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: Darcy Anne Pauken		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable) N/A		Phone: N/A
Address/Location of Property: 37°02'27.7"N 113°03'53.5"W	Parcel ID: AV-JHLS-1	
Existing Zone: PD		Proposed Zone: A-5 AG-X
For Planned Development Purposes: Acreage in Parcel 5.25		Acreage in Application 5.25
Reason for the request: Amend the current PD to obtain Agricultural > 5 Acres zoning		

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

- [x] A. The name and address of owners in addition to above owner.
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] 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.
- [x] 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
- [x] 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]	8/22/2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/22/24	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts

6/5/2024, 3:07:32 PM

Washington County Parcels
Future Annexation Boundary

Zoning Districts

A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 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
Town Boundry

1:4,514

0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

JOHN HOLM LOT SPLIT

RECORD OF SURVEY

WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M

JANUARY 2021

LEGEND

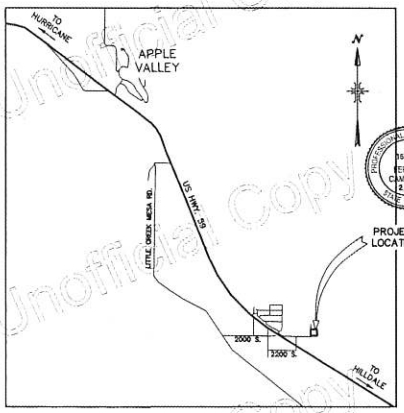
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- SET SUBDIVION MARKER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- RIGHT-OF-WAY DEDICATION

NOTES:

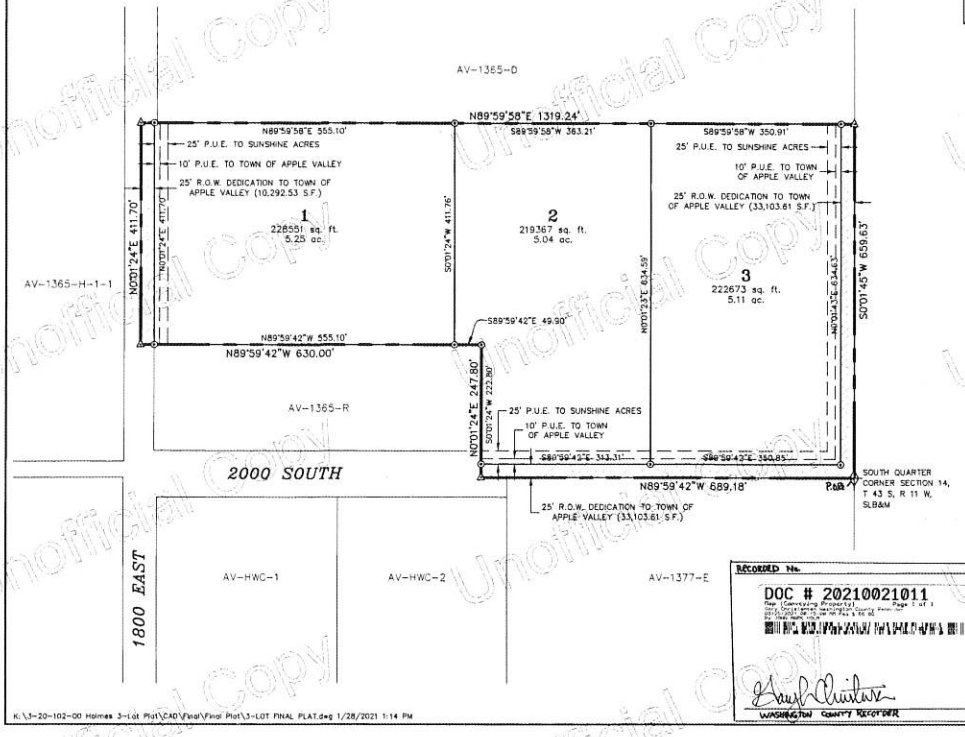
1. SEWER SEPTIC SYSTEM REQUIRED.
2. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO BEGINNING BUILDING CONSTRUCTION.
3. CURRENT PARCEL NUMBER IS AV-1365-D.

0 50 100 200

(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'



VICINITY MAP



K:\3-20-102-00 Holmes 3-Lot Plat\CAD\Final\Final Plot\3-LOT FINAL PLAT.dwg 1/28/2021 1:14 PM

RECORDED No.
DOC # 20210021011
Page 1 of 1
WASHINGTON COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, FEREL L. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 4492 (153754). I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR 153754 FEREL L CAMPBELL 21 APR 94 STATE OF UTAH

Feb 24, 2021
FEREL L. CAMPBELL, P.L.S. DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W., 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS JOHN HOLM LOT SPLIT
DAY OF Feb 24 A.D. 2021

BY: John Holm
JOHN HOLM

ACKNOWLEDGMENT

MITCHELL HARRIS Notary Public - State of Utah Comm. No. 707513 My Commission Expires on Jul 31, 2023

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 24th DAY OF February A.D. 2021
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER 707513
SIGNED
(A NOTARY COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES July 31, 2023
Mitchell Harris
PRINT NAME OF NOTARY

CONSENT OF MORTGAGEE TO RECORD

THE UNDERSIGNED Precept Holding LLC AS BENEFICIARY, HEREBY CONSENTS TO THE RECORDATION OF THE ABOVE ENTITLED SUBDIVISION AND HEREBY CONSENTS TO THE DEDICATION AND CONVEYING OF ALL EASEMENTS AND ROADWAYS AS SHOWN HEREON.

