



**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: <b>Stephen L. Gubler</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <b>parcel AV-1334-V-A</b>		Parcel ID: <b>AV-1334-V-A</b>	
Existing Zone: <b>OPEN SPACE Transition</b>		Proposed Zone: <b>Rural Estate 1</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application _____	
Reason for the request <b>Plan is to be able to have 2 one acre Residential lots, Homes</b>			

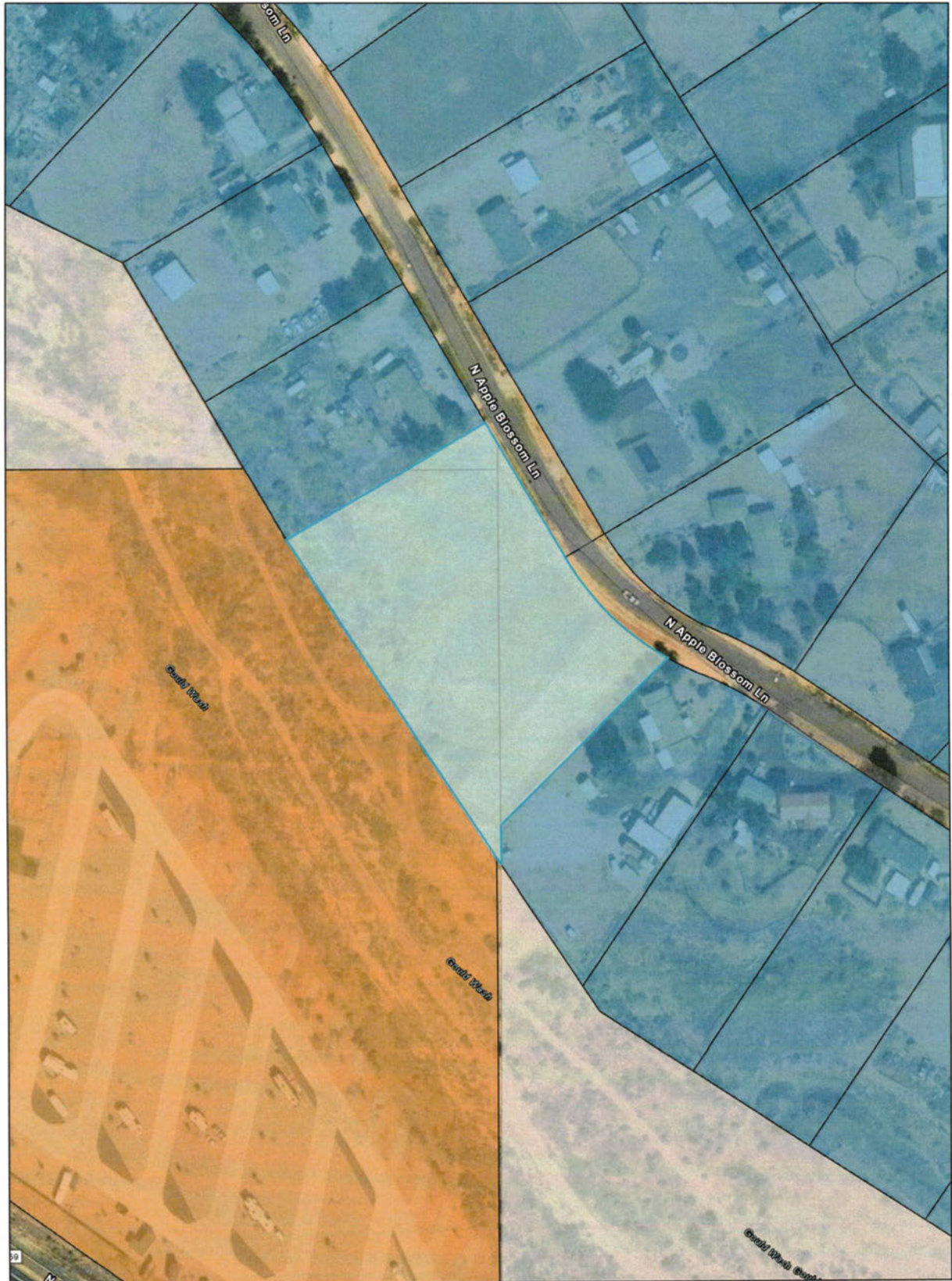
**Submittal Requirements: The zone change application shall provide the following:**

- A. The name and address of owners in addition to above owner. *No other owners*
- 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 *attached*
- 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 <b>Stephen L. Gubler</b>	Date <b>10-22-2025</b>
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Official Use Only	Amount Paid: \$ <b>2,410.00</b>	Receipt No: <b>58562</b>
Date Received: <b>10/22/25</b>	Date Application Deemed Complete:	
By: <b>[Signature]</b>	By:	

