



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: KRAVETZ FREDERICK M TR		Phone:	
Address: 3431 RANCH VIEW ST		Email:	
City: Las Vegas	State: NV	Zip: 8918	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Crimson Peaks		Parcel ID: AV-1324-A, AV-1323-A, AV-1322-A	
Existing Zone: SF-.5		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel ^{1.45}		Acreage in Application ^{1.45}	
Reason for the request To lower density to match general plan, to address water issues			

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).

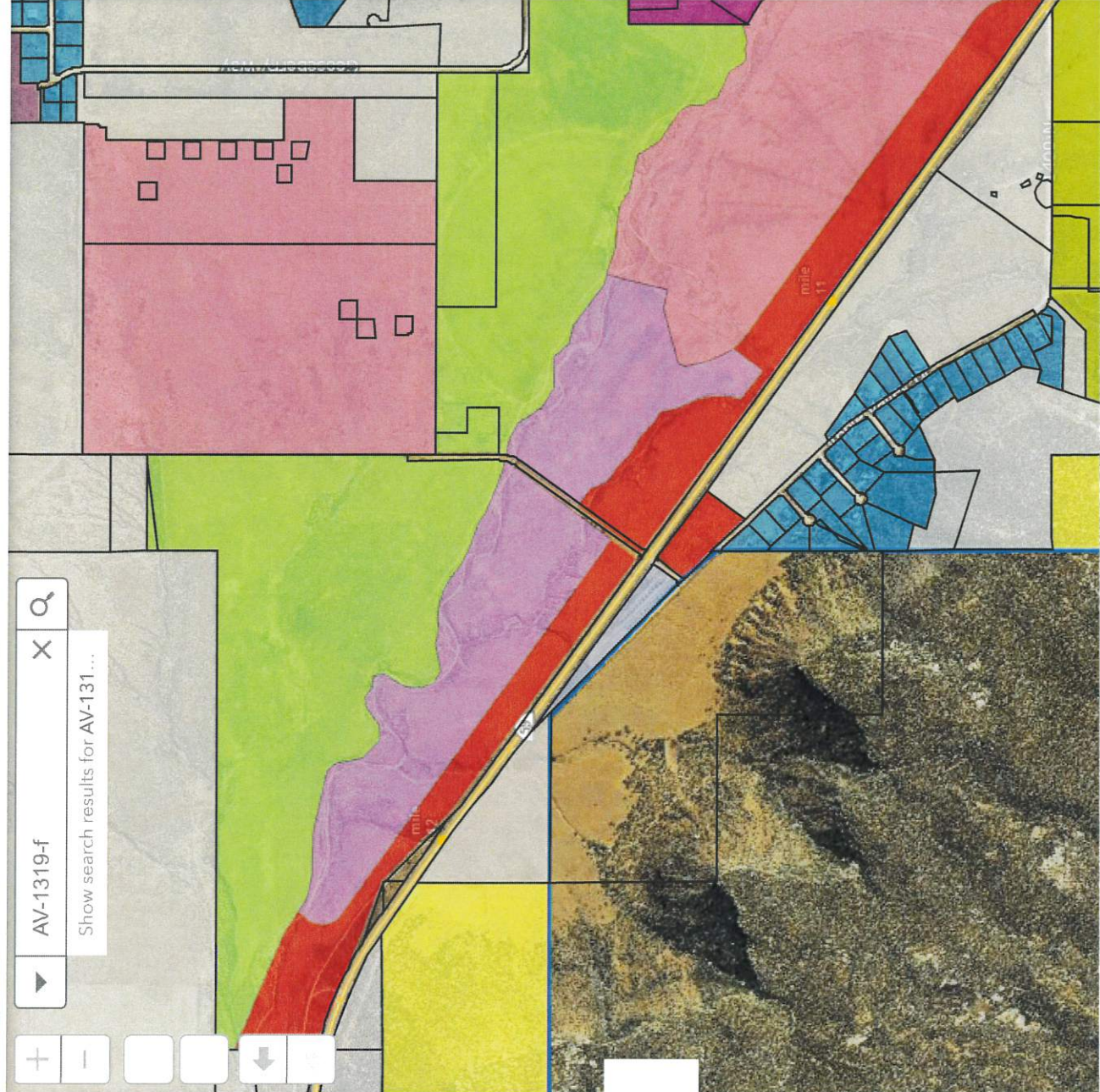
Applicant Signature 	Date
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: ENTERED JUL 12 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer



Show search results for AV-131...



