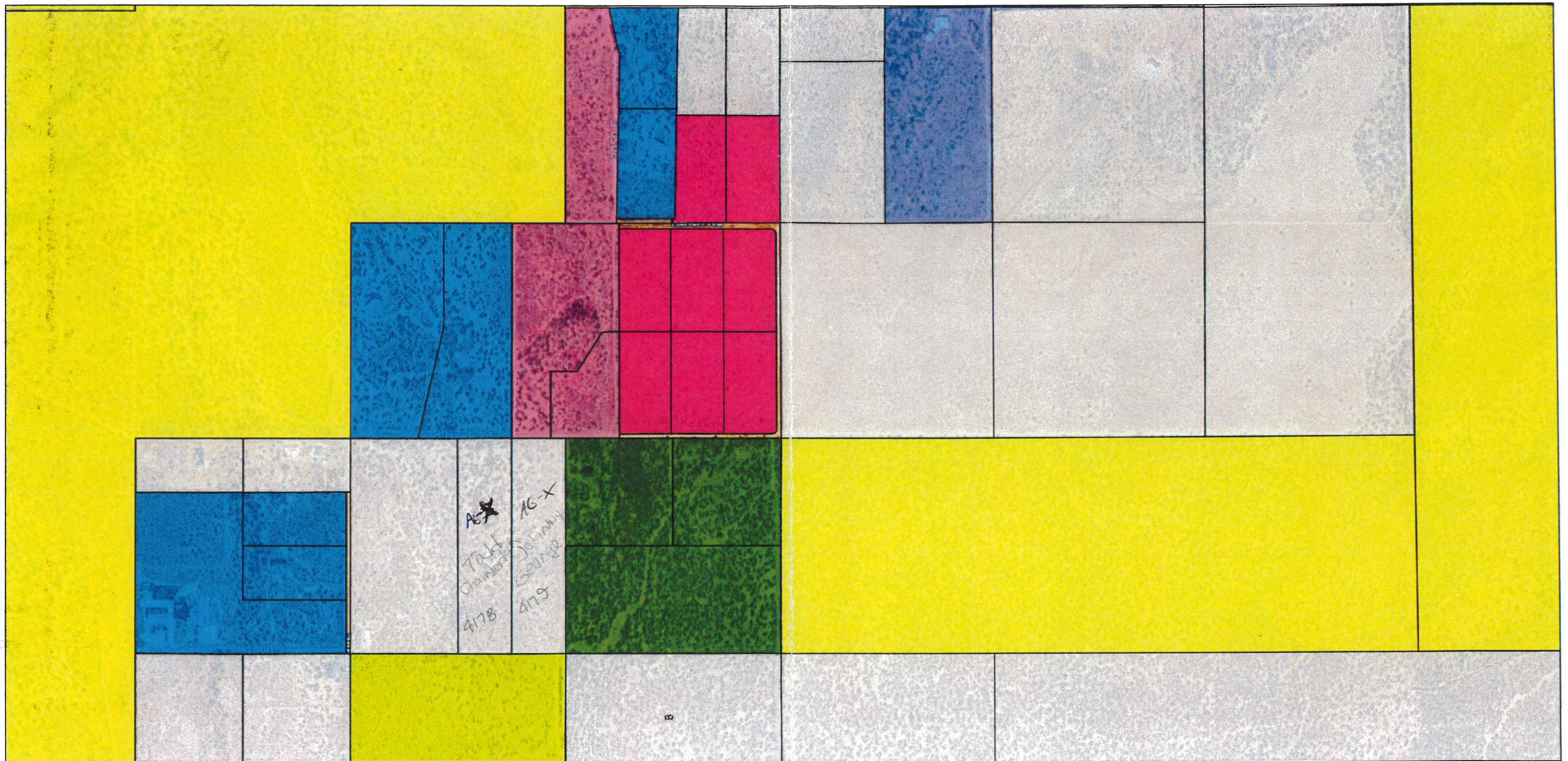
Town Boundary

**Legend**

**Zoning Districts**

- A-3 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > 1.5 Acres
- 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
- CTR - Churches or Trolley Home Parks Zone
- INST - Institutional
- MH - Manufacture 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

# Apple Valley Zoning Districts



3/7/2024, 2:07:38 PM

- |                              |                               |                         |
|------------------------------|-------------------------------|-------------------------|
| Washington County Parcels    | OSC – Open Space Conservation | RE-5 – Rural Estate 5   |
| Future Annexation Boundary   | OST – Open Space Transition   | RE-10 – Rural Estate 10 |
| <b>Zoning Districts</b>      |                               |                         |
| A-5 - Agricultural > 5 Acres | RE-1 – Rural Estate 1         | RE-20 – Rural Estate 20 |
| PD – Planned Development     | Town Boundry                  |                         |

