



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: Cortney Barlow		Phone: (435)467-8743	
Address: PO BOX 1618		Email: barlowcort43@gmail.com	
City: Colorado City		State: AZ	Zip: 86021
Agent: (If Applicable)		Phone: 435-467-8743	
Address/Location of Property: Apple Valley, North of Hwy 59		Parcel ID: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P	
Existing Zone: OST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ^{181.5} _____			
Reason for the request Change to AG			

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 5-3-2024
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Official Use Only	Amount Paid: \$ N/A	Receipt No: N/A
Date Received: RECEIVED MAY 03 2024	Date Application Deemed Complete:	
By:	By:	



[Sign in](#)

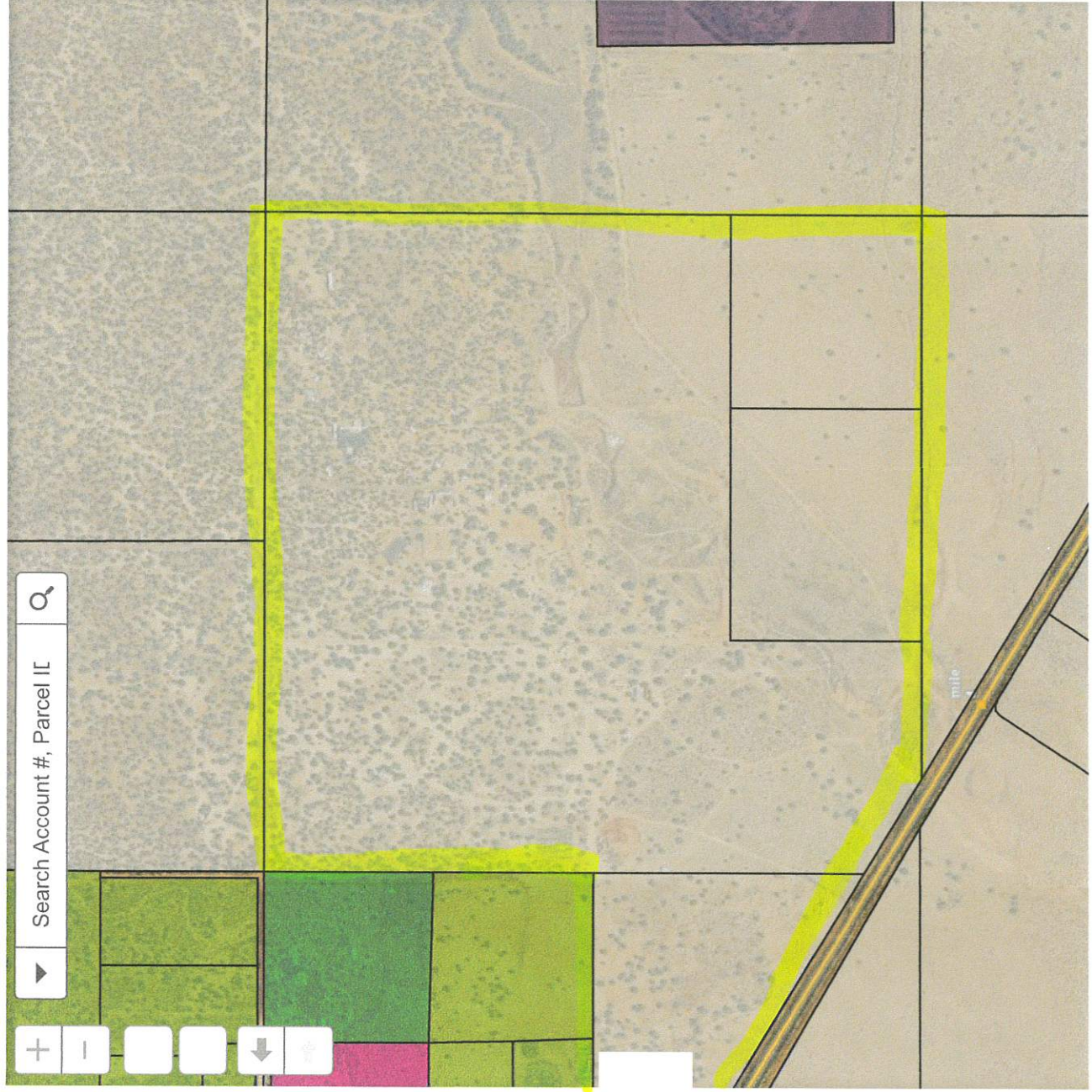
Tools



Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



-113.043187 37.033956 Degrees

Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



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

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
02/15/2019 04:44:33 PM Fee \$15.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

EGT FILE NO. STG74607LH
WHEN RECORDED MAIL TO:
Cortney Barlow
P.O. Box 1618
Colorado City, AZ 86021

THIS SPACE FOR RECORDING ONLY

WARRANTY DEED

Kenstal, LLC, a Utah limited liability company
hereby CONVEY AND WARRANT to

Grantor,

Cortney Barlow,
of Colorado City, County of Mohave, State of AZ

Grantee,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County State of Utah, to-wit

PORTION OF AV-1378-D

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

Witness, the hand of said grantors, this 11th day of February, 2019.

