**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: TLW Investments LLC. | Phone: [redacted] |
| Address: [redacted] | Email: [redacted] |
| City: [redacted] State: [redacted] Zip: [redacted] | |
| Agent: (If Applicable) Travis or Libby Wells | Phone: [redacted] |
| Address/Location of Property: | Parcel ID: AV-1343-A-1 |
| Existing Zone: OST | Proposed Zone: AG-X |
| For Planned Development Purposes: Acreage in Parcel 40 | Acreage in Application 40 |
| Reason for the request: turn to AG-X | |

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

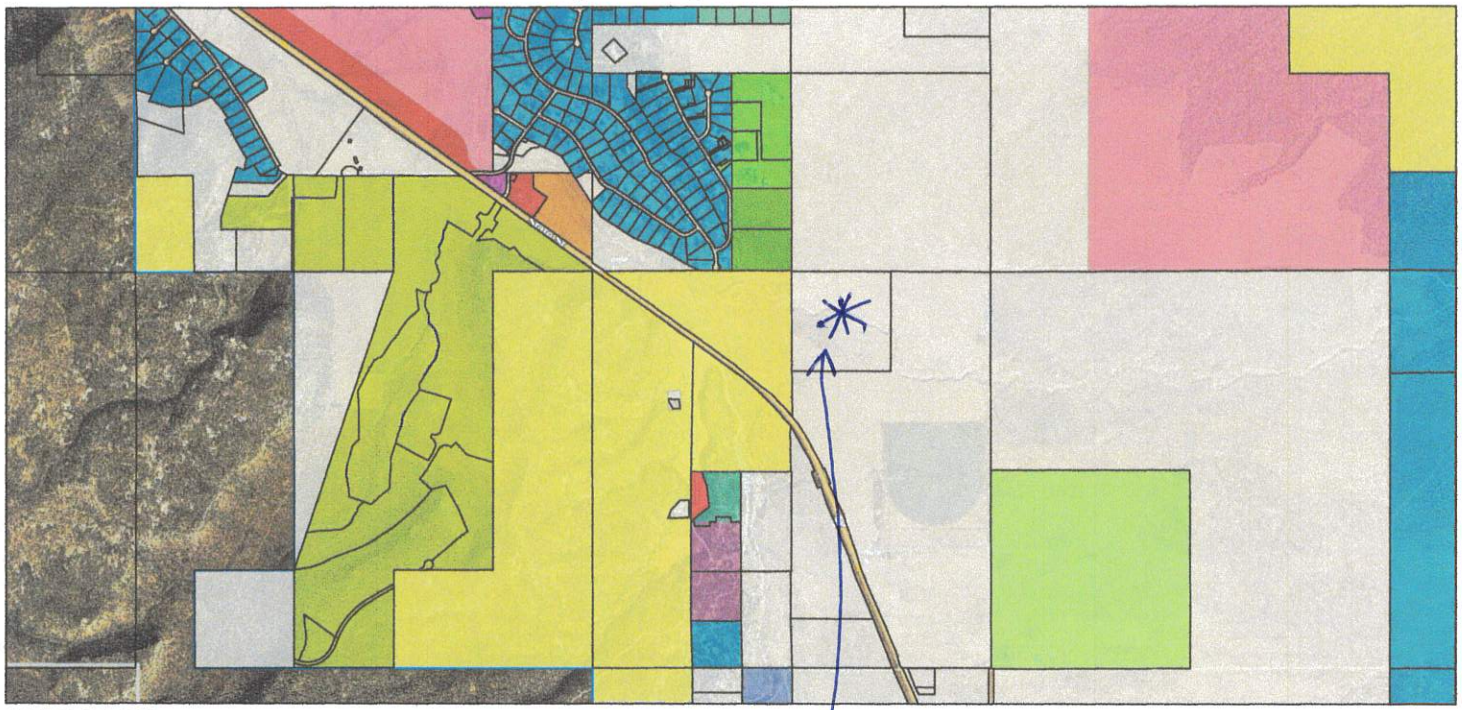
- ☑ A. The name and address of owners in addition to above owner: Travis & Libby Wells
- ☑ B. An accurate property map showing the existing and proposed zoning classifications
- ☑ C. All abutting properties showing present zoning classifications
- ☑ D. An accurate legal description of the property to be rezoned
- ☐ ~~E.~~ N/A 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.~~ N/A Signed and notarized Acknowledgement of Water Supply (see attached).