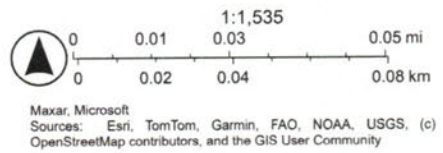
# AV-1334-V-A



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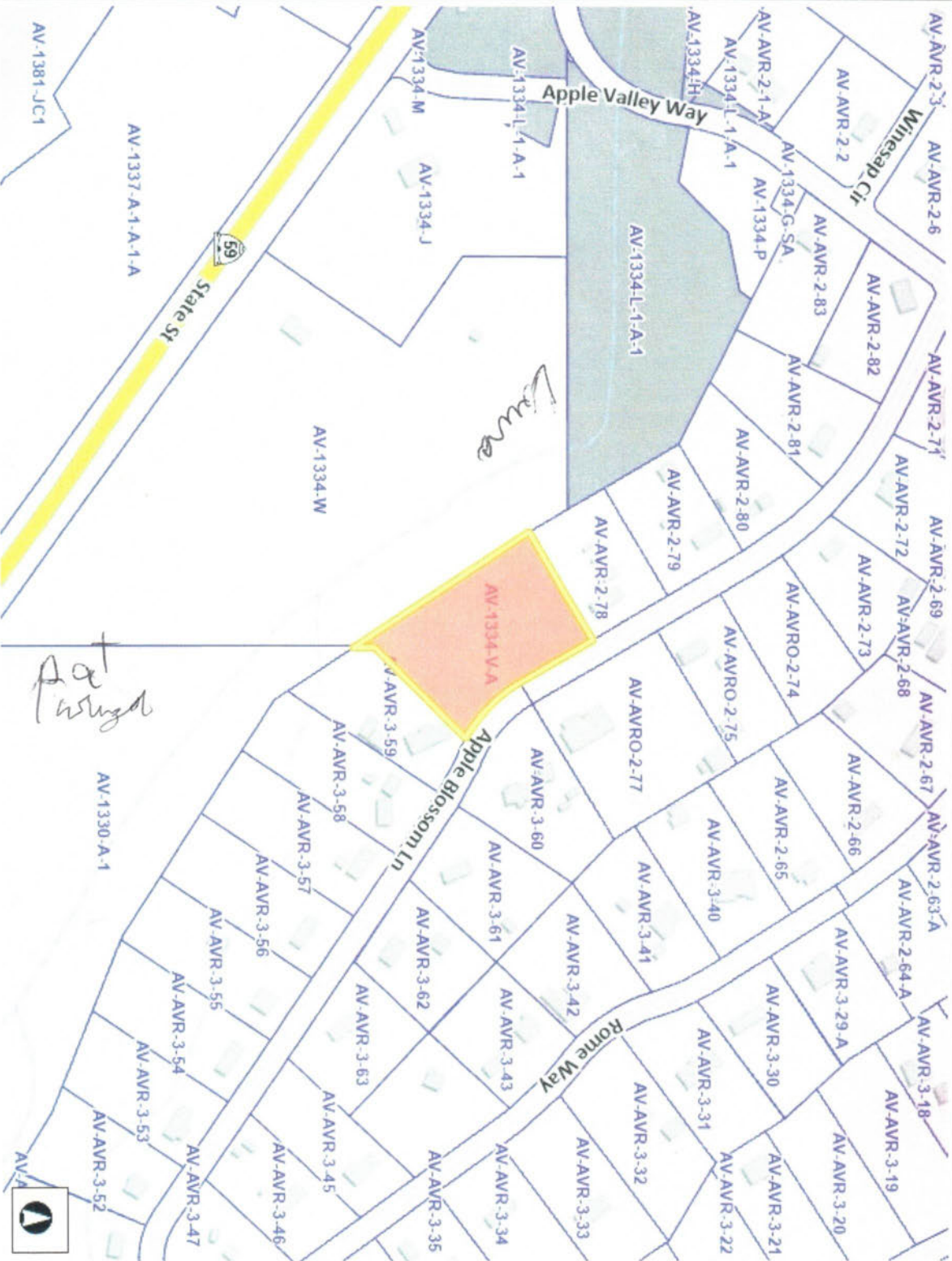
-  Washington County Parcels
-  Town Boundry
- Zoning Districts**
-  OST - Open Space Transition
-  RE-1 - Rural Estate 1
-  RV-Park - Recreational Vehicle Park

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata





# ON APPLE BLOSSUM LANE,



### Legend

- Parcels
- Ownership**
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shinnel's 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

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

# Account 0883714

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
<b>Account Number</b> 0883714	<b>Name</b> GUBLER STEPHEN L	<b>Market (2025)</b>	\$85,100
<b>Parcel Number</b> AV-1334-V-A		<b>Taxable</b>	\$85,100
<b>Tax District</b> 45 - Apple Valley Town		<b>Tax Area: 45 Tax Rate: 0.006652</b>	
<b>Acres</b> 2.05		<b>Type</b>	<b>Actual Assessed Acres</b>
<b>Situs</b> 0, 0		Non	
<b>Legal S:</b> 30 T: 42S R: 11W BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT (78) SEVENTY-EIGHT OF APPLE VALLEY RANCH SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER STATE OF UTAH IN BOOK 409 PAGE 353 AND RUNNING THENCE NORTH 59°30' EAST ALONG THE SOUTH EASTERLY PROPERTY LINE OF SAID, LOT 78, A DISTANCE OF 250.0 FT. TO THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, THENCE SOUTH 30°30' EAST ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE A DISTANCE OF 169.52 FEET TO A POINT OF TANGENCY WITH A 300.0 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING IS SOUTH 45°30'00" EAST) RUNNING THENCE CONTINUING SOUTH EASTERLY ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, ALONG THE ARC OF SAