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: HAYDEN H STEVE & BARBARA TRS		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 2483S 1200 E	Parcel ID: AV-1376F		
Existing Zone: RE-20		Proposed Zone: AGRIGULTURE A-X	
For Planned Development Purposes: Acreage in Parcel 20 ACRES		Acreage in Application 20.0	
Reason for the request: N1/2 NW1/4 SE1/4 Sec 22 zone chg to agriculture			

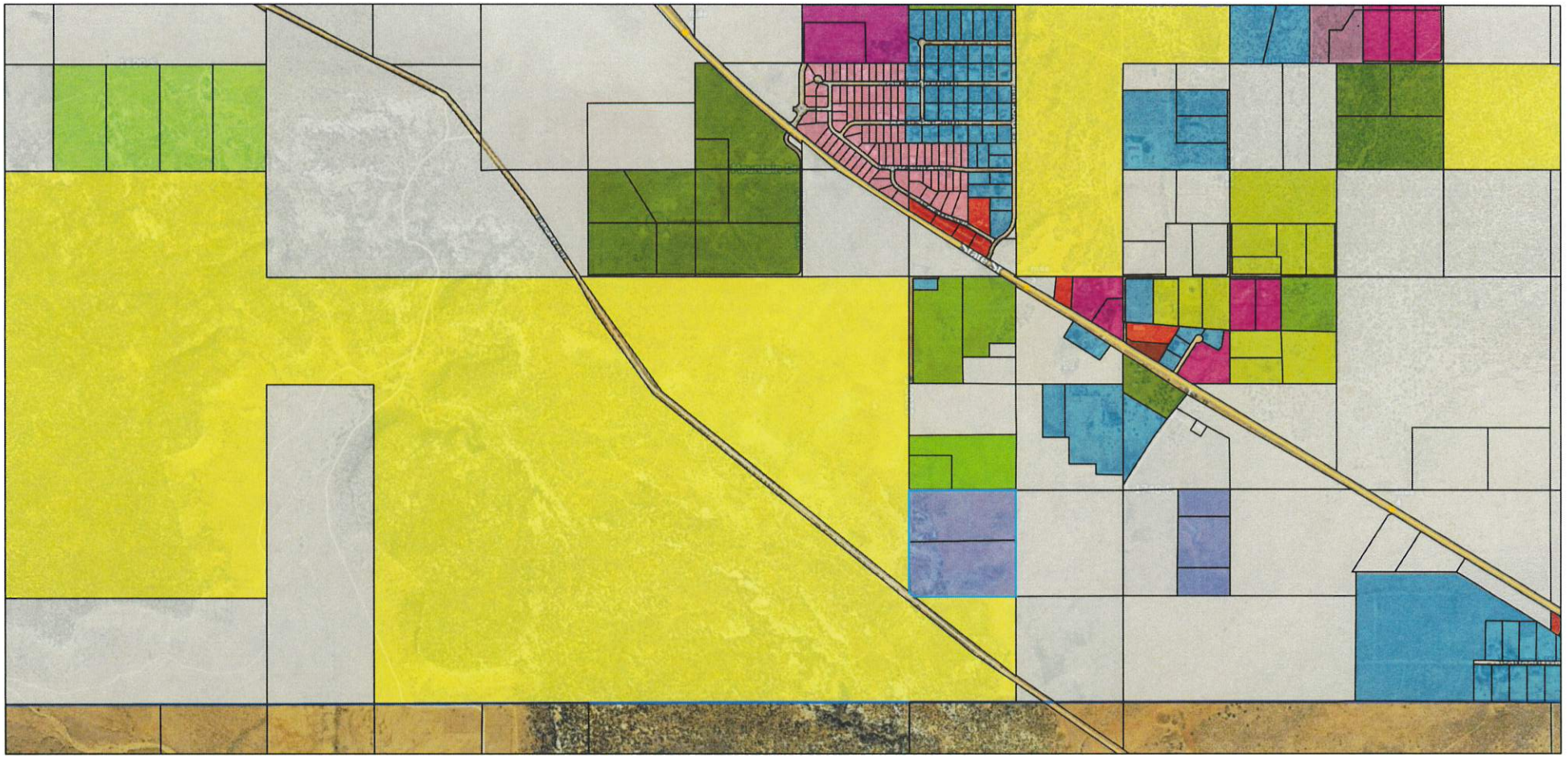
Submittal Requirements: The zone change application shall provide the following:

- ☐ 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
[signature]	8-27-24

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

Apple Valley Zoning Districts



9/9/2024, 5:54:29 PM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- C-1 – Convenience Commercial
- C-2 – Highway Commercial
- C-3 – General Commercial
- INST - Institutional
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Rural Estate 1
- RE-5 – Rural Estate 5
- RE-10 – Rural Estate 10
- RE-20 – Rural Estate 20
- Town Boundry

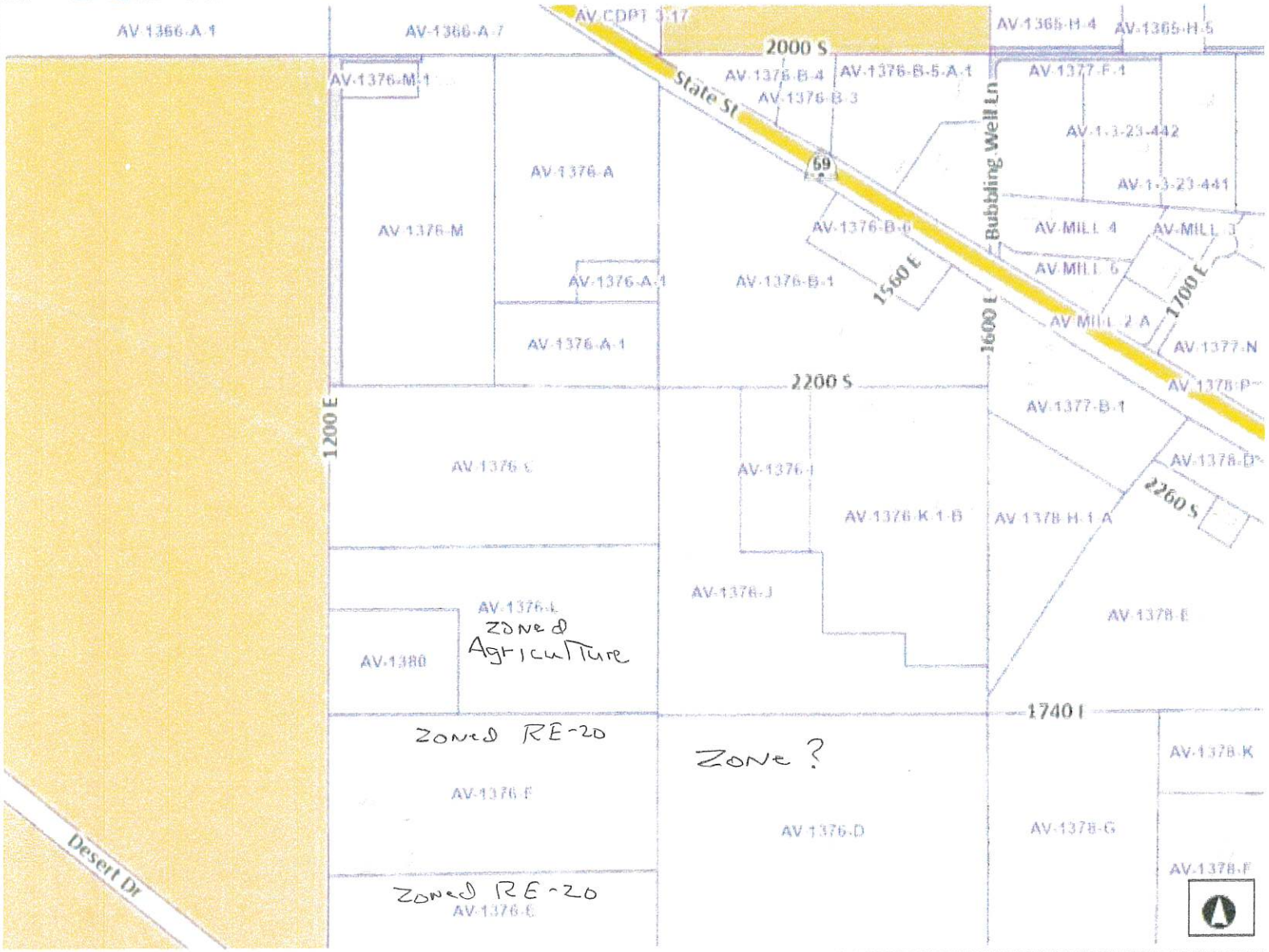
1:18,056

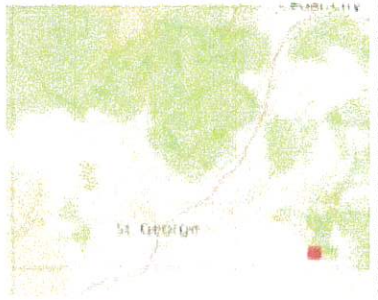
0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Hayden Property AV-1376L
AV1376F





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

1,504.7 0 752.33 1,504.7 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.

DOC ID 20230029110

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
09/27/2023 02:35:46 PM Fee $40.00 By LEGAL
TITLE INSURANCE AGENCY, LLC

Unofficial Copy

WHEN RECORDED
MAIL TAX NOTICE TO:
Grantee:
2483 South 1200 East
Apple Valley UT 84737

WARRANTY DEED

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee. Grantor(s),

of Hurricane, Utah
hereby CONVEYS and WARRANTS to

H. Steve Hayden And Barbara Hayden, And To Their Successors, As Trustees Of The H. Steve And Barbara Hayden Revocable Trust, U/T/A Dated September 24, 2014. Grantee(s),

of Hurricane, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit:

See Attached Exhibit "A"

* Note: Grantors acquired title as Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee (Grantor), Barbara Jessop, Trustee (Grantee), Richard Edson Jessop, Trustee (Grantee); however, the title of (Grantor)/(Grantee) was a reference to their positions in the trust.

WITNESS the hand of said grantor(s), this 22 day of September, 2023.

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

Richard Timpson

By: Richard Timpson, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Richard Timpson, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Timpson acknowledged to me that he as such Trustee executed the same.

Gina A. Park
Notary Public

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2024

Unofficial Copy

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

By: Barbara Jessop, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Barbara Jessop, who, being duly sworn did say that she is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Barbara Jessop acknowledged to me that she as such Trustee executed the same.

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2026

Notary Public

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

By: Richard Edson Jessop, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Richard Edson Jessop, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Edson Jessop acknowledged to me that he as such Trustee executed the same.

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2026

Notary Public

Unofficial Copy

Exhibit "A"

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH ONEHALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT THERETO

TOGETHER WITH AND SUBJECT TO A FIFTY (50) FOOT PERIMETER RIGHT-OF-WAY AND EASEMENT AS GRANTED AND FULLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 11, 1977 AS ENTRY NO. 185195 IN BOOK 222 AT PAGE 491, WASHINGTON COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

TAX SERIAL NO.: **AV-1376-L** (a portion thereof)