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: Richard & Brittany Fischer	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: 1241 South Desert	Parcel ID: AV-1372-C
Existing Zone: OST	Proposed Zone: AGG 5
For Planned Development Purposes: Acreage in Parcel _____	Acreage in Application 22.5
Reason for the request: We have agg animals and also have children who want to build next to us.	

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
- [ ] 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.
- [ ] 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: Richard Fischer	Date: 8-29-2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/29/24	Date Application Deemed Complete:	
By:	By:	

Account 0793646

Location

Account Number 0793646

Parcel Number AV-1372-C

Tax District 45 - Apple Valley Town

Acres 22.25

Situs 1241 S DESERT DR , APPLE VALLEY

Legal S: 17 T: 43S R: 11W BEG AT PT W ALG SEC/L, 1196.26 FT FM NE COR SEC 17 T43S R11W; TH S 1236.85 FT; TH N57*20 W 178.28 FT; TH N53*25 W 1013.00 FT; TH N37"00 W 672.18 FT; TH N89*59'52 E 1368.04 FT TO POB.

Parent Accounts 0155542

Parent Parcels AV-1372-A

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Owner

Name FISCHER RICHARD S & BRITTANY

1241 S DESERT DR
APPLE VALLEY, UT 84737

Value

Market (2024) $804,200

Taxable $292,625

Tax Area: 45 **Tax Rate**: 0.006853

Type	Actual	Assessed	Acres
Primary Improved	$523,700	$288,035	1.000
Farm Land FAA	$280,500	$4,590	21.250

Transfers

Entry Number	Recording Date	
00156531	08/13/1973 12:00:00 AM	B: 140 P: 415
00434469	05/26/1993 11:51:00 AM	B: 730 P: 247
00840861	09/16/2003 04:48:00 PM	B: 1582 P: 1493
00995114	01/03/2006 04:42:00 PM	B: 1830 P: 2409
00998035	01/19/2006 09:21:00 AM	B: 1835 P: 844
00998036	01/19/2006 09:21:00 AM	B: 1835 P: 845
20060008468	03/16/2006 01:14:18 PM	
20070056354	11/27/2007 02:45:36 PM	
20070056355	11/27/2007 02:45:36 PM	
20090045239	11/30/2009 02:44:31 PM	
20100011450	04/08/2010 04:35:19 PM	
20100011451	04/08/2010 04:35:19 PM	
20100011452	04/08/2010 04:35:19 PM	
20110025166	08/18/2011 08:31:21 AM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20130046730	12/20/2013 02:54:08 PM	
20130046792	12/23/2013 09:50:18 AM	
20190000956	01/09/2019 11:15:43 AM	
20220051468	11/30/2022 08:24:08 AM	
20220051469	11/30/2022 08:24:08 AM	
20240013804	05/03/2024 01:48:40 PM	
20240014516	05/10/2024 10:13:32 AM	
20240017414	06/04/2024 10:20:34 AM	
20240017416	06/04/2024 10:20:34 AM	

Tax

Tax Year	Taxes
*2024	$2,005.36
2023	$2,018.55

Images

- GIS

Title

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.

Apple Valley Zoning Districts

9/9/2024, 12:50:32 PM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

A-20 - Agricultural > 20 Acres

A-40 - Agricultural > 40 Acres

OSC – Open Space Conservation

OST – Open Space Transition

RE-5 – Rural Estate 5

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®

DOC ID 20240017416

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
06/04/2024 10:20:34 AM Fee $40.00 By US TITLE INSURANCE AGENCY

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Richard Smith Fischer
1241 South Desert Drive
Apple Valley, UT 84737

WARRANTY DEED

File No.: 073379
APN: AV-1372-C

Richard Smith Fischer,

Grantor(s), of , County, State of , hereby convey(s) and warrant(s) to

Richard Smith Fischer and Brittany Fischer, husband and wife as joint tenants,

Grantee(s), of Apple Valley, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 30 day of May, 2024.

Richard Smith Fischer

STATE OF UTAH)
:ss
COUNTY OF Washington)

The foregoing instrument was acknowledged before me the 30 day of May, 2024 by Richard Smith Fischer.

Notary Public

CORRIE SUE GLOVER
Notary Public, State of Utah
Commission # 726431
My Commission Expires
September 29, 2026

Unofficial Copy

Unofficial Copy

EXHIBIT "A"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°57'28"W ALONG THE NORTH SECTION LINE 1776.74 FEET TO THE POINT OF BEGINNING;

THENCE S00°02'41"W 830.13 FEET; THENCE N54°08'04"W 800.05 FEET; THENCE N38°23'34"W 350.99 FEET TO THE QUARTER SECTION LINE; THENCE N00°04'49"E ALONG SAID LINE, 86.93 FEET TO THE CENTER SECTION CORNER; THENCE S89°57'28"E ALONG THE QUARTER SECTION LINE, 866.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF AN EXISTING ROADWAY.

Situated in Washington County

APN: AV-1372-C

TAX_ID	FIELD5	FIELD6	FIELD	FIELD8	FIELD	FIELD10
AV-1371-NP	MIDNIGHT PROPERITES L C	180 W 975 N # 23-12		HURRICANE	UT	84737-1735
AV-1354-NP-11-B	BLACK TREVOR & DORIS D	1094 S COYOTE RD		APPLE VALLEY	UT	84737
AV-1372-C	FISCHER RICHARD S & BRITTANY	1241 S DESERT DR		APPLE VALLEY	UT	84737
AV-1354-A-1	BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC	1745 E 3850 S # 1		SAINT GEORGE	UT	84790
AV-1372-B	MIDNIGHT PROPERTIES LC	180 W 975 N		HURRICANE	UT	84737-1735
AV-1372-A	SCOW BOB J & CINDY H	1705 W 400 S		HURRICANE	UT	84737-2454
AV-1354-B	BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC	1745 E 3850 S # 1		SAINT GEORGE	UT	84790