Legend

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
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary



113.122039, 37.107522 Degrees



MAIL TAX NOTICE TO:
The Kravetz Family Living Trust,
Dated September 26, 2008
3431 Ranch View Street
Las Vegas, NV 89108
APN: AV-1322-A, AV-1323-A, AV-1324-A


WARRANTY DEED

Fred Kravetz and Jackie Kravetz, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to The Kravetz Family Living Trust, Dated September 26, 2008, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

See Exhibit "A"

Subject to City and/or County taxes and assessments not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 13 day of March, 2023.



Fred Kravetz



Jackie Kravetz

State of Nevada
County of Clark

On this 13 day of March, 2023 before me, Lisa Fershin, a notary public, personally appeared Fred and Jackie Kravetz, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal.

Notary Public Lisa Fershin
My Commission Expires: 11/12/2023



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1-0896077- AV-1322-A

S: 19 T: 42S R: 11W All Of Lot 27 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 1868.98 Ft & N 1376.70 Ft Fm Sw Cor Sd Sec 19, Th N89*5918" W 154.00 Ft; Th N 139.25 Ft; Th S89*5918" E 154.00 Ft; Th S 139.26 Ft To Pcb.

Parcel 2-0896084- AV-1323-A

S: 19 T: 42S R: 11W All Of Lot 29 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt East 2022.98 Ft & N 1515.95 Ft Fm Sw Cor Sd Sec 19, Th N89*5918" W 154.00 Ft; Th N 139.26 Ft; Th N89*5958" E 129.00 Ft To Pt Of Curv; Th Sely Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 90*0002" Dist Of 39.27 Ft; Th S 114.27 Ft To Pcb.

Parcel 3-0897001- AV-1324-A

S: 19 T: 42S R: 11W All Of Lot 25 Of Prop Desert Rose Sub Desc As Fol: Beg At Pt E 1868.98 Ft & N 1098.18 Ft Fm Sw Cor Sec 19; Th N89*5904" W 129.09 Ft To Pt On Arc Of 50.00 Ft Rad Cur Lft (Ctr Bears N86*3312" W); Th Nwly Alg Arc Of Sd 50.00 Ft Rad Cur Thru Ctl Ang Of 51*3811" Dist Of 45.06 Ft To Pt Of Rvse Curv; Th Nwly Alg Arc Of 25.00 Ft Rad Cur Rgt Thru Ctl Ang Of 48*1123" Dist Of 21.02 Ft; Th N 80.35 Ft; Th S89*5918" E 154.00 Ft; Th S 139.26 Ft To Pcb.

Account 0897001

Location

Account Number 0897001
 Parcel Number AV-1324-A
 Tax District 45 - Apple Valley Town
 Acres 0.47
 Situs 0, 0

Owner

Name KRAVETZ FREDERICK M TR
 3431 RANCH VIEW ST
 LAS VEGAS, NV 89108

Value

Market (2024) \$17,500
 Taxable \$17,500
 Tax Area: 45 Tax Rate: 0.006853
 Type Actual Assessed Acres
 Non
 Primary \$17,500 \$17,500 0.470
 Land

Legal S: 19 T: 42S R: 11W ALL OF LOT 25 OF
 PROP DESERT ROSE SUB DESC AS FOL: BEG AT
 PT E 1868.98 FT & N 1098.18 FT FM SW COR SEC
 19; TH N89*59'04" W 129.09 FT TO PT ON ARC
 OF 50.00 FT RAD CUR LFT (CTR BEARS
 N86*33'12" W); TH NWLY ALG ARC OF SD 50.00
 FT RAD CUR THRU CTL ANG OF 51*38'11" DIST
 OF 45.06 FT TO PT OF RVSE CURV; TH NWLY
 ALG ARC OF 25.00 FT RAD CUR RGT THRU CTL
 ANG OF 48*11'23" DIST OF 21.02 FT; TH N 80.35
 FT; TH S89*59'18" E 154.00 FT; TH S 139.26 FT TO
 POB.

Parent Accounts 0314685

Parent Parcels AV-1317-B

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date
20110017581	06/08/2011 04:39:10 PM
20110025840	08/24/2011 04:42:34 PM
20110027549	09/09/2011 04:28:07 PM
20110031703	10/18/2011 02:16:28 PM
20110031704	10/18/2011 02:16:28 PM
20140028440	09/17/2014 09:55:02 AM
20140028441	09/17/2014 09:55:02 AM
20150006002	02/25/2015 09:34:48 AM
20150006908	03/04/2015 09:11:13 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
20230006906	03/15/2023 09:07:03 AM
20230012317	05/01/2023 04:09:22 PM

Tax

Tax Year	Taxes
*2024	\$119.93
2023	\$118.27

Images

- [GIS](#)

* Estimated