



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

\$ 250.00 Filing

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: Jordan Holm		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: ut	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: none		Parcel ID: AV-1311-U	
Existing Zone: Residential Single Family		Proposed Zone: Residential Estate	
Reason for the request Change zoning for Building my Estate			

Submittal Requirements: The zone change application shall provide the following:

- ☒ A. The name and address of every person or company the applicant represents
- ☐ 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. Stamped envelopes with the names and address's 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
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.**

Official Use Only	
Date Received: 3/22/21	By: Taylor Pledger
Date Application Deemed Complete: 3/25/21	By: Taylor Pledger

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing, the Planning Commission will review the application and staff's report, and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH

)
§

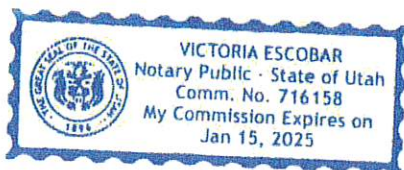
COUNTY OF WASHINGTON)

I (We) Jordan Holm, 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.

Jordan Holm
Property Owner

Property Owner

Subscribed and sworn to me this 9 day of March, 2021.



Victoria Escobar
Notary Public

Residing in: Kanab, UT

My Commission Expires: JAN 15, 2025

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: _____

AV-1311-U X

Show search results for AV-131...

Legend_2

Apple_Valley_Zoning

- OST/OSC
- AG
- C-1
- C-2
- C-3
- M-1
- I-1
- RV PARK
- CABIN/TH
- MH
- PD
- RE-1
- RE-2.5
- RE-5
- RE-10
- RE-20
- RE-40
- SF-1-10.0
- SF-1/2

-Proposed

Current

AV-1311-U

Account 0631070

Location

Account Number 0631070
Parcel Number AV-131-U
Tax District 45 - Apple Valley Town
Acres 10.15
Situe 0, 0

Owner

Name **WILSON J LEE**
2121 W SUNSET BLVD
STONINGTON, MO 64084

Value

Market (2020) \$156,400
Taxable
Tax Area: 45 Tax Rate: 0.009505 \$156,400
Type Actual Assessed Acres
Non Primary Land \$156,400 \$156,400 31.280

Legal S: 18 T: 42S R: 11W BEGINNING AT THE SOUTHWEST CORNER OF LOT 33, APPLE VALLEY RANCH SUBDIVISION GOOSEBERRY UNIT #1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 485280, SAID POINT THAT LIES NORTH 00°05'23" WEST ALONG THE QUARTER SECTION LINE 693.64 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 325.02 FEET; THENCE SOUTH 57.4 FEET TO THE SOUTHWEST CORNER OF LOT 34 OF SAID SUBDIVISION, THENCE EAST 400.00 FEET TO SOUTHEAST CORNER OF LOT 35 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE WEST LINE OF PURPLE SAGE ROAD, THENCE SOUTH ALONG THE WEST LINE OF PURPLE SAGE ROAD 607.87 FEET, THENCE WEST 724.06 FEET TO THE QUARTER SECTION LINE, THENCE NORTH 00°05'23" WEST ALONG SAID LINE 613.61 FEET TO THE POINT OF BEGINNING.

Parent Accounts 0353401

Parent Parcels 1311-C
C-1d Accounts 1066400

d Parcels AV-131-V

ding Accounts

Sibling Parcels

Transfers

Entry Number

00680802
00805047
00807198
00953585
00957785
00957786
00983803
20060028110
20080005388
2011008797
20110031703
20110031704
20130020146
20150006012
20150006056
20160028175
20190000956
20200020027
20200020029

Recording Date

03/31/2000 03:32:00 PM
02/21/2003 03:01:00 PM
03/05/2003 01:41:00 PM
06/24/2005 04:04:00 PM
07/14/2005 02:40:00 PM
07/14/2005 02:41:00 PM
11/08/2005 02:55:00 PM
06/28/2006 01:53:40 PM
02/17/2008 09:27:02 AM
03/22/2011 04:24:38 PM
10/18/2011 02:16:28 PM
10/18/2011 02:16:28 PM
05/24/2013 11:39:18 AM
02/25/2015 10:09:41 AM
02/25/2015 12:43:51 PM
08/04/2016 02:44:57 PM
01/09/2019 11:15:43 AM
04/23/2020 03:22:58 PM
04/23/2020 03:22:58 PM

