



**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: Richard & Brittany Fischer                                                            |                   | Phone: [REDACTED]    |  |
| Address: [REDACTED]                                                                          |                   | Email: [REDACTED]    |  |
| City: [REDACTED]                                                                             | State: [REDACTED] | Zip: [REDACTED]      |  |
| Agent: (If Applicable)                                                                       |                   | Phone:               |  |
| Address/Location of Property: 1241 South Desert                                              |                   | Parcel ID: AV-1372-C |  |
| Existing Zone: OST                                                                           |                   | Proposed Zone: AGG 5 |  |
| For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application <u>22.5</u> |                   |                      |  |
| Reason for the request<br><b>We have agg animals and also have children who</b>              |                   |                      |  |

*want to build next to us.*

### 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<br><i>Richard Fischer</i> | Date<br><i>8-29-2024</i> |
|-----------------------------------------------|--------------------------|

|                               |                                   |             |
|-------------------------------|-----------------------------------|-------------|
| Official Use Only             | Amount Paid: \$                   | Receipt No: |
| Date Received: <i>8/29/24</i> | Date Application Deemed Complete: |             |
| By: <i>[Signature]</i>        | By:                               |             |

Account 0793646

| Location                                                                                                                                                                                                                     | Owner                             | Value                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------|
| Account Number 0793646                                                                                                                                                                                                       | Name FISCHER RICHARD S & BRITTANY | Market (2024) \$804,200                    |
| Parcel Number AV-1372-C                                                                                                                                                                                                      | 1241 S DESERT DR                  | Taxable \$292,625                          |
| Tax District 45 - Apple Valley Town                                                                                                                                                                                          | APPLE VALLEY, UT 84737            | Tax Area: 45 Tax Rate: 0.006853            |
| Acres 22.25                                                                                                                                                                                                                  |                                   | Type Actual Assessed Acres                 |
| Situs 1241 S DESERT DR , APPLE VALLEY                                                                                                                                                                                        |                                   | Primary Improved \$523,700 \$288,035 1.000 |
| Legal S: 17 T: 43S R: 11W BEG AT PT W ALG<br>SEC/L, 1196.26 FT FM NE COR SEC 17 T43S<br>R11W; TH S 1236.85 FT; TH N57*20 W 178.28 FT;<br>TH N53*25 W 1013.00 FT; TH N37"00 W 672.18<br>FT; TH N89*59'52 E 1368.04 FT TO POB. |                                   | Farm Land \$280,500 \$4,590 21.250<br>FAA  |
| Parent Accounts 0155542                                                                                                                                                                                                      |                                   |                                            |
| Parent Parcels AV-1372-A                                                                                                                                                                                                     |                                   |                                            |
| Child Accounts                                                                                                                                                                                                               |                                   |                                            |
| Child Parcels                                                                                                                                                                                                                |                                   |                                            |
| Sibling Accounts                                                                                                                                                                                                             |                                   |                                            |
| Sibling Parcels                                                                                                                                                                                                              |                                   |                                            |

Transfers

| Entry Number                | Recording Date                         |                                 |
|-----------------------------|----------------------------------------|---------------------------------|
| <a href="#">00156531</a>    | <a href="#">08/13/1973 12:00:00 AM</a> | <a href="#">B: 140 P: 415</a>   |
| <a href="#">00434469</a>    | <a href="#">05/26/1993 11:51:00 AM</a> | <a href="#">B: 730 P: 247</a>   |
| <a href="#">00840861</a>    | <a href="#">09/16/2003 04:48:00 PM</a> | <a href="#">B: 1582 P: 1493</a> |
| <a href="#">00995114</a>    | <a href="#">01/03/2006 04:42:00 PM</a> | <a href="#">B: 1830 P: 2409</a> |
| <a href="#">00998035</a>    | <a href="#">01/19/2006 09:21:00 AM</a> | <a href="#">B: 1835 P: 844</a>  |
| <a href="#">00998036</a>    | <a href="#">01/19/2006 09:21:00 AM</a> | <a href="#">B: 1835 P: 845</a>  |
| <a href="#">20060008468</a> | <a href="#">03/16/2006 01:14:18 PM</a> |                                 |
| <a href="#">20070056354</a> | <a href="#">11/27/2007 02:45:36 PM</a> |                                 |
| <a href="#">20070056355</a> | <a href="#">11/27/2007 02:45:36 PM</a> |                                 |
| <a href="#">20090045239</a> | <a href="#">11/30/2009 02:44:31 PM</a> |                                 |
| <a href="#">20100011450</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20100011451</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20100011452</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20110025166</a> | <a href="#">08/18/2011 08:31:21 AM</a> |                                 |
| <a href="#">20110031703</a> | <a href="#">10/18/2011 02:16:28 PM</a> |                                 |
| <a href="#">20110031704</a> | <a href="#">10/18/2011 02:16:28 PM</a> |                                 |
| <a href="#">20130046730</a> | <a href="#">12/20/2013 02:54:08 PM</a> |                                 |
| <a href="#">20130046792</a> | <a href="#">12/23/2013 09:50:18 AM</a> |                                 |
| <a href="#">20190000956</a> | <a href="#">01/09/2019 11:15:43 AM</a> |                                 |
| <a href="#">20220051468</a> | <a href="#">11/30/2022 08:24:08 AM</a> |                                 |
| <a href="#">20220051469</a> | <a href="#">11/30/2022 08:24:08 AM</a> |                                 |
| <a href="#">20240013804</a> | <a href="#">05/03/2024 01:48:40 PM</a> |                                 |
| <a href="#">20240014516</a> | <a href="#">05/10/2024 10:13:32 AM</a> |                                 |
| <a href="#">20240017414</a> | <a href="#">06/04/2024 10:20:34 AM</a> |                                 |
| <a href="#">20240017416</a> | <a href="#">06/04/2024 10:20:34 AM</a> |                                 |