| | |
|---|---|
| Applicant Signature: Libby Wells | Date: 8/28/24 |

| | |
|---|---|
| Official Use Only | Amount Paid: $ / Receipt No: |
| Date Received: 8/28/24 | Date Application Deemed Complete: |
| By: JN | By: |

B.

# Apple Valley Zoning Districts



8/28/2024, 5:02:16 PM

Washington County Parcels
Future Annexation Boundary

Zoning Districts

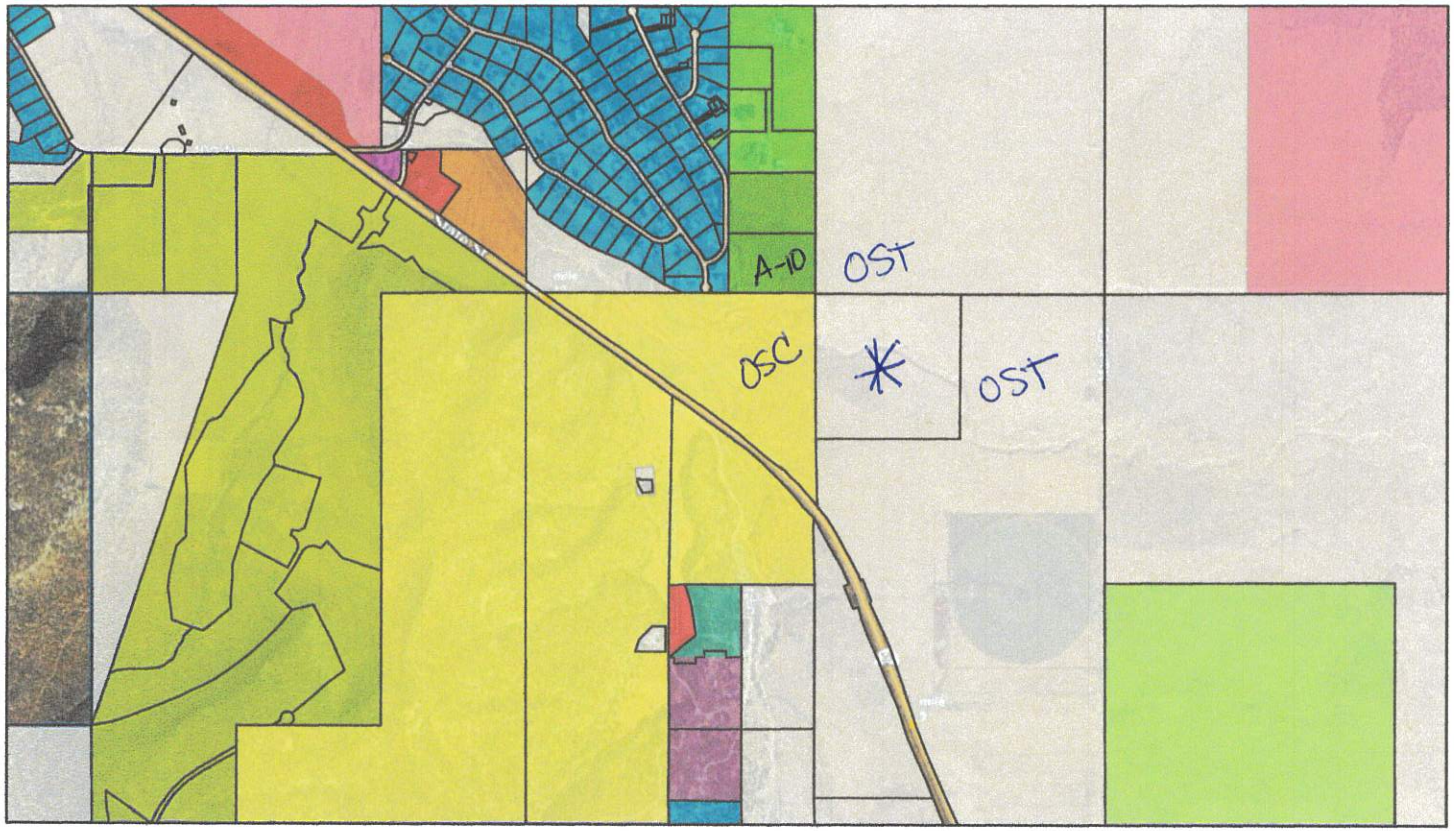
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
C-2 – Highway Commercial
C-3 – General Commercial
INST - Institutional
OSC – Open Space Conservation
OST – Open Space Transition
PD – Planned Development
RE-1 – Rural Estate 1
RE-2.5 – Rural Estate 2.5
RE-10 – Rural Estate 10
RE-20 – Rural Estate 20
RV-Park – Recreational Vehicle Park
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®