Kenstal, LLC, a Utah limited liability company

N/A
By: Kendra Webb, Manager

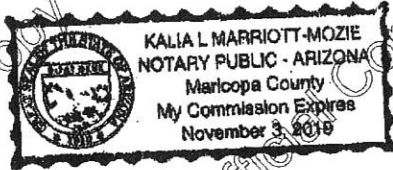
Kristal Markham
By: Kristal Markham, Manager

State of AZ)
County of Cochise)
SS

On this 11th day of February, 2019 before me a notary public, personally appeared Kendra Webb and Kristal Markham, Manager Kenstal, LLC, a Utah limited liability company, personally known to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that (he/she/they) executed the same.

Witness my hand and official seal

(Seal)



Kalia L. Marriott-Mozie
Notary Public
My Commission Expires: 11/3/2019

Eagle Gate Title File No. STG74607LH

Exhibit "A" Legal Description

PARCEL 4:

BEGINNING AT A POINT BEING SOUTH 0°55'54" WEST 1,866.76 FEET ALONG THE SECTION LINE AND NORTH 89°02'52" WEST 772.59 FEET FROM THE NE CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°55'12" WEST 776.33 FEET TO THE CENTER SECTION LINE OF SAID SECTION; THENCE NORTH 89°03'14" WEST ALONG THE SAID CENTER SECTION LINE 933.38 FEET; THENCE NORTH 00°55'12" EAST 776.44 FEET; THENCE SOUTH 89°02'52" EAST 933.38 FEET TO THE POINT OF BEGINNING.

APN: PART OF AX-1378-D

Eagle Gate Title File No. ST674607LH

Exhibit "A": Legal Description

PARCEL 5:

BEGINNING AT A POINT ON THE EAST SECTION LINE SAID POINT BEING SOUTH $00^{\circ}55'54''$ WEST 1,866.76 FEET ALONG SAID EAST SECTION LINE FROM THE NE CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE SOUTH $00^{\circ}55'54''$ WEST ALONG SAID SECTION LINE 776.25 FEET TO THE EAST $1/4$ CORNER OF SAID SECTION; THENCE NORTH $89^{\circ}03'14''$ WEST ALONG THE CENTER SECTION LINE 772.43 FEET; THENCE NORTH $00^{\circ}55'12''$ EAST 776.33 FEET; THENCE SOUTH $89^{\circ}02'52''$ EAST 772.0 FEET TO THE POINT OF BEGINNING.

APN:

PART OF AV 1378-D

WHEN RECORDED MAIL TO:
CORTNEY BARLOW
P.O. BOX 1618
COLORADO CITY, AZ 86021

DOC # 20180048832

Warranty Deed Page 1 of 2
Russell Shirte Washington County Recorder
12/11/2018 12:23:36 PM Fee \$ 13.00
By BARLOW CORTNEY



SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

WARRANTY DEED

GLENN JOHNSON

GRANTOR(S)

OF COLORADO CITY, COUNTY OF MOHAVE, STATE OF AZ
HEREBY CONVEY AND WARRANT TO

CORTNEY BARLOW

GRANTEE(S)


OF COLORADO CITY, COUNTY OF MOHAVE, STATE OF AZ
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY,
STATE OF UT:

(AV-1378-N AND AV-1378-P)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD AND TAXES
FOR THE YEAR 2018 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 11th DAY OF NOVEMBER, 2018



GLENN JOHNSON

Arizona
STATE OF UTAH)
Mohave :SS
COUNTY OF WASHINGTON)

18 2018
ON 18 DAY OF NOVEMBER, 2018, PERSONALLY APPEARED BEFORE ME, GLENN JOHNSON, THE SIGNER
OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



NOTARY PUBLIC

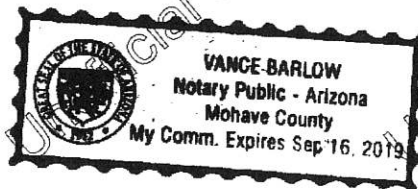


EXHIBIT "A"

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 00°55'54" WEST ALONG THE SECTION LINE OF SAID SECTION 1,866.76 FEET; THENCE NORTH 89°02'52" WEST 1,705.97 FEET; THENCE SOUTH 00°55'12" WEST 776.44 FEET TO THE CENTER SECTION LINE OF SAID SECTION; THENCE NORTH 89°03'14" WEST ALONG SAID CENTER SECTION LINE 556.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE HIGHWAY U-59; THENCE NORTH 57°36'38" WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE 442.46 FEET TO THE CENTER SECTION LINE OF SAID SECTION; THENCE NORTH 00°55'12" EAST ALONG THE SAID CENTER SECTION LINE 2,412.49 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89°02'52" EAST ALONG THE SECTION LINE 2,639.74 FEET TO THE POINT OF BEGINNING.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.

PARCEL 2:

BEGINNING AT THE CENTER 1/16 CORNER, SAID POINT BEING SOUTH 00°55'12" WEST 1,321.65 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°55'12" WEST ALONG SAID CENTER SECTION LINE 1,090.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE HIGHWAY U-59; THENCE NORTH 57°36'38" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE 2,090.78 FEET TO THE NORTH 1/16 SECTION LINE OF SAID SECTION; THENCE SOUTH 89°03'34" EAST ALONG SAID NORTH 1/16 SECTION LINE 1,783.26 FEET TO THE POINT OF BEGINNING.

SITUATE IN WASHINGTON COUNTY, STATE OF UTAH.