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: Jenkins B and B LLC		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable) N/A		Phone:	
Address/Location of Property: 874 S. Coyote Rd ~~Apple~~ Valley, UT		Parcel ID: AV-1354-NP-8	
Existing Zone: Open space transition		Proposed Zone: A-	
For Planned Development Purposes: Acreage in Parcel_____		Acreage in Application 10.08	
Reason for the request: to be able to apply for permit to build accessory building or casita.			

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
[signature]	3/17/25

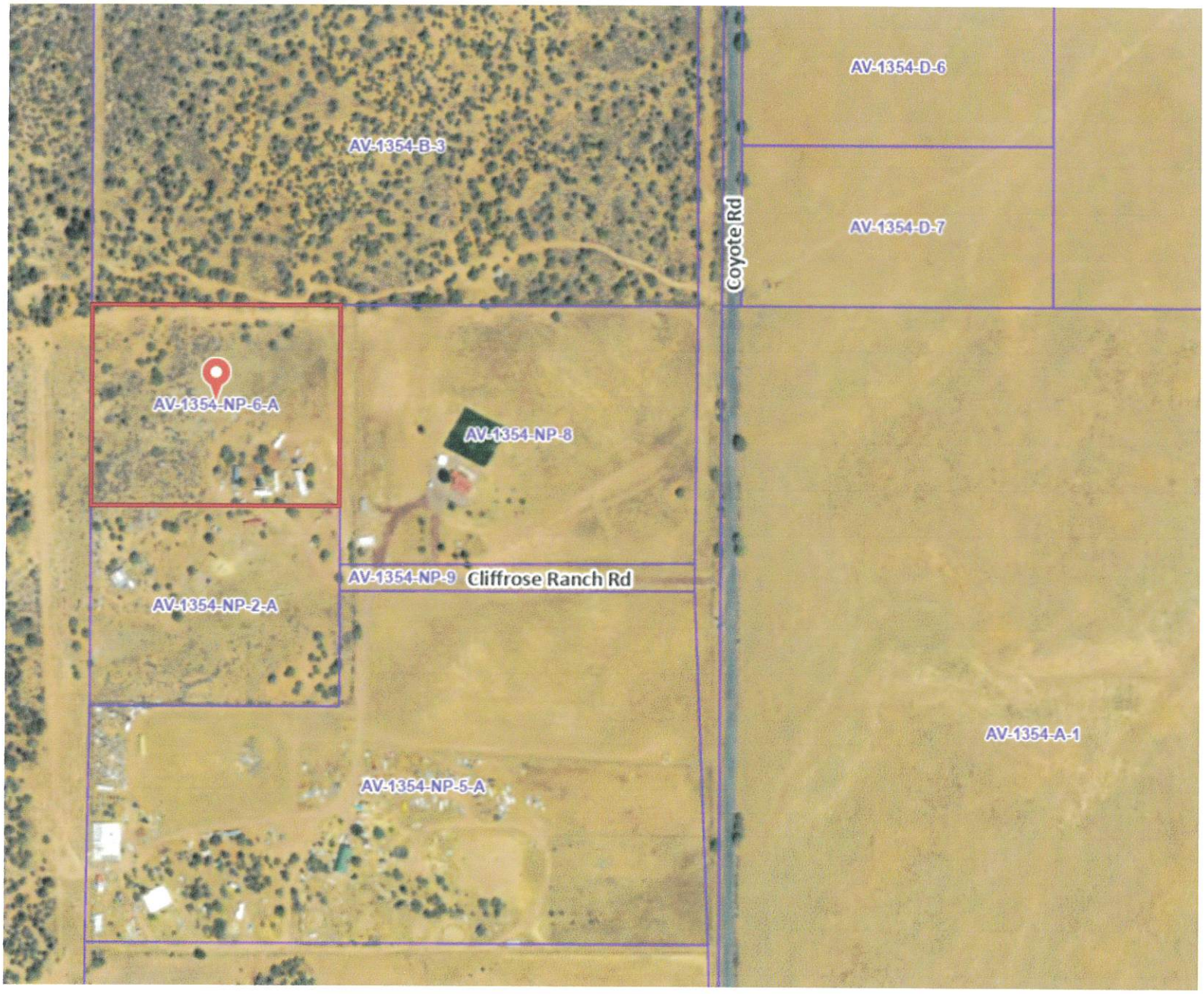
Official Use Only	Amount Paid: $ 1,403.20	Receipt No: 55212
Date Received: RECEIVED MAR 18 2025	Date Application Deemed Complete:	
By: JW	By:	