# Apple Valley Zoning Districts




8/28/2024, 5:06:51 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.17 0.35 0.7 km

Washington County Parcels
Future Annexation Boundary
Zoning Districts
A-10 - Agricultural > 10 Acres
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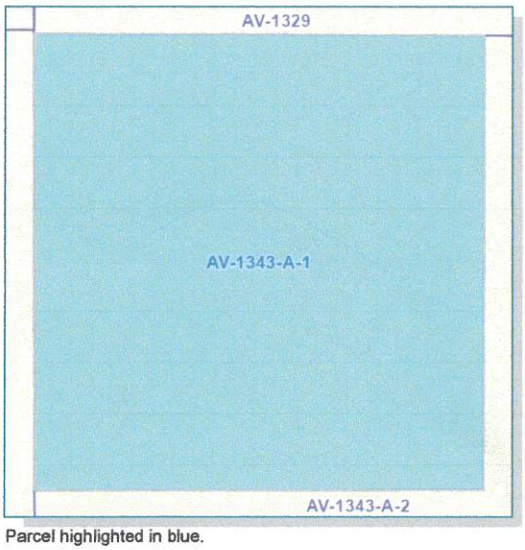
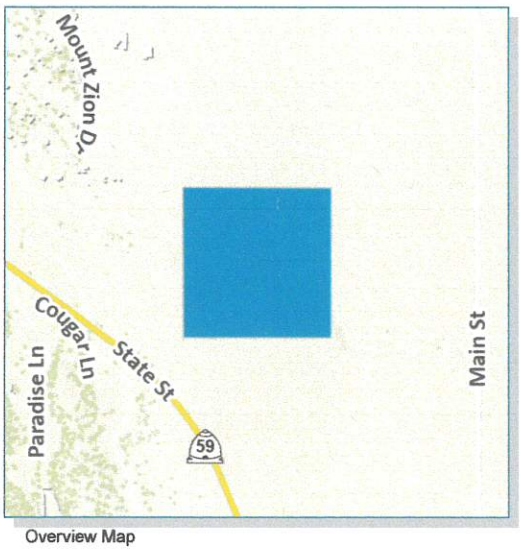
RE-1 – Rural Estate 1
RE-2.5 – Rural Estate 2.5
RE-10 – Rural Estate 10
RV-Park – Recreational Vehicle Park
Town Boundry

Town of Apple Valley
Sunrise Cloud SMART GIS®

# Property Report for Parcel AV-1343-A-1



Parcel highlighted in blue.



Overview Map

*NOTE: 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.*

*Report Generated 8/28/2024 by Washington County GIS*

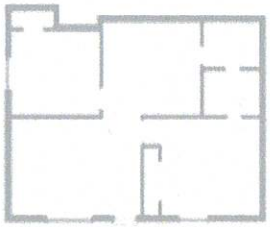
**Washington County, Utah**
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

D.

