



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: Kenstal LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email:	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Apple Valley, North of Canaan Springs		Parcel ID: AV-1362, AV-1378-A	
Existing Zone: OST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application ^{195.9} _____	
Reason for the request Switch to AG from OST			

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 <i>Kendra Webb</i>	Date <i>5-29-24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <i>RECEIVED JUN 04 2024</i>	Date Application Deemed Complete:	
By: <i>Kendra Webb</i>	By:	



Sign in

Search...

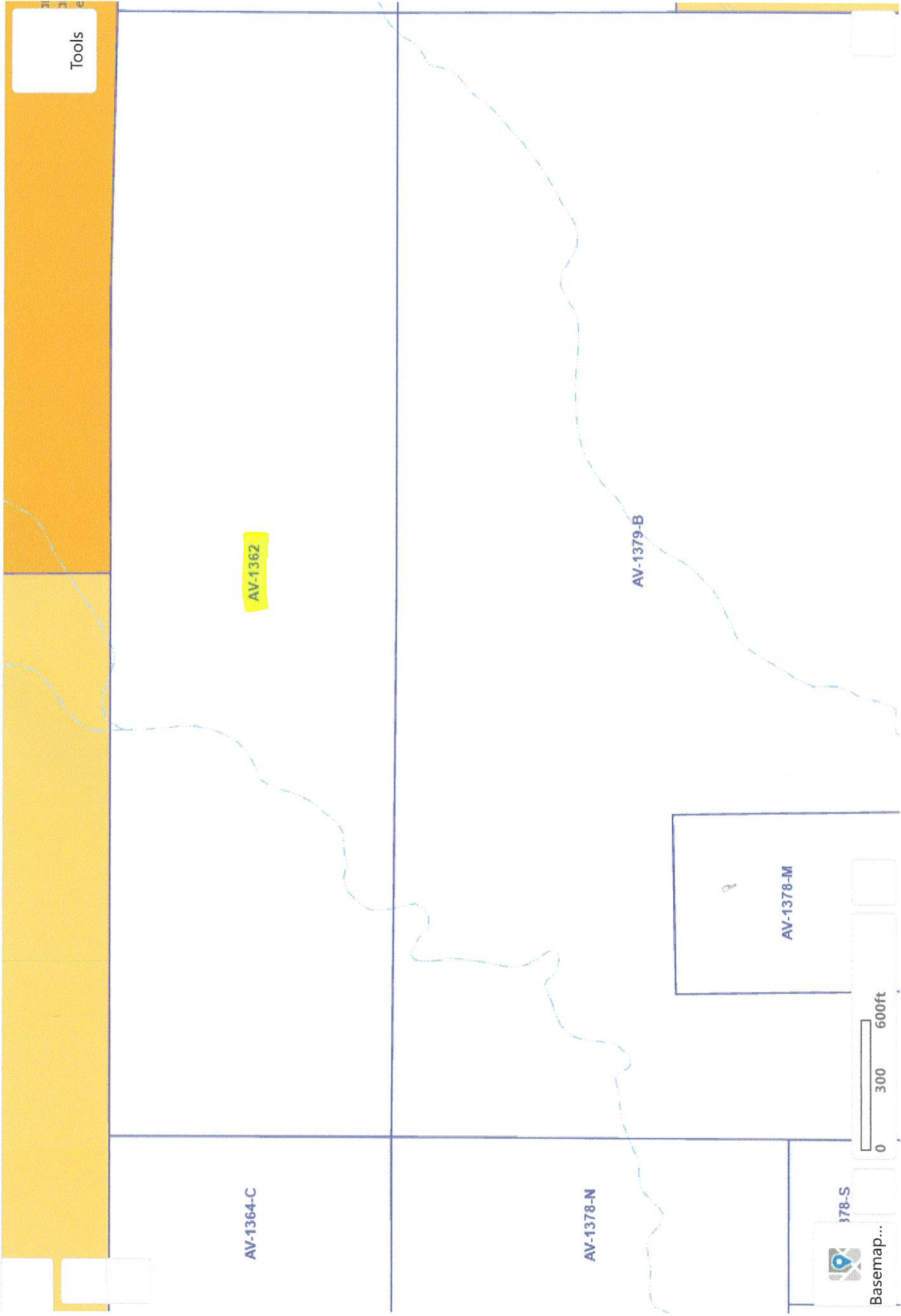




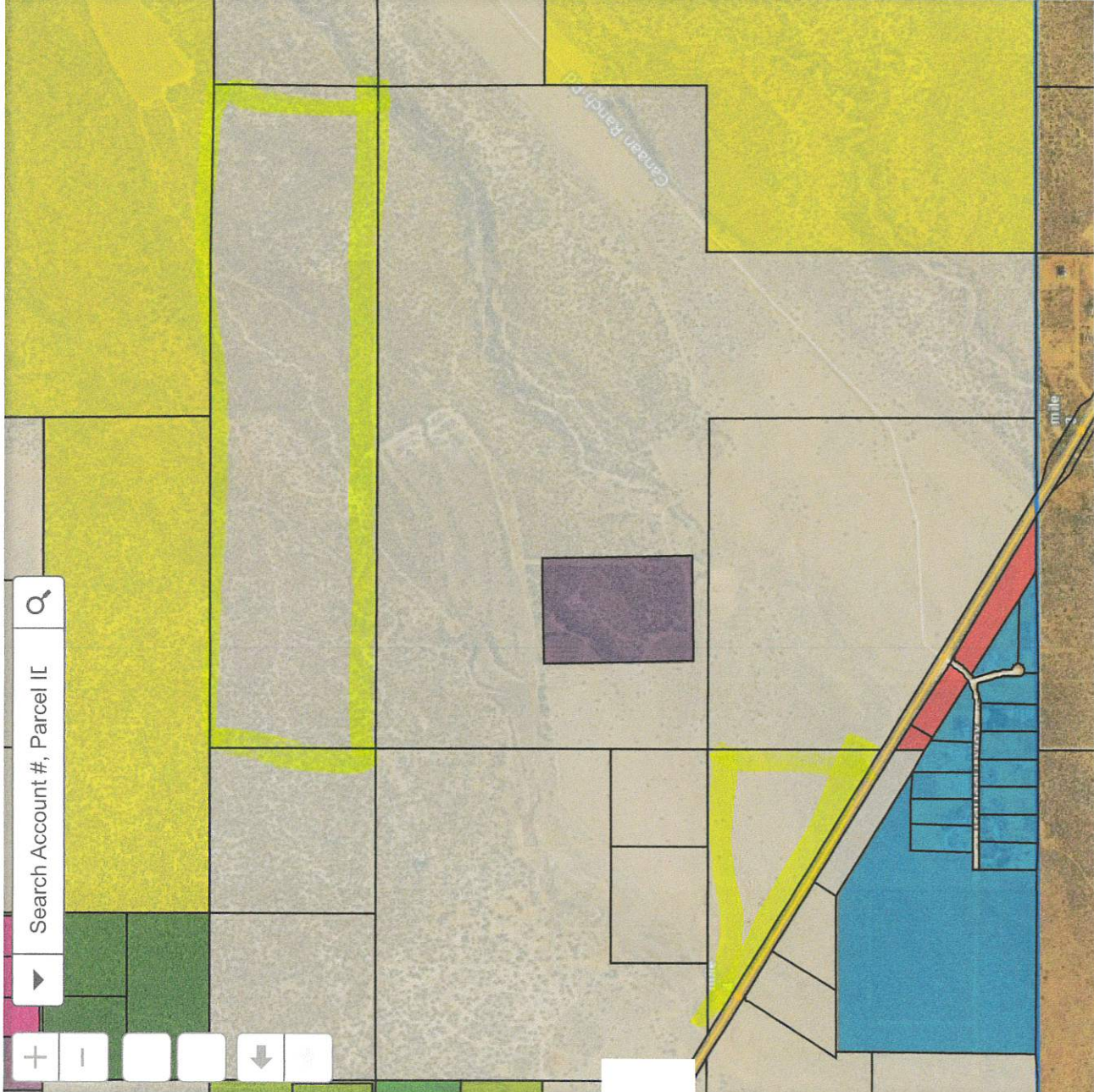
Sign in

Search...