Tax

| Tax Year | Taxes      |
|----------|------------|
| *2024    | \$2,005.36 |
| 2023     | \$2,018.55 |

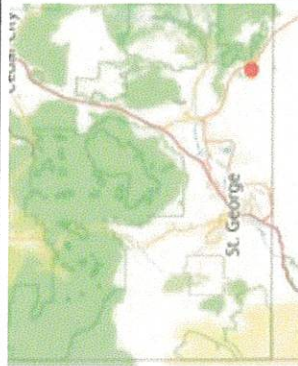
Images

- [GIS](#)

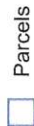




# Title



## Legend



### Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwiits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

## Notes

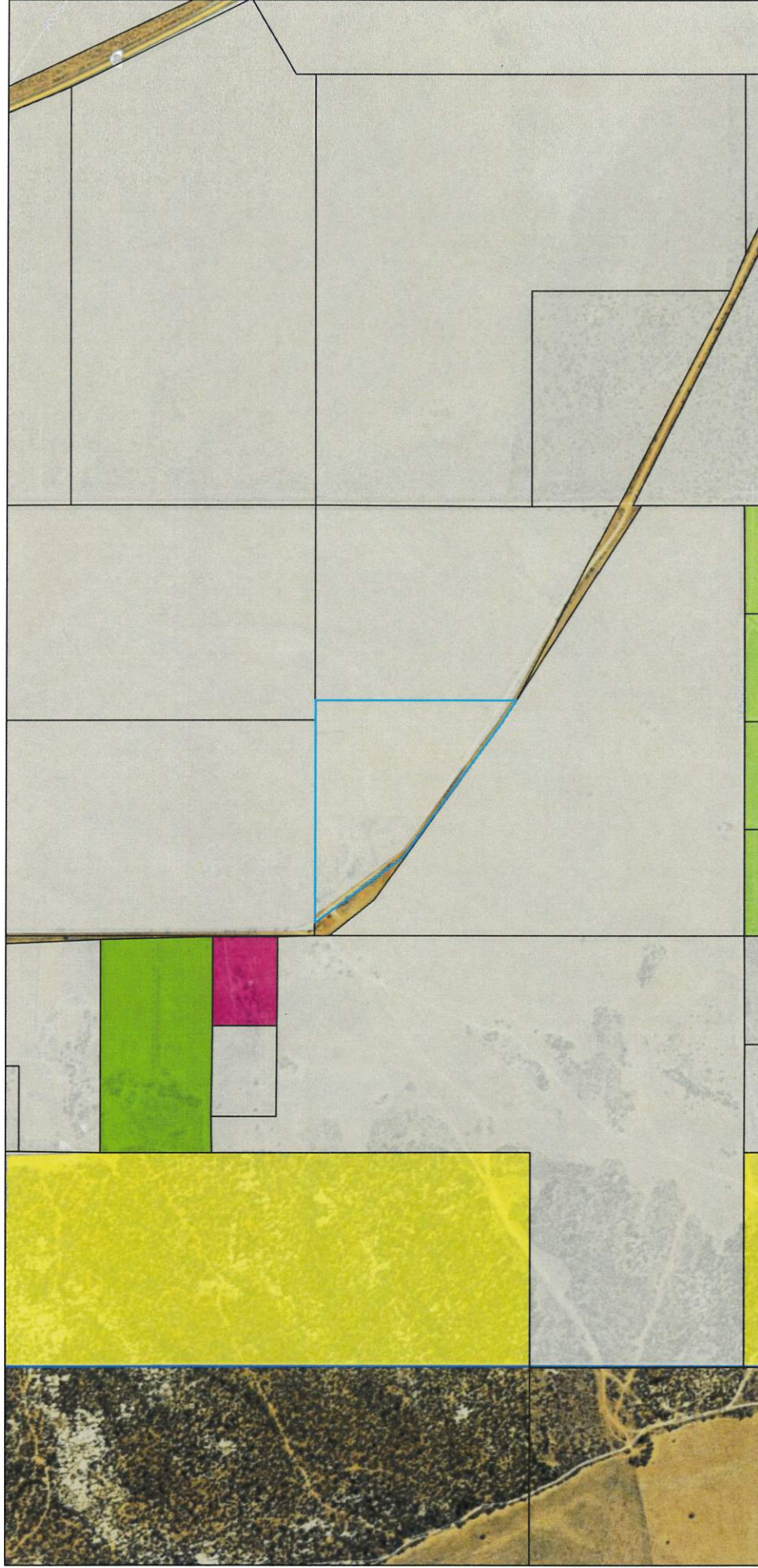


1,504.7 0 752.33 1,504.7 Feet

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

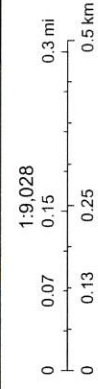
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Apple Valley Zoning Districts



9/9/2024, 12:50:32 PM

- Washington County Parcels
- Future Annexation Boundary
- Zoning Districts
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- OSC - Open Space Conservation
- OST - Open Space Transition
- RE-5 - Rural Estate 5
- Town Boundary





Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

06/04/2024 10:20:34 AM Fee \$40.00 By US TITLE

INSURANCE AGENCY

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:

Richard Smith Fischer  
1241 South Desert Drive  
Apple Valley, UT 84737

**WARRANTY DEED**

File No.: 073379

APN: AV-1372-C

**Richard Smith Fischer,**

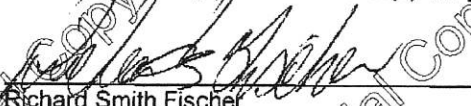
Grantor(s), of , County, State of , hereby convey(s) and warrant(s) to

**Richard Smith Fischer and Brittany Fischer, husband and wife as joint tenants,**

Grantee(s), of Apple Valley, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

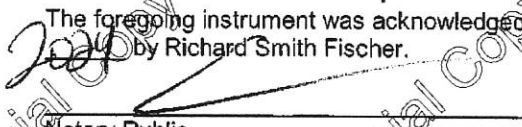
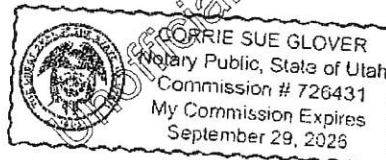
See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 30 day of May, 2024.  
Richard Smith Fischer

STATE OF UTAH )

:ss )

