



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: <u>Kapxcellance Consulting INC.</u>	Phone: [REDACTED]
Address: [REDACTED]	Email: [REDACTED]
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Agent: (if Applicable) <u>N/A</u>	Phone: <u>N/A</u>
Address/Location of Property: <u>1443 E. 1800 S. Apple Valley UT 84737</u>	Parcel ID: <u>AV-1365-C-1</u>
Existing Zone: <u>RE1</u>	Proposed Zone: <u>Agriculture</u>
For Planned Development Purposes: Acreage in Parcel <u>19.78</u>	Acreage in Application <u>19.78</u>
Reason for the request	

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 <u>[Signature]</u>	Date <u>December 18, 2024</u>
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Official Use Only	Amount Paid: \$ <u>N/A.</u>	Receipt No:
Date Received: <u>12/18/24</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors shall be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.



Search...

Sign in



Tools

Lat: 37.04341° N

Lon: 113.06840° W

0 150 300ft



Basemap...

When recorded mail to:

~~PROVALUE ENGINEERING~~ PROVALUE Engineering
1381 S 325 W
Hurricane, Utah 84737

DOC # 20160004807

Quit Claim Deed Page 1 of 2
Russell Shirts Washington County Recorder
02/15/2016 11:38:36 AM Fee \$ 13.00
By PROVALUE ENGINEERING



TAX I.D. No. AV-1365-C-1

QUIT CLAIM DEED

KAPXCELLANCE CONSULTING INC., A UTAH CORPORATION, TRUSTEE OF THE MK FAMILY TRUST, DATED SEPTEMBER 10TH, 2015, of St. George City, County of Washington, State of Utah, Grantor,

Hereby **QUIT CLAIMS** to:

KAPXCELLANCE CONSULTING INC., A UTAH CORPORATION, TRUSTEE OF THE MK FAMILY TRUST, DATED SEPTEMBER 10TH, 2015, of St. George City, County of Washington, State of Utah, Grantee,

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tract of land, located in Washington County, State of Utah.

PARCEL 1:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°02'30"W, ALONG THE SECTION LINE, 329.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING N89°59'12"E, 659.38 FEET; THENCE S00°01'57"W, 659.48 FEET; THENCE N89°59'31"E, 634.49 FEET TO A POINT LOCATED ON THE WEST LINE OF 1800 EAST STREET; THENCE S00°01'24"W, ALONG SAID LINE, 329.77 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE DEPARTING SAID STREET LINE AND RUNNING S89°59'40"W, ALONG THE 1/16TH LINE, 1,294.08 FEET TO THE 1/16TH CORNER; THENCE N00°02'30"E, ALONG THE WEST LINE OF SAID SECTION 14, 989.13 FEET TO THE POINT OF BEGINNING. CONTAINING 19.78 ACRES.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF A 50.00 FOOT WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT ALONG THE EAST PROPERTY LINE ADJACENT TO 1800 EAST STREET. SAID EASEMENT WIDTH PORTION BEING 25.00 FEET WIDE. A 50.00 FOOT WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT ALONG THE WEST AND SOUTH PROPERTY LINES. SAID 50.00 FOOT WIDE EASEMENTS BEING DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS ON FILE AT THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE AS ENTRY NUMBER 185195 & 20130005682.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, AND SUBJECT TO EASEMENTS, RIGHT OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

WITNESS the hand of said Grantors this the 8th day of Feb, 2016.

[Signature]
BY: **KAPXCELLANCE CONSULTING INC., A UTAH CORPORATION, TRUSTEE OF
THE MK FAMILY TRUST, DATED SEPTEMBER 10, 2015**
MASON L. KAPCSOS- PRESIDENT

STATE OF UTAH)

ss
COUNTY OF WASHINGTON)

On this the 8th day of February, 2016, before me, the undersigned Notary Public, personally appeared **MASON L. KAPCSOS, PRESIDENT OF KAPXCELLANCE CONSULTING INC., A UTAH CORPORATION, TRUSTEE OF THE MK FAMILY TRUST, DATED SEPTEMBER 10, 2015**, the signer of this QUIT CLAIM DEED, and acknowledged to me that he executed the same.

Residing in Washington County, Utah

My commission expires: Jan. 23, 2018

[Signature: Shirley Kapcsos]

NOTARY PUBLIC

