



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: HOLM HOUSE LLC		Phone:	
Address: 2120 S COTTONWOOD CANYON # 125		Email:	
City: CANNONVILLE	State: UT	Zip: 84718	
Agent: (If Applicable)		Phone:	
Address/Location of Property: West Temple		Parcel ID: AV-1313-D-1-A, AV-1313-D-2	
Existing Zone: SF-.5, SF-1, C-2, A-40		Proposed Zone: C-2, RE-5, A-40	
For Planned Development Purposes: Acreage in Parcel ^{531.76}		Acreage in Application ^{531.76}	
Reason for the request Changing SF-.5 and SF-1 to RE-5, C-2 and A-40 will remain the same zone <i>To lower density to match General Plan, to address water issues</i>			

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).

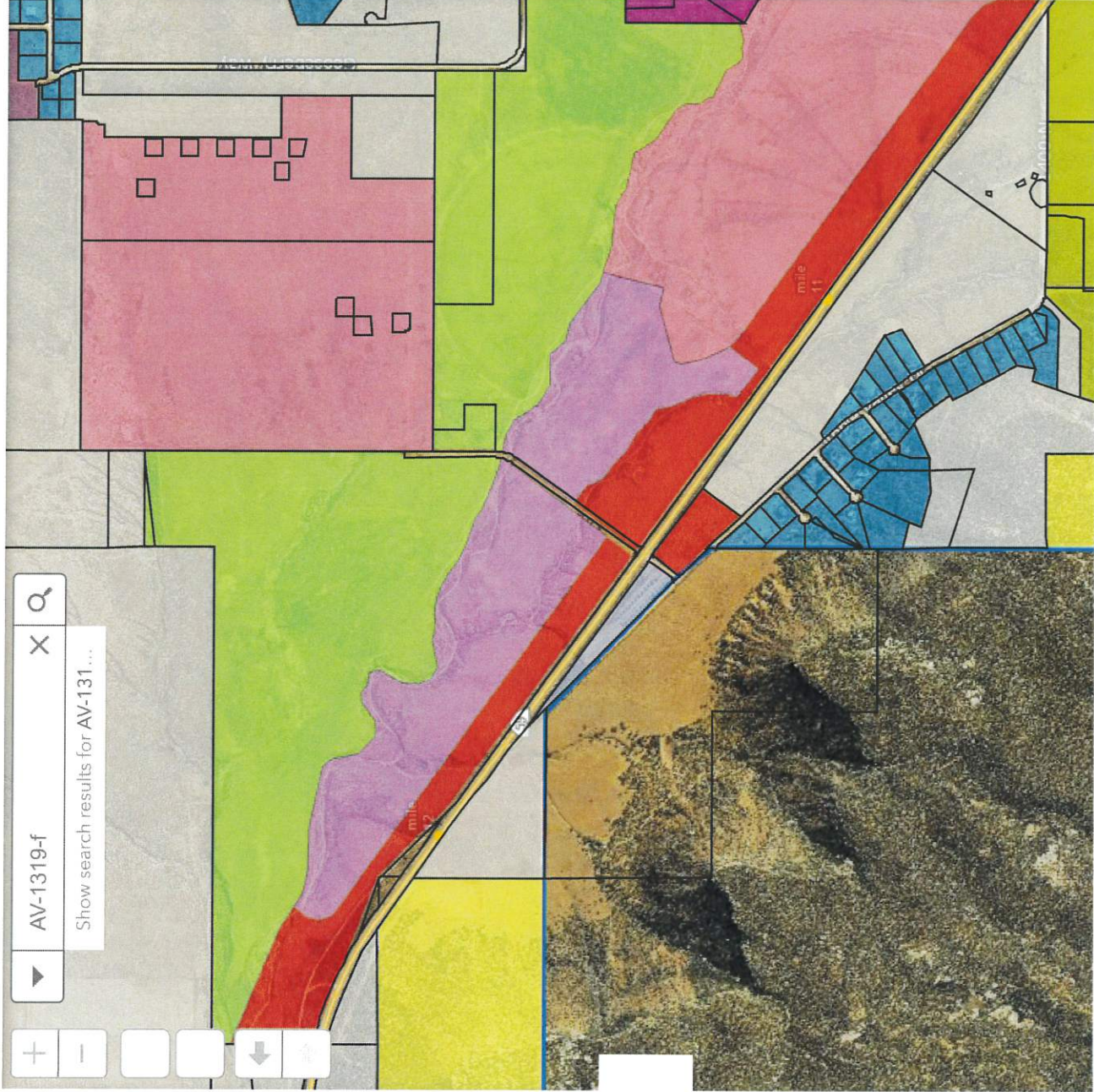
Applicant Signature 	Date
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: ENTERED JUL 12 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer



Show search results for AV-1319-f



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

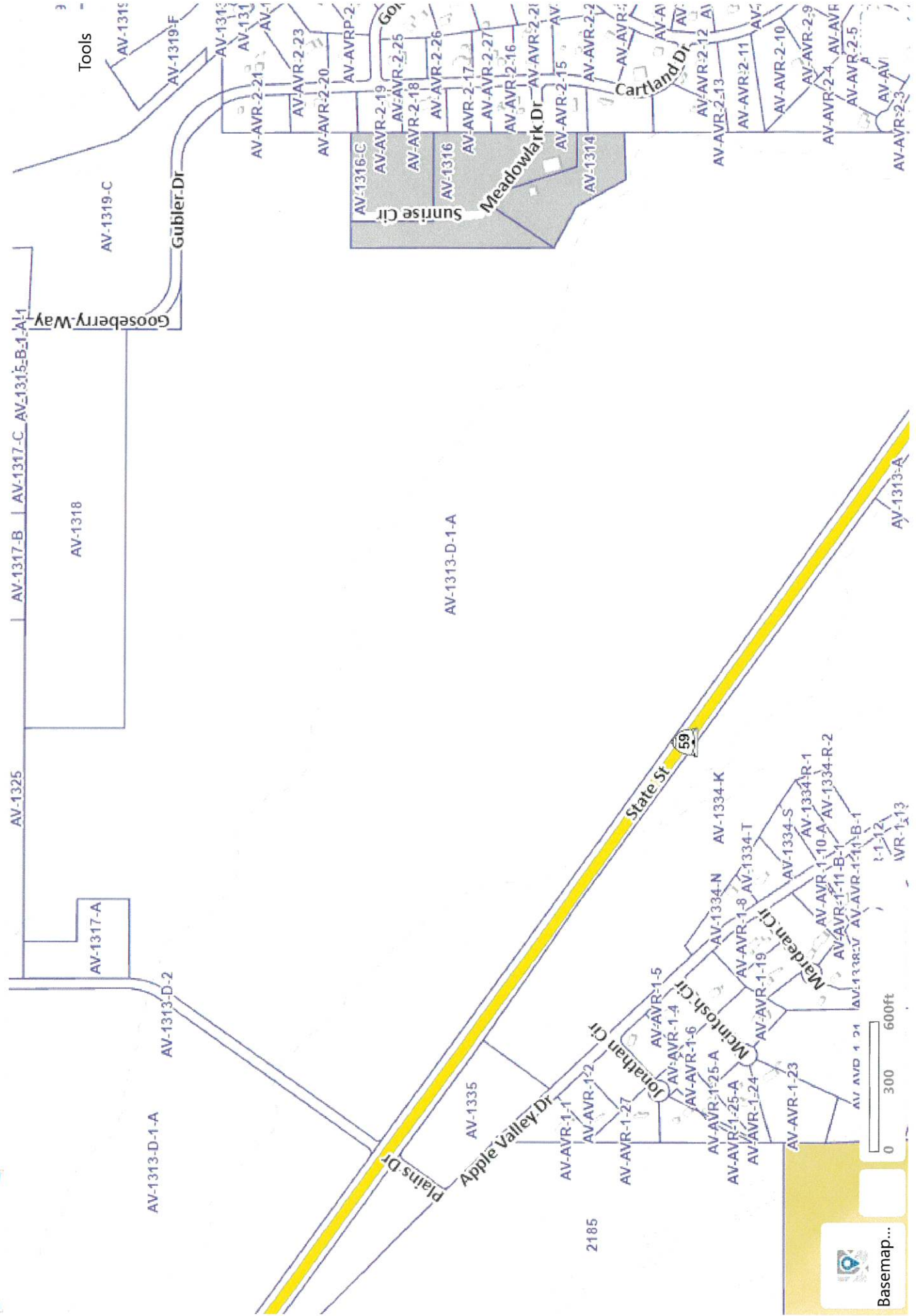


113.122039, 37.107522 Degrees



Search...

Sign in



ZONE CHANGE DESCRIPTION TO RE-5

BEGINNING AT A POINT LOCATED S01°34'11"W ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N53°00'58"W 159.53 FEET; THENCE N53°00'58"W 3517.69 FEET; THENCE NORTHERLY ALONG THE ARC OF A 201.89 FOOT RADIUS CURVE TO THE RIGHT 320.09 FEET (CHORD BEARS: N07°35'43"W 287.61 FEET); THENCE N38°22'41"E 84.38 FEET; THENCE S51°37'19"E 33.00 FEET; THENCE S56°37'46"E 79.45 FEET; THENCE S75°07'42"E 188.16 FEET; THENCE S87°29'05"E 347.52 FEET; THENCE S78°44'25"E 286.98 FEET; THENCE S73°55'11"E 206.47 FEET; THENCE S43°33'50"E 85.08 FEET; THENCE S11°11'46"E 235.79 FEET; THENCE S45°31'36"E 101.59 FEET; THENCE S38°40'43"E 81.40 FEET; THENCE S89°24'57"E 124.64 FEET; THENCE N54°06'32"E 136.57 FEET; THENCE N65°47'13"E 83.67 FEET; THENCE S82°37'08"E 69.25 FEET; THENCE S28°30'43"E 50.62 FEET; THENCE S78°38'21"E 112.03 FEET; THENCE S15°34'59"E 80.48 FEET; THENCE S30°13'29"W 214.74 FEET; THENCE S06°38'13"W 110.03 FEET; THENCE S20°51'34"E 116.18 FEET; THENCE S52°47'02"E 101.47 FEET; THENCE N79°29'11"E 230.12 FEET; THENCE S75°11'00"E 113.68 FEET; THENCE N83°39'51"E 117.08 FEET; THENCE