



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: Darcy Anne Pauken		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) N/A		Phone: N/A	
Address/Location of Property: 37°02'27.7"N 113°03'53.5"W		Parcel ID: AV-JHLS-1	
Existing Zone: PD		Proposed Zone: A-5 AG-X	
For Planned Development Purposes: Acreage in Parcel ^{5.25}		Acreage in Application ^{5.25}	
Reason for the request Amend the current PD to obtain Agricultural > 5 Acres zoning			

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 8/22/2024
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: 8/22/24	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts



6/5/2024, 3:07:32 PM

- Washington County Parcels
- Future Annexation Boundary
- Zoning Districts
- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- C-1 - Convenience Commercial
- C-3 - General Commercial
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-5 - Rural Estate 5
- Town Boundary

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)s
COUNTY OF WASHINGTON)

I (We) Darcy Anne Pauken, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 22 day of August, 2024.



Madison Pescado
Notary Public

Residing in: Las Vegas, NV

My Commission Expires: 12/08/2027

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

DOC # 20210021011

Map (Conveying Property) Page 1 of 2
Gary Christensen, Washington County Recorder
03/25/2021 08:15:09 AM Fee \$ 56.00
By JOHN MARK HOLM



MAP

NAME: JOHN HOLM LOT SPLIT

LOTS: 3 MAP: 4580

PARCEL: AV-1365-Q

JOHN HOLM

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W. 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

North

Monson Dean

956 W 360 S Hurricane UT 84737

East

M & K Southern Utah Holdings LLC

258 W Telegraph Rd

Washington UT 84780

South

Bistline Ladell J SR

PO Box 99

Colorado City AZ 86021

Across Street to the West

G&H Inv Properties

2002 S 1100 W

Woods Cross UT 84087

Across Street North West

Jessop Matt & Pam G

1854 S 1800 E

Apple Valley UT 84737

Corrected Warranty Page 1 of 2

Gary Christensen Washington County Recorder

04/21/2023 11:18:48 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
8175 ARVILLE STREET #317
LAS VEGAS NV 89139



Property Reference Information:

Tax Parcel No(s): AV-JHLS-1

Property Address(es) (if any):

(UNASSIGNED ADDRESS), APPLE VALLEY, UT 84737

CORRECTIVE WARRANTY DEED

JARED PAUL MCGREGOR AND AUTUMN RAYLINE DIANE MCGREGOR ("Grantor(s)"),

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

**DARCY ANNE PAUKEN, as Trustee of THE TRADE WINDS NAVIGATION TRUST U/A/D OCTOBER
19, 2018** ("Grantee"),

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"):

**LOT 1, JOHN HOLM LOT SPLIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee 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.]

****BEING RECORDED TO CORRECT ENTRY 20230008655****

Information for reference purposes:

GT Title File No.: W53098

Tax Parcel No(s): AV-JHLS-1

Property Address(es) (if any):

(UNASSIGNED ADDRESS), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 2nd day of MARCH, 2023.



JARED PAUL MCGREGOR

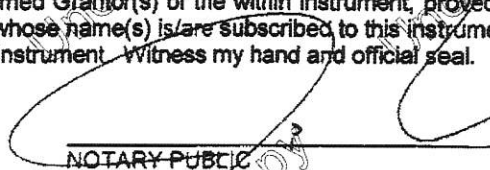


AUTUMN RAYLINE DIANE MCGREGOR

STATE OF UTAH

COUNTY OF WASHINGTON) ss.

On this 2nd day of March, 2023, personally appeared before me JARED PAUL MCGREGOR and AUTUMN RAYLINE DIANE MCGREGOR, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