Tools



Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundry



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

0.4km
0.2mi

-113.039947 37.028937 Degrees

Quit Claim Deed Page 1 of 2
Russell Shirts Washington County Recorder
11/21/2016 02:07:54 PM Fee \$26.00 By
BARNEY MCKENNA & OLMSTEAD, P.C.

Recorded at Request of
Thomas J. Bayles
JENSENBAYLES, LLP
216 W. St. George Blvd., Ste. 200
St. George, UT 84770

Mail tax notice to:
Kendra Webb
2221 E. Weldon Ave.
Phoenix, AZ 85016

Tax ID Numbers: AV-CAME-10; AV-1378-D; AV-1378-A;
~~AV-1379-A~~; AV-1364; AV-1362

QUITCLAIM DEED

KBGD, INC., a Utah corporation, Grantor, hereby QUITCLAIMS to KENSTAL, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS, and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah:

See Legal Description, attached hereto and incorporated herein as Exhibit A.

WITNESS, the hand of said grantor, this 15 day of September, 2016.

KBGD, INC.

Kirk Webb
By: Kirk Webb
Its: President

STATE OF UTAH)
COUNTY OF WASHINGTON) : ss.

On the 15th day of September, 2016, personally appeared before Kirk Webb, the President of KBGD, Inc., the signer of the within instrument, who duly acknowledged before me that he executed the same.



[Signature]
Notary Public

EXHIBIT A**LEGAL DESCRIPTION**

Parcel 1: (AV-CAME-10) – All of Lot 10, CANAAN MOUNTAIN ESTATES SUBDIVISION, a subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, Utah.

Parcel 2: (AV-1378-D) S: 23 T: 43S R: 11W S1/2 NW1/4 & NE1/4 SEC 23 T43S R11W. LESS: BEG NW COR SW1/4 NW1/4 SEC 23 T43S R11W TH S 89°59'28" E ALG 1/16 SEC/L 663.89 FT TO SLY R/W LN HWY U-59; TH S 58°32'58" E ALG R/W LN 160.80 FT; TH S 36°17'48" W 695.79 FT; TH S 32°40'38" W 719.81 FT TO W SEC/L SEC 23; TH N 0°01'31" W ALG SEC/L 1250.66 FT TO POB. LESS: LAND IN HWY.

Parcel 3: (AV-1378-A) The South ½ of Section 23, Township 43 South, Range 11 West. Less and Excepting the land in Highway. Also Less and Excepting the NW ¼ of the SW ¼. Also Less and Excepting land in the Canaan Mountain Estates.

Parcel 4: (AV-1379-A) S: 24 T: 43S R: 11W SW1/4 SEC 24 T43S R11W. LESS: LAND IN CANAAN MOUNTAIN ESTATES. LESS: BEG N 0°0'06" E ALG SEC/L 908.07 FT & S 58°32'58" E 102.69 FT FM SW COR SEC 24 T43S R11W TH S 58°32'58" E 545 FT TO PT ON 329.505 FT RAD CUR RAD LN BEARS N 32°02'57" W BEING ON NLY R/W LN 50 FT RDWY; TH NELY LFTALG ARC SD CUR 152.40 FT THRU CTRL ANG 26°30'01"; TH N 31°27'02" E 27.97 FT TO BEG OF 25 FT RAD CUR; TH NWLY LFT ALG ARCS SD CUR 39.27 FT THRU CTRL ANG 90° & PT ON SLY R/W LN HWY U-59; TH N 58°32'58" W ALG SD R/W LN 554.62 FT; TH LEAV SD R/W LN S 31°27'02" W 200 FT TO POB. Less and Excepting that portion of the land that lies North of Highway 59.

Parcel 5: (AV-1364) The South Half of the Southeast Quarter; the Northwest Quarter of the Southeast Quarter of Section 14; Township 43 South, Range 11 West, SLB&M.

Parcel 6: (AV-1362) The South Half of the South Half of Section 13; Township 43 South, Range 11 West, SLB&M.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT to easements, rights of way and restrictions of record and those enforceable in law and equity.