S78°41'52"E 98.88 FEET; THENCE S66°27'43"E 137.50 FEET; THENCE S56°19'41"E 104.86 FEET; THENCE S53°05'21"E 127.29 FEET; THENCE S63°20'15"E 131.75 FEET; THENCE S70°56'06"E 193.54 FEET; THENCE S54°04'35"E 112.94 FEET; THENCE S65°44'22"E 263.34 FEET; THENCE S73°41'58"E 157.83 FEET; THENCE S76°36'19"E 184.12 FEET; THENCE S62°24'25"E 149.64 FEET; THENCE S30°30'32"E 213.44 FEET; THENCE S50°45'40"E 89.51 FEET; THENCE S59°10'31"E 110.98 FEET; THENCE S76°24'50"E 45.71 FEET; THENCE N73°47'26"E 43.66 FEET; THENCE S89°12'41"E 156.11 FEET; THENCE S40°20'01"E 162.32 FEET; THENCE S73°42'57"E 145.99 FEET; THENCE S51°04'07"E 381.44 FEET; THENCE S71°40'00"E 113.94 FEET; THENCE S20°10'32"W 141.19 FEET; THENCE S12°42'34"W 342.88 FEET; THENCE S37°15'11"W 725.54 FEET; THENCE N39°42'17"W 66.94 FEET; THENCE S37°12'32"W 300.01 FEET; THENCE N49°13'29"W 276.67 FEET; THENCE N15°29'28"E 73.23 FEET; THENCE N03°52'10"E 157.24 FEET; THENCE N14°24'30"W 148.77 FEET; THENCE N23°40'11"W 153.54 FEET; THENCE N11°58'01"W 152.66 FEET; THENCE N69°16'55"W 81.39 FEET; THENCE N41°11'42"W 151.39 FEET; THENCE N59°42'24"W 151.69 FEET; THENCE N44°35'31"W 149.73 FEET; THENCE N54°31'55"W 151.51 FEET; THENCE N24°34'21"W 167.73 FEET; THENCE N52°35'39"W 175.37 FEET; THENCE S37°13'50"W 375.34 FEET; TO TO THE POINT OF BEGINNING.