# Property Report for Parcel AV-1343-A-1

Data Updated: 8/25/2024

Click here for images




Click here for sketches

## Account Summary

**Account Number:** 0155138
**Parcel ID:** AV-1343-A-1
**Owner Name:** Tlw Inv Llc

**Subdivision:** N/A
**Situs Address:** N/A
Apple Valley, UT 84737

## Building Characteristics

**Building Number:** N/A
**Property Type:** N/A
**Year Built:** N/A
**Square Feet:** N/A
**Units:** N/A
**Exterior:** N/A
**Roof Cover:** N/A
**HVAC Desc:** N/A

**Bedrooms:** N/A
**Bathrooms:** N/A
**Garage Square Feet:** N/A
**Basement Sq. Ft.:** N/A
**Basement Sq. Ft. Finished:** N/A
**Swimming Pool:** N/A
**Fireplaces:** N/A
**Finished Attic:** N/A

Northwest Quarter of the North east Quarter of Section 32 Township 42 South, Range 11 West, Salt Lake Base and Meridian

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# Property Report for Parcel AV-1343-A-1

## Property Information

**Acres:** 40.00
**Zoning:** Open Space Transition
**Is Property in a Special Flood Hazard Area?** No
**Is Property in a 0.2% Annual Chance Flood Area?** No
**Is Property in a Floodway?** No

## Tax Information

**Tax District:** Apple Valley Town
**Residential Classification:** N/A
**Book & Page:** N/A
**Reference Document:** 20220053287

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
*City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** APV01
**U.S. Senate District:** 27
**U.S. Congressional District:** 2
**Utah House District:** 72
**Washington County School Board District:** 5

** Visit Vote.Utah.gov or https://geoprodvm.washco.utah. for more voting information.*

## Community/Public Services

**Law Enforcement:** Washington Co. Sheriff
**Fire Protection:** Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*

**Schools:**
Three Falls Elementary
Hurricane Intermediate
Hurricane Middle
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

## Utilities

**Culinary Water:** N/A
**Sewer:** On-site wastewater/septic (On-site/septic)
**Electricity:** Rocky Mountain Power
**Natural Gas:** N/A
**Internet Service Providers (Cable):** TDS

**Solid Waste Collection Day:** Thursday
** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at http://www.wcsw.org/*

** For more information on Internet services available in your area, see Decision Data.org, https://decisiondata.org/internet-providers-by-zip-code-plus-tv/*

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**Washington County, Utah**
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www.washco.utah.gov

DOC ID 20210051381


Gary Christensen Washington County Recorder
08/02/2021 03:38:39 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

GT TITLE
File No. W44447

Property Reference Information:
Tax Parcel No(s).: AV-1343-A-1
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

# WARRANTY DEED

CEDAR VISTA LLC, a UTAH limited liability company ("Grantor"),

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

TLW INVESTMENTS LLC, AN IDAHO limited liability company ("Grantee"),

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"):

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

With all the covenants and warranties of title from Grantor in favor of Grantee 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 2021 and thereafter.

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

RECEIVED Aug 3, 2021 Water Rights SALT LAKE

*Information for reference purposes:*
GT Title File No.: W44447
Tax Parcel No(s).: AV-1343-A-1
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 2nd day of AUGUST, 2021.

CEDAR VISTA LLC

By: _____
JOHN BAGLEY
Its: MANAGER

STATE OF ~~Utah~~ Idaho }
} ss.
COUNTY OF Madison }

On this 2nd day of August, 2021, personally appeared before me JOHN BAGLEY, who stated that he/she is the MANAGER of CEDAR VISTA 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.

_____
NOTARY PUBLIC

JULIA G. LEWIS
NOTARY PUBLIC
Comm. No. 694722
STATE OF IDAHO

RECEIVED Aug 3, 2021 Water Rights SALT LAKE