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: Paul B. and Kathleen C. Hansen Revocable Trust	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: 2591 Desert Drive	Parcel ID: AV 1376 E
Existing Zone: ~~OST~~ RE-20	Proposed Zone: AG-X
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application 20
Reason for the request: Already have home, Agricultural.	

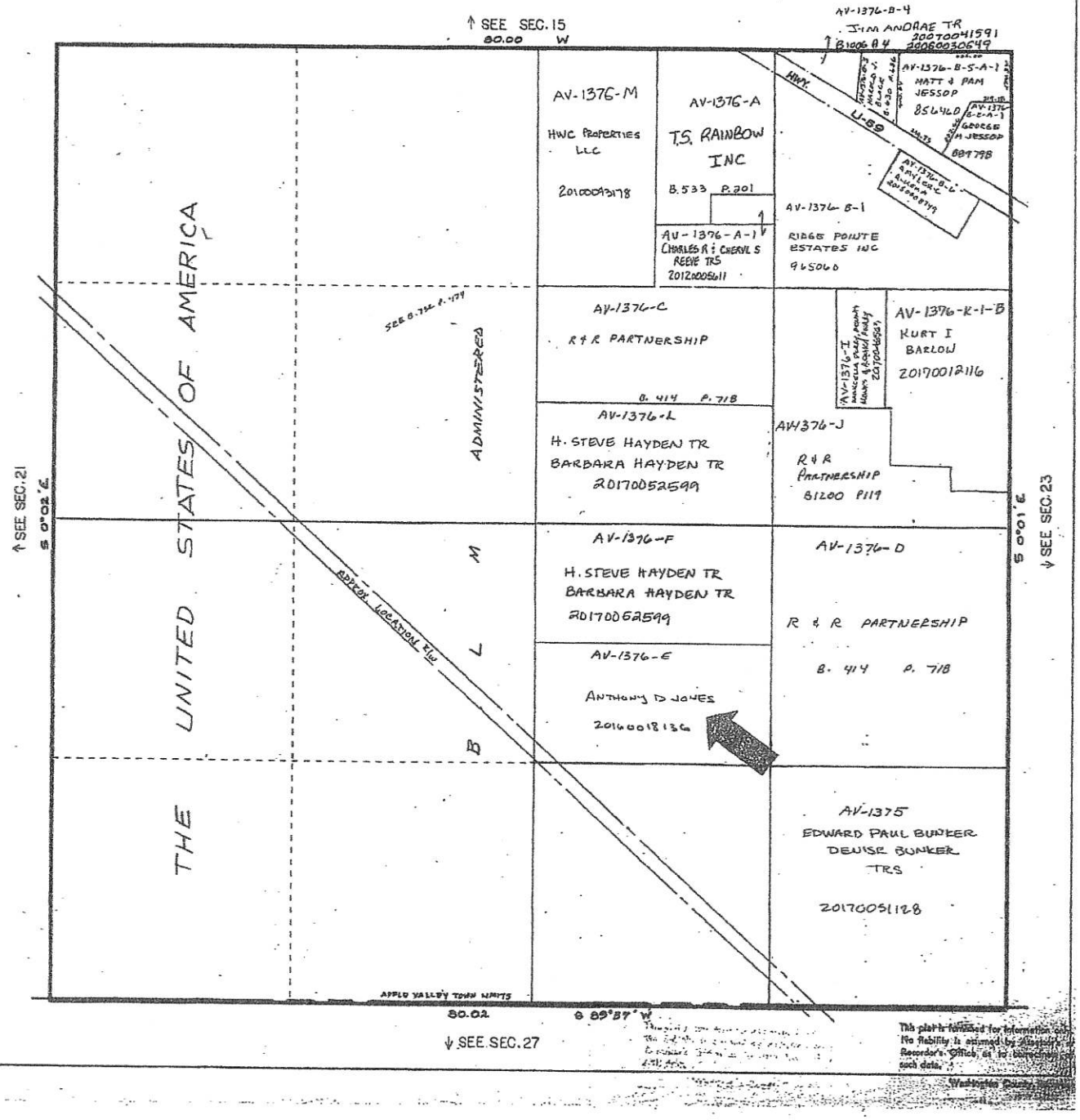
Submittal Requirements: The zone change application shall provide the following:

- ☐ 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	Date
Paul B Hansen	8-27-2024