AREA: 4512554 SQUARE FEET OR 103.594 ACRES.

ZONE CHANGE DESCRIPTION TO RE-5

BEGINNING AT A POINT LOCATED S01°20'31"W 1552.26 FEET; THENCE N90°00'00"E 1657.40 FEET ALONG THE NORTH-SOUTH SECTION LINE 427.28 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N37°15'11"E 725.54 FEET; THENCE N12°42'34"E 342.88 FEET; THENCE N20°10'32"E 141.19 FEET; THENCE S69°49'28"E 99.83 FEET; THENCE S74°45'13"E 146.32 FEET; THENCE S86°16'40"E 153.57 FEET; THENCE S80°46'47"E 149.27 FEET; THENCE S56°58'52"E 147.27 FEET; THENCE S74°34'26"E 292.24 FEET; THENCE S29°00'06"E 184.10 FEET; THENCE S54°57'26"E 302.35 FEET; THENCE S28°09'04"E 95.49 FEET; THENCE S02°49'27"W 108.29 FEET; THENCE S37°30'28"E 71.40 FEET; THENCE S12°12'29"E 57.67 FEET; THENCE S67°23'39"E 59.44 FEET; THENCE S58°00'44"E 64.70 FEET; THENCE S66°56'41"E 113.63 FEET; THENCE S29°45'43"E 110.55 FEET; THENCE S53°17'09"E 63.70 FEET; THENCE N82°32'41"E 64.57 FEET; THENCE S73°37'16"E 67.53 FEET; THENCE N75°29'54"E 133.83 FEET; THENCE S56°13'22"E 20.90 FEET; THENCE S03°14'53"W 20.76 FEET; THENCE S60°12'54"E 219.25 FEET; THENCE S27°15'40"E 268.82 FEET; THENCE N89°04'32"E 220.17 FEET; THENCE S01°16'43"W 2057.13 FEET; THENCE N88°18'36"W 113.24 FEET; THENCE S79°28'56"E 96.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE [TURNINGLR] 457.02 FEET (CHORD BEARS: N45°05'49"W 414.09 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 313.61 FEET (CHORD BEARS: N27°07'27"W 303.23 FEET); THENCE N52°47'37"W 3149.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT 80.73 FEET (CHORD BEARS: N48°10'06"W 80.64 FEET); TO TO THE POINT OF BEGINNING.

AREA: 4778198 SQUARE FEET OR 109.692 ACRES.

When recorded mail deed and tax notice to:

Holm House LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718



SOUTHERN UTAH
TITLE COMPANY
"Doing good Deeds for over 70 years"
sutco.com

Order No. 226766 - EFP

Space Above This Line for Recorder's Use

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company, grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Holm House LLC, a Utah limited liability company, grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ ²⁰²³

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
Kerry Holt, Manager

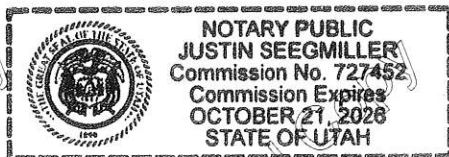
KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)

COUNTY OF Washington :ss

On the 19 day of January, ~~2013~~ ²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



Justin
NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Holm House LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 807.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 324.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$); the West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

The North half of the West half of the Northwest Quarter (N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Initials

KH, KH