

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: JEPSON CANYON RESORT DEVELOPMENT COMPANY INC		Phone:	
Address: PO BOX 1026		Email:	
City: St George	State: UT	Zip: 84771	
Agent: (If Applicable)		Phone:	
Address/Location of Property: South of 59 across from Chevron		Parcel ID: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347	
Existing Zone: Planned Development		Proposed Zone: RE-5.0	
For Planned Development Purposes: Acreage in Parcel ^{44.19}		Acreage in Application ^{44.19}	
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).

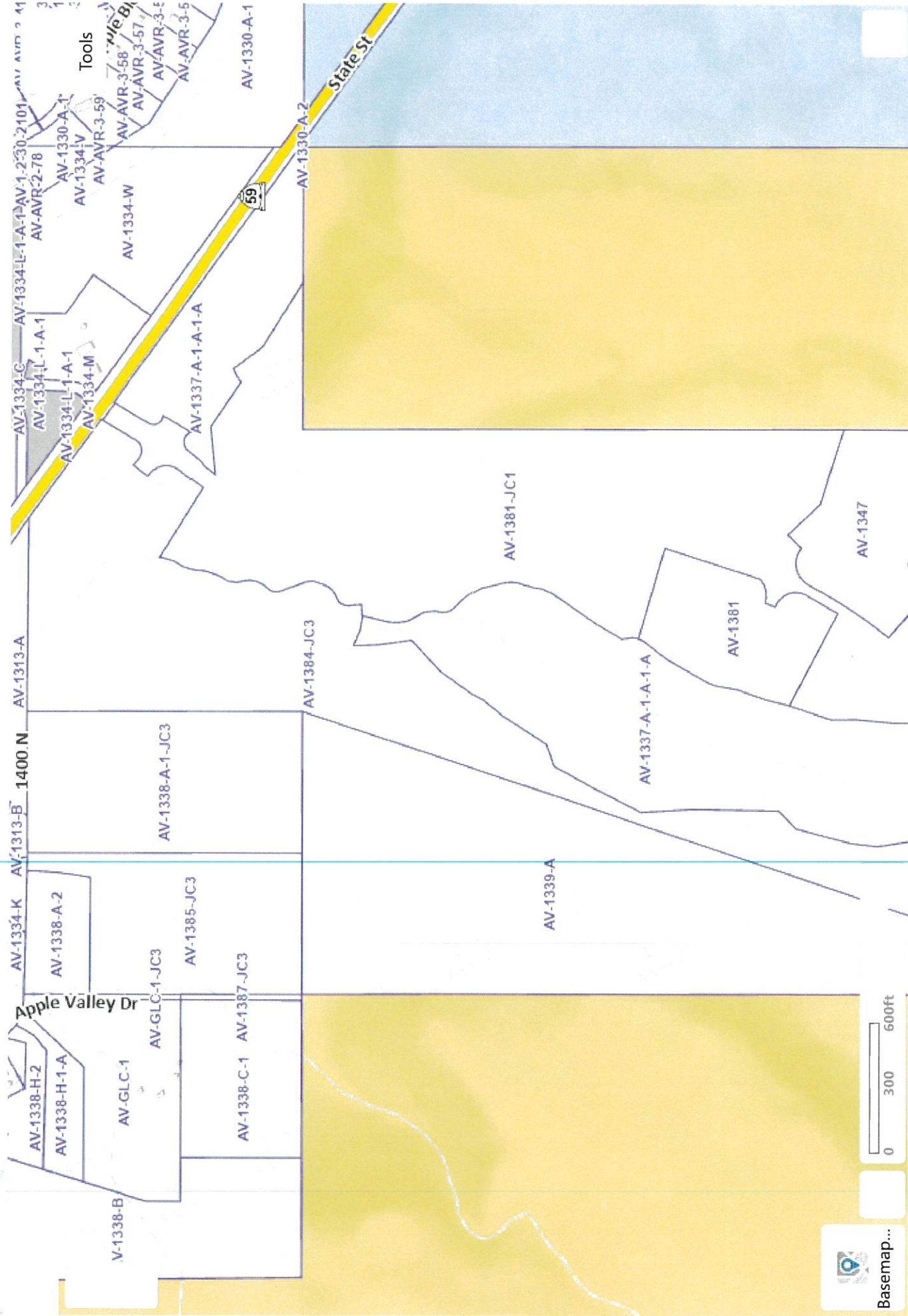
Applicant Signature 	Date
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: ENTERED JUL 11 2024	Date Application Deemed Complete:	
By:	By:	



Search...

