



**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: <i>Perry &amp; Judy Keys</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: <i>Calif.</i>	[REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <i>750 S. Main St. Apple Valley, UT</i>		Parcel ID: <i>AV-1354-D-10</i>	
Existing Zone: <i>Open space transition</i>		Proposed Zone: <i>Agricultural X</i>	
For Planned Development Purposes: Acreage in Parcel <i>10</i>		Acreage in Application <i>10</i>	
Reason for the request <i>This is currently ag property and we use and intend to continue to use it as such.</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 *Wa. Co. Website*
- 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>[Signature]</i>	Date <i>10 July '24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUL 11 2024</b>	Date Application Deemed Complete:	
By:	By:	



GIS



AV-1354-D-9

Hutchings Shayne E. + Julie TRS

P.O. Box 703

Hurricane, UT 84737

AV-1355-A

Heber R. Allred

350 S. Coyote Rd.

Apple Valley, UT 84737

AV-1354-B

Bang Properties LLC

1745 E 3850 S #1

St. George, UT 84790

Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
10/09/2023 01:10:02 PM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT  
5361 QUAIL HOLLOW ROAD  
PILOT HILL, CA 95664



Property Reference Information:

Tax Parcel No(s): AV-1354-D-10

Property Address(es) (if any):

ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

**WARRANTY DEED**

**SHAYNE E. HUTCHINGS and JULIE S. HUTCHINGS as Trustees of HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999 ("Grantors"),**

in exchange for good and valuable consideration, hereby convey and warrant to

**PERRY E. KEYS AND JUDY L. KEYS husband and wife, as joint tenants ("Grantee(s))"**

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantors in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]


Information for reference purposes:

GT Title File No.: **W54840T**  
Tax Parcel No(s): **AV-1354-D-10**  
Property Address(es) (if any):  
**ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737**

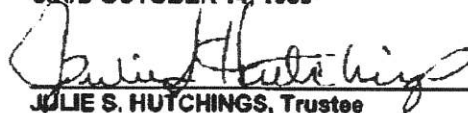
**-Signature Page to Warranty Deed-**

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 6<sup>th</sup> day of **OCTOBER, 2023**.



SHAYNE E. HUTCHINGS, Trustee  
HUTCHINGS REVOCABLE TRUST  
U/A/D OCTOBER 14, 1999

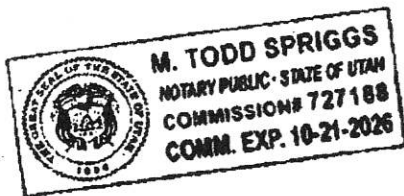


JULIE S. HUTCHINGS, Trustee  
HUTCHINGS REVOCABLE TRUST  
U/A/D OCTOBER 14, 1999

STATE OF UTAH )  
COUNTY OF Washington ) ss.

On this 6<sup>th</sup> day of October, 2023, personally appeared before me **SHAYNE E. HUTCHINGS** and **JULIE S. HUTCHINGS**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.

NOTARY PUBLIC



*Information for Reference Purposes:*

File No.: **W54840T**

Tax Parcel No(s): **AV-1354-D-10**

Property Address(es):

**ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737**

**EXHIBIT "A"**  
**Legal Description**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 1,982.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'45"W, ALONG SAID LINE, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N88°42'16"W, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°12'45"E, 660.00 FEET; THENCE S88°42'16"E, 660.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

# Account 1098496

## Location

**Account Number** 1098496  
**Parcel Number** AV-1354-D-10  
**Tax District** 45 - Apple Valley Town  
**Acres** 10.00  
**Situs** 0, 0

## Owner

**Name** KEYS PERRY E  
 5631 QUAIL HOLLOW RD  
 PILOT HILL, CA 95664

## Value

**Market (2024)** \$312,000  
**Taxable** \$120  
**Tax Area:** 45 **Tax Rate:** 0.006853  
**Type** **Actual** **Assessed** **Acres**  
 Farm  
 Land \$312,000 \$120 10.000  
 FAA

**Legal S:** 8 T: 43S R: 11W COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 1,982.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'45"W, ALONG SAID LINE, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N88°42'16"W, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°12'45"E, 660.00 FEET; THENCE S88°42'16"E, 660.00 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

**Parent Accounts** 0697584  
**Parent Parcels** AV-1354-D  
**Child Accounts**  
**Child Parcels**  
**Sibling Accounts**  
**Sibling Parcels**

## Transfers

Entry Number	Recording Date
<u>20200073830</u>	<u>12/21/2020 02:25:24 PM</u>
<u>20200074342</u>	<u>12/22/2020 01:25:34 PM</u>
<u>20210004354</u>	<u>01/21/2021 10:09:26 AM</u>
<u>20210004355</u>	<u>01/21/2021 10:09:26 AM</u>
<u>20220051468</u>	<u>11/30/2022 08:24:08 AM</u>
<u>20220051469</u>	<u>11/30/2022 08:24:08 AM</u>
<u>20230030263</u>	<u>10/09/2023 01:10:02 PM</u>

## Tax

Tax Year	Taxes
*2024	\$0.82
2023	\$0.74

## Images

- [GIS](#)

\* Estimated