Property Address:
874 S Coyote Road
Apple Valley, Utah
84737
Property is 10.08 Acres

Owner:
Jenkins B and B LLC
Names:
Clarissa Jenkins [redacted]
Tracy Jenkins [redacted]

Mailing address:
[redacted]

874 S Coyote Rd, Apple Valley, UT, 84737, USA
Search result
Cliffrose Ranch Rd
100 m
Legend
Town Boundry
Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
A-X - A Agriculture
Single-Family Residential > .5 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


AV-1354-D-6
AV-1354-B-3
AV-1354-D-7
Coyote Rd
AV-1354-NP-6-A
AV-1354-NP-8
AV-1354-NP-9
Cliffrose Ranch Rd
AV-1354-NP-2-A
AV-1354-A-1
AV-1354-NP-5-A

874 S Coyote Road
Apple Valley, Utah
84737

Legal description of property:

S: 8 T: 43S R: 11W BEG S89*55'43 E ALG 1/4 SEC/L 521.78 FT FM NW COR NE1/4 SW1/4 SEC 8 T43S R11W TH S89*55'43 E ALG 1/4 SEC/L 800.90 FT TO NE COR NE1/4 SW1/4; TH S0*01'24 E ALG 1/4 SEC/L 548.44 FT; TH N89*55'43 W 800.77 FT; TH N0*02'12 W 548.44 FT TO POB

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Jenkins B and B, L.L.C., a Utah limited liability company
1912 S. Angell Heights Dr.
Hurricane, UT. 84737
File No.: AM2667-SH

This document has been electronically recorded. Please see the attached copy to view the recorder's stamp as it presently appears in the public records.

Entry 20240006083 Date 03/06/2024
Submitted by: Amicus Title Services

WARRANTY DEED

GRANTOR(S): **Amie-Jo Englehart**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Jenkins B and B, L.L.C., a Utah limited liability company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of **UTAH**:

Beginning at a point South 89°55'43" East, along the Quarter (1/4) Section Line, 521.78 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°55'43" East, along the Quarter (1/4) Section Line, 800.90 feet to the Northeast Corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4); thence South 0°01'24" East, along the Quarter (1/4) Section Line, 548.44 feet; thence North 89°55'43" West 800.77 feet; thence North 0°02'12" West 548.44 feet to the point of beginning.

Tax Parcel No.: AV-1354-NP-8

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

SEE WATER RIGHT ADDENDUM TO LAND DEEDS ATTACHED HERETO AND MADE APART HEREOF.

Signature and Notary Acknowledgement continued on next page

DOC ID 20240006683

Gary Christensen Washington County Recorder
03/06/2024 11:28:46 AM Fee $40.00 By AMICUS
TITLE AND ESCROW SERVICES

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
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Signature and Notary Acknowledgement continued on next page

Signature and Notary Acknowledgement attached to Warranty Deed
Tax Parcel No.: AV-1354-NP-8

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 4 day of March, 2024.

Amie-Jo Englehart

State of Nevada }
}ss.
County of Clark }

On this 4 day of March, 2024, personally appeared before me, Amie-Jo Englehart, the signer of the above instrument, who duly acknowledged to me that she executed the same.

Witness my hand and official seal.

Notary Public

ARELIN PEREZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-26-26
Certificate No: 22-1416-01

Parcel ID# AV-1354-NP-8

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
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ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Clarissa & Tracy Jenkins am/are the applicant(s) of the application known as zone change located on parcel(s) AV-1354-NP-8 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
Clarissa Jenkins	Clarissa Jenkin	3/17/25
TRACY JENKINS		3/17/25

State of Utah)
)§
County of Washington)

On this 17th day of March, in the year 2025, before me, Spencer Crocco a notary public, personally appeared Clarissa Jenkins and Tracy Jenkins, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. _____
(notary signature)

(seal)

NOTARY PUBLIC
SPENCER CROCCO
COMM. # 727786
MY COMMISSION EXPIRES
NOVEMBER 4, 2026
STATE OF UTAH