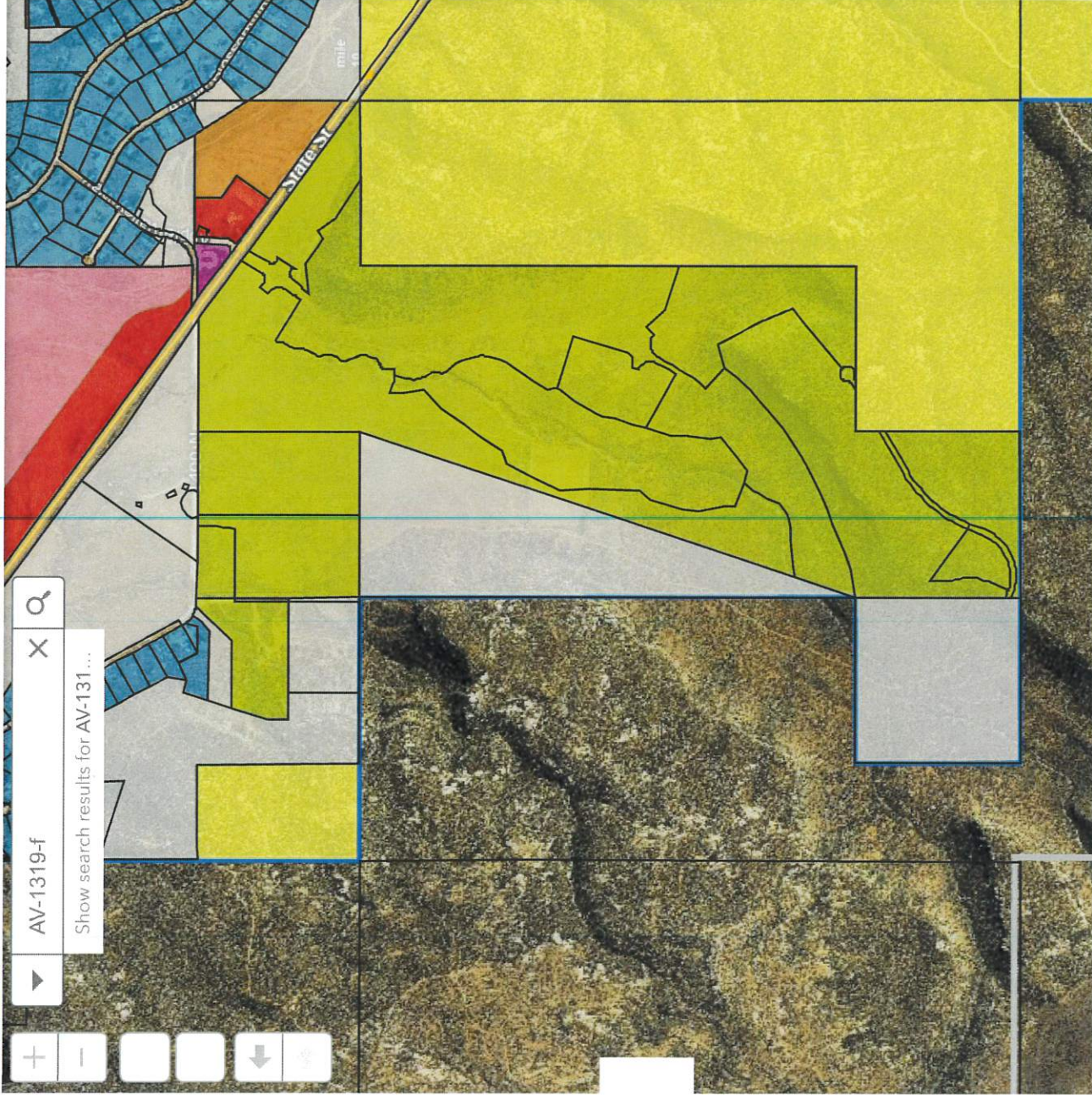
Sign in



Basemap...

0 300 600ft

Apple Valley Zoning Districts Viewer



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



113.123867 -37.091530 Degrees

Jepson Canyon Legal Descriptions

Legal S: 30 T: 42S R: 11W S: 31 T: 42S R: 11W BEG NE COR SEC 31 T42S R11W, TH S89°54'12" W 1319.41 FT ALG SEC/L TO NE COR NW1/4 NE1/4 OF SD SEC 31; TH S0°03'04" E 2643.83 FT ALG E LN SD NW1/4 NE1/4 & E LN OF SW1/4 NE1/4 TO E-W C/S/L SD SEC 31; TH S0°05'26" E 1319.60 FT TO SE COR NW1/4 SE1/4 SD SEC 31; TH S89°58'58" W 1320.39 FT ALG S LN SD NW1/4 SE1/4 (SE COR SECL LOT 7) TO N-S C/S/L; TH S0°03'00" E 1318.27 FT ALG N-S C/S/L TO S1/4 COR SD SEC 31 (SE COR SECL LOT 12); TH N89°57'09" W 1321.60 FT M/L ALG S LN SEC 31 TO SW COR SECL LOT 12; TH N0°03'36" W 1316.86 FT ALG W LN SECL LOT 12 TO NW COR SECL LOT 12; TH N18°24'20" E 4175.51 FT TO N1/4 COR SEC 31; TH N0°04'12" W 1283.84 FT TO S LN OF EXST FNCD R/W; TH S89°38'41" E 907.65 FT TO SLY R/W/L OF ST HWY U- 59; TH S54°06'46" E 2138.84 FT ALG SD R/W/L TO E LN SEC 30 T42S R11W; TH S0°13'24" W 19.99 FT ALG SD E LN OF SD SEC 30 TO POB.