Precept Holding LLC
NAME
Member
TITLE

February 25 2021
DATE:

MICHELE HANNAFEE Notary Public - State of Utah Comm. No. 710139 My Commission Expires on Jan 27, 2024

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 25 DAY OF February 2021 Jerry Evec
PERSONALLY APPEARED BEFORE ME WHO DULY SWORN DO SAY THAT HE/SHE IS THE Manager OF Precept Holdings LLC AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES THERDN.

COMMISSION EXPIRES Jan 27, 2024

NOTARY PUBLIC - WASHINGTON COUNTY Michele Hannafee

TOWN ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE 15th DAY OF MARCH A.D. 2021

ATTORNEY
TOWN OF APPLE VALLEY

NARRATIVE

THIS PLAT REPRESENTS TAX PARCEL AV-51365Q OWNED BY JOHN HOLM. THE PURPOSE IS TO SURVEY THIS PIECE OF PROPERTY INTO 3 SEPARATE PARCELS AND ESTABLISH EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.

MAYOR APPROVAL

THE MAYOR OF THE TOWN OF APPLE VALLEY, UTAH HAS REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT ON THIS DAY OF 16TH MARCH A.D. 2021

ATTEST: CITY RECORDER
TOWN OF APPLE VALLEY

MAYOR
TOWN OF APPLE VALLEY

WASHINGTON COUNTY TREASURER

APPROVED AS TO RELEASE OF ALL TAXES THIS 24th DAY OF March A.D. 2021

WASHINGTON COUNTY TREASURER

BIG PLAINS WATER SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS DAY OF 16th March A.D. 2021

MANAGER
BIG PLAINS WATER SPECIAL SERVICE DISTRICT

RECEIVED
MAR 18 2021
BY:

Rock Canyon RESOURCES, LLC
ROCK CANYON RESOURCES, LLC
55 SO. 300 WEST, SUITE 3
HURRICANE, UTAH 84737
435.467.3391
435.635.4124

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Darcy Anne Pauken, 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.

Property Owner

Property Owner

Subscribed and sworn to me this 22 day of August, 2024.

MADISON PESCADO
Notary Public - State of Nevada
Appointment No. 23-0218-01
My Appointment Expires 12-08-2027

Madison Pescado
Notary Public

Residing in: Las Vegas, NV

My Commission Expires: 12/08/2027

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 # 20210021011
Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
03/25/2021 08:15:08 AM Fee $ 56.00
By JOHN MARK HOLM

MAP

NAME: JOHN HOLM LOT SPLIT

LOTS: 3 MAP: 4580

PARCEL: AV-1365-Q

JOHN HOLM

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W. 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

Unofficial Copy

North

Monson Dean
956 W 360 S Hurricane UT 84737

East

M & K Southern Utah Holdings LLC
258 W Telegraph Rd
Washington UT 84780

South

Bistline Ladell J SR
PO Box 99
Colorado City AZ 86021

Across Street to the West

G& H Inv Properties
2002 S 1100 W
Woods Cross UT 84087

Across Street North West

Jessop Matt & Pam G
1854 S 1800 E
Apple Valley UT 84737

DOC ID 20230011180

Gary Christensen Washington County Recorder
04/21/2023 11:18:48 AM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
8175 ARVILLE STREET #317
LAS VEGAS NV 89139

GT TITLE
File No. W53098

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

CORRECTIVE WARRANTY DEED

JARED PAUL MCGREGOR AND AUTUMN RAYLINE DIANE MCGREGOR ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

DARCY ANNE PAUKEN, as Trustee of THE TRADE WINDS NAVIGATION TRUST U/A/D OCTOBER 19, 2018 ("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"):

LOT 1, JOHN HOLM LOT SPLIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) 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 **2023** and thereafter.

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

BEING RECORDED TO CORRECT ENTRY 20230008655

Unofficial Copy

Unofficial Copy

Information for reference purposes:
GT Title File No.: W53098
Tax Parcel No(s).: AV-JHLS-1
Property Address(es) (if any):
(UNASSINGED ADDRESS), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 28 day of **MARCH, 2023.**

JARED PAUL MCGREGOR

AUTUMN RAYLINE DIANE MCGREGOR

STATE OF UTAH)
) ss.
COUNTY OF Washington)

On this 28 day of **March, 2023**, personally appeared before me **JARED PAUL MCGREGOR and AUTUMN RAYLINE DIANE MCGREGOR**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

JESSE ENCE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 714994
COMM. EXP. 11-29-2024