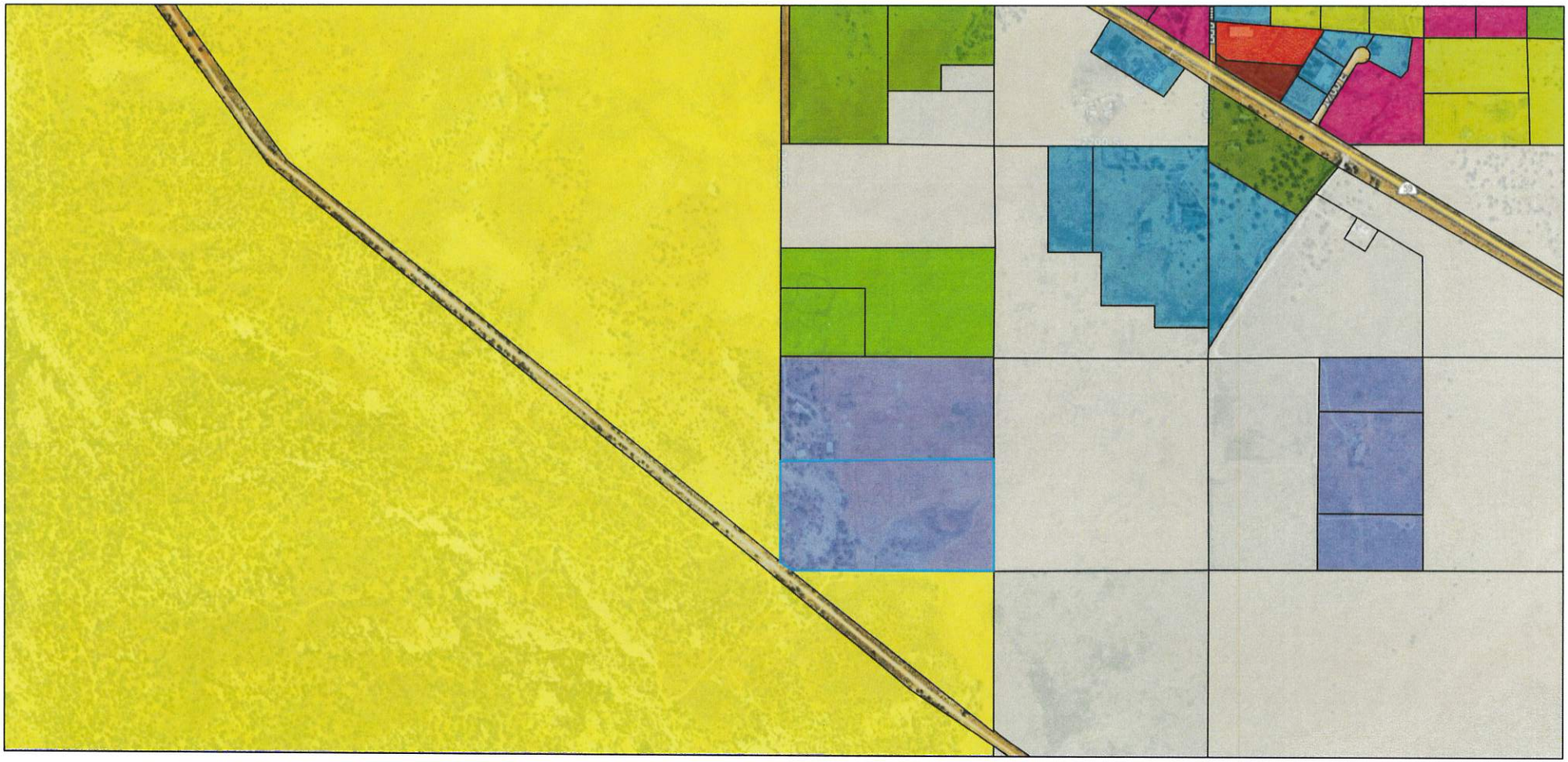
Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/27/24	Date Application Deemed Complete:	
By: JW	By:	

SECTION 22
T43 S --- R 11 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

Apple Valley Zoning Districts



9/10/2024, 10:08:21 AM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- C-1 – Convenience Commercial
- C-3 – General Commercial
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Rural Estate 1
- RE-5 – Rural Estate 5
- RE-20 – Rural Estate 20
- Town Boundry

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Washington County Recorder
87 N. 200 E. Suite 101
St. George, UT 84770
(435)634-5709

Re: 20240021886
0374556
AV-1376-E
07/11/2024 03:32:14 PM

Frequently in the examination of Deeds, errors are detected that may seriously impair the validity of the transaction and purpose of the document. When possible, as a courtesy, the discrepancies are noted and called to the attention of interested parties. An examination of THIS DOCUMENT (copy provided) disclosed the following:

Incorrect or incomplete legal description, as noted on the copy

INCORRECT TOWNSHIP

TOWNSHIP IN LEGAL GIVEN READS AS "TOWNSHIP 34 SOUTH" WHEN THE TOWNSHIP SHOULD BE "TOWNSHIP 43 SOUTH"
THE TOWNSHIP WAS INCORRECT ON DOCUMENTS 202400149721 AND 20240021886.

Prompt attention should be given this notice, and if of sufficient importance your Title Company or Attorney should be contacted to record the correct document

The person who prepares and/or submits a document for recording is responsible for the content of the document (not the Washington County Recorder's Office). If there is a problem or error in the document, the document will need to be re-recorded, with a new signature and new notarization, or a new document may be recorded to fix the problem. RECORDING FEES WILL APPLY to record these documents.

DOC ID 20240021886

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
07/11/2024 03:32:14 PM Fee $40.00 By JEFFS AND JEFFS, P.C.

WHEN RECORDED RETURN TO: and mail tax notice to:
Paul B. Hansen and Kathleen C. Hansen, Trustees
7867 South 2200 West
Spanish Fork, UT 84660

see preceding doc 20240014971 (attached)

Correction Warranty Deed

Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, Grantors, hereby CONVEYS and WARRANTS to Paul B. Hansen and Kathleen C. Hansen, Trustees, or any successor trustees, of the Paul B. and Kathleen C. Hansen Revocable Trust dated May 14, 2024, Grantees, for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

> The South Half of the Northwest Quarter of the Southeast Quarter (S1/2 NW1/2 SE1/4) of Section 22, Township 34 South, Range 11 West, Salt Lake Base and Meridian.

Tax Parcel Number AV-1376-E

Correction to Deed recorded May 14, 2024 as Entry No, 20240014971 corrected to add Water Rights Addendum to Land Deeds attached hereto and made a part hereof.

WITNESS the hand of said *Grantors*, this 11th day of July, 2024.

Paul B. Hansen
Paul B. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

Kathleen C Hansen
Kathleen C. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 11th day of July, 2024, personally appeared before me Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

ALANNA WARNICK
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 727641
COMM. EXP. 10-28-2026

Notary Public