Images

Tax Year

Taxes

2020 \$1,486.58
2019 \$1,533.19

• GIS



PARKER MARK & PATRICIA
AV-AVRG-1-39
6816 WILLIAMS ISLAND CT
LAS VEGAS, NV 89131

TAYLOR TARAN THOMAS & HALIE
AV-AVRG-1-89
622 SAGE HEN DR
WASHINGTON, UT 84780

B & K SCENIC PROPERTY L C, ET AL
AV-1311-B
43 S 100 E STE 300
SAINT GEORGE, UT 84770

IDLE ROBERT J & SHERILYN
AV-AVRG-1-37
4111 214TH STREET CT E
SPANAWAY, WA 98387

RAWLINS DARWIN & SHERRI
AV-AVRG-1-40
2644 PURPLE SAGE RD
APPLE VALLEY, UT 84737

HIMES JOHN W & SILVIA
AV-AVRG-1-47
2757 N FOOTHILL DR
APPLE VALLEY, UT 84737

CHAPMAN RONALD DUANE & KELLY JEAN
AV-AVRG-1-43
31 BLOSSOM WOOD CT
STAFFORD, VA 22554

COX REBECCA W
AV-AVRG-1-46
2737 N FOOTHILL DR
HURRICANE, UT 84737

BOLOS ELIZABETH B
AV-AVRG-1-50
2656 E 8225 S #31
OGDEN, UT 84405

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-29-A
28 S 2370 E CIR
SAINT GEORGE, UT 84790

RANDALL ROY P
AV-AVRG-1-32
1082 W SMITHSONIAN WAY
HURRICANE, UT 84737

OSOSKI RICHARD E & MARGARET E TRS
AV-AVRG-1-45
1024 W LITTLE PINION WAY
HURRICANE, UT 84737

HOLM JORDAN
AV-1311-V
PO BOX 840519
HILDALE, UT 84784-0519

OLSEN LAURA
AV-AVRG-1-88
2542 S HONEYSUCKLE DR
SARATOGA SPRINGS, UT 84045

BURNER KERRY & CHELSEY
AV-AVRG-1-31
72 S 250 W
LA VERKIN, UT 84745

WEBER JACOB M & MEGAN A
AV-AVRG-1-40
2786 N PURPLE SAGE RD
HURRICANE, UT 84737

NILES GREGORY
AV-AVRG-1-82
1052 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737

RUSSON DAVID G & DELILA A
AV-AVRG-1-67
2788 N FOOTHILL DR
HURRICANE, UT 84737

BATEMAN MARV & SHARMAN
AV-AVRG-1-83
1022 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737

PROGRESSIVE CONTRACTING INC, ET AL
AV-1317-D
PO BOX 1930
ST GEORGE, UT 84771-1930

MAYASANDRA RAGHAVENDRA & ROBIN
AV-AVRG-1-42
5480 DANUBE ST
DENVER, CO 80249

MURPHY STEVEN ROY & LINDA URIE
AV-AVRG-1-49
2817 N FOOTHILL DR
APPLE VALLEY, UT 84737-4852

HARTLE DONALD KIRK TR, ET AL
AV-AVRG-1-78
4728 JACE CANYON CT
LAS VEGAS, NV 89129

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-30-B
28 S 2370 E CIR
SAINT GEORGE, UT 84790

WILSON LILETTE
AV-1311-U
1812 W SUNSET BLVD # 110
SAINT GEORGE, UT 84770

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-29-A
28 S 2370 E CIR
SAINT GEORGE, UT 84790

MILLETICH MATTENA V, ET AL
AV-AVRG-1-41
2766 N APPLE SAGE RD
APPLE VALLEY, UT 84737

DOELLE GARY W TR
AV-AVRG-1-90
1051 W SMITHSONIAN WAY
HURRICANE, UT 84737

KAPKE LEE D & ALYSON E
AV-AVRG-1-66-A
2808 N FOOTHILL DR
HURRICANE, UT 84737

DARGER MERRIL P, ET AL
AV-AVRG-1-79
PO BOX 2444
COLORADO CITY, AZ 86021-2444

VALDEZ LACEY
AV-AVRG-1-44
7481 ADEMAR ST
LAS VEGAS, NV 89148

QUARTER CIRCLE 2 RANCH L C
AV-1315-B-1-A-1
1359 S 920 W
HURRICANE, UT 84737

ONSTEIN DEREK J & CYNTHIA K TRS
AV-AVRG-1-69-A
PO BOX 2349
PARADISE, CA 95967

BAILEY JENNIFER & TIMOTHY GALE
AV-AVRG-1-64
2083 S WORCHESTER WAY
AURORA, CO 80014

KAPKE LEE D & ALYSON E
AV-AVRG-1-66-A
2808 N FOOTHILL DR
~~HURRICANE~~, UT 84737

Apple Valley

MCCOMBS NICHOLAS & ELIANE
AV-AVRG-1-87
1091 W SMITHSONIAN WAY
~~HURRICANE~~, UT 84737

Apple Valley

WRATHALL DON & LOUISE
AV-AVRG-1-48
3505 N BRONCO ST
LAS VEGAS, NV 89108

PROGRESSIVE CONTRACTING INC, ET AL
AV-1317-B
PO BOX 1930
ST GEORGE, UT 84771-1930

NOYES LINDA
AV-AVRG-1-38
2846 N PURPLE SAGE RD
APPLE VALLEY, UT 84737

BURNER KERRY & CHELSEY
AV-AVRG-1-81
1062 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737-4830

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-30-B
28 S 2370 E CIR
SAINT GEORGE, UT 84790