COUNTY OF Washington )The foregoing instrument was acknowledged before me the 30 day of May, 2024, by Richard Smith Fischer.  
Notary Public

**EXHIBIT "A"**

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°57'28"W ALONG THE NORTH SECTION LINE 1776.74 FEET TO THE POINT OF BEGINNING;

THENCE S00°02'41"W 830.13 FEET; THENCE N54°08'04"W 800.05 FEET; THENCE N38°23'34"W 350.99 FEET TO THE QUARTER SECTION LINE; THENCE N00°04'49"E ALONG SAID LINE, 86.93 FEET TO THE CENTER SECTION CORNER; THENCE S89°57'28"E ALONG THE QUARTER SECTION LINE, 866.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF AN EXISTING ROADWAY.

Situated in Washington County

APN: AV-1372-C

| TAX_ID          | FIELD5                                      | FIELD6              | FIELD8       | FIELD10       |
|-----------------|---------------------------------------------|---------------------|--------------|---------------|
| AV-1371-NP      | MIDNIGHT PROPERTIES L C                     | 180 W 975 N # 23-12 | HURRICANE    | UT 84737-1735 |
| AV-1354-NP-11-B | BLACK TREVOR & DORIS D                      | 1094 S COYOTE RD    | APPLE VALLEY | UT 84737      |
| AV-1372-C       | FISCHER RICHARD S & BRITTANY                | 1241 S DESERT DR    | APPLE VALLEY | UT 84737      |
| AV-1354-A-1     | BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC | 1745 E 3850 S # 1   | SAINT GEORGE | UT 84790      |
| AV-1372-B       | MIDNIGHT PROPERTIES LC                      | 180 W 975 N         | HURRICANE    | UT 84737-1735 |
| AV-1372-A       | SCOW BOB J & CINDY H                        | 1705 W 400 S        | HURRICANE    | UT 84737-2454 |
| AV-1354-B       | BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC | 1745 E 3850 S # 1   | SAINT GEORGE | UT 84790      |