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NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

Legal S: 30 T: 42S R: 11W W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 63 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3.

Legal S: 30 T: 42 R: 11 W1/2 SE1/4 SW1/4 SEC 30 T42S R11W

LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 30 T: 42S R: 11W E1/2 SE1/4 SW1/4 SEC 30 T42S R11W

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DISTANCE OF 116.66 FEET; THENCE N49°19'45"E A DISTANCE OF 463.06 FEET; THENCE N52°49'00"E A DISTANCE OF 159.31 FEET; THENCE N22°27'27"W A DISTANCE OF 301.90 FEET; THENCE N28°15'35"W A DISTANCE OF 367.09 FEET; THENCE S75°12'54"W A DISTANCE OF 191.17 FEET; THENCE S37°57'24"W A DISTANCE OF 5.31 FEET; THENCE N47°03'06"W A DISTANCE OF 215.95 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS N32°34'57"E A DISTANCE OF 449.75 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'13" AND A CHORD THAT BEARS N77°42'48"E A DISTANCE OF 178.43 FEET; THENCE N43°41'18"E A DISTANCE OF 89.11 FEET; THENCE S42°42'17"E A DISTANCE OF 210.15 FEET; THENCE S72°02'22"E A DISTANCE OF 364.94 FEET; THENCE S00°19'02"E A DISTANCE OF 1416.41 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN TAX DISTRICT 61 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 1.
LESS: LAND IN TAX DISTRICT 62 - JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT 2.
LESS: LAND IN TAX DISTRICT 45 - APPLE VALLEY TOWN

Legal S: 31 T: 42S R: 11W COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH A DISTANCE OF 1706.47 FEET; THENCE WEST A DISTANCE OF 1870.87 FEET TO THE TRUE POINT OF BEGINNING THENCE S.17°45'49"W. A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE OF A 2,176.64-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°43'45" AND A CHORD THAT BEARS S.20°43'20"W. A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE OF A 114.38-FOOT RADIUS COMPOUND NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°20'27" AND A CHORD THAT BEARS S.78°53'59"W. A DISTANCE OF 113.23 FEET; THENCE S.18°49'21"W. A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A 105.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°02'22" AND A CHORD THAT BEARS S.21°01'49"E. A DISTANCE OF 156.11 FEET TO A POINT OF CURVATURE OF A 2,199.14-FOOT RADIUS COMPOUND TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°35'26" AND A CHORD THAT BEARS S.29°17'05"W. A DISTANCE OF 176.15 FEET; THENCE N.61°48'27"W. A DISTANCE OF 491.11 FEET; THENCE N.13°52'22"E. A DISTANCE OF 117.43 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 28.67 FEET; THENCE S.73°42'35"E. A DISTANCE OF 440.67 FEET TO THE POINT OF BEGINNING. CONTAINING 408,707 SQ.FT. OR 9.38 ACRES. (JEPSON CANYON PID DISTRICT 1 AMD - WITHDRAWAL AREA - DOCUMENT #20220002367)

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TRUE POINT OF BEGINNING; THENCE N00°08'08"W A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.49 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 96°55'03" AND A CHORD THAT BEARS N69°55'23"E A DISTANCE OF 531.42 FEET; THENCE N21°27'51"E A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 1045.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS N40°33'58"E A DISTANCE OF 683.96 FEET; THENCE N59°40'06"E A DISTANCE OF 383.53 FEET; THENCE S00°07'46"E A DISTANCE OF 52.06 FEET; THENCE S59°40'06"W A DISTANCE OF 357.34 FEET TO A POINT OF CURVATURE OF A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S40°33'48"W A DISTANCE OF 654.51 FEET; THENCE S21°27'51"W A DISTANCE OF 121.56 FEET TO A POINT OF CURVATURE OF A 400.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 93°28'10" AND A CHORD THAT BEARS S68°11'56"W A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING

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Account 0946644

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
Account Number 0946644	Name JEPSON CANYON RESORT DEVELOPMENT	Market (2024)	\$1,000
Parcel Number AV-1353-JC2	COMPANY INC	Taxable	\$1,000
Tax District 62 - Jepson Canyon PID 2	PO BOX 1026	Tax Area: 62 Tax Rate:	
Acres 0.32	SAINT GEORGE, UT 84771-1026	0.006853	
Situs 0, 0		Type	Actual Assessed Acres
		Ag Land \$1,000	\$1,000 0.320

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Parent Accounts 0155039
Parent Parcels AV-1337-A-1-A-1-A
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Transfers

<u>Entry Number</u>	<u>Recording Date</u>
<u>20130026020</u>	<u>07/05/2013 02:57:33 PM</u>
<u>20150020964</u>	<u>06/18/2015 11:20:18 AM</u>
<u>20190000956</u>	<u>01/09/2019 11:15:43 AM</u>
<u>20210047961</u>	<u>07/15/2021 04:11:54 PM</u>
<u>20220051468</u>	<u>11/30/2022 08:24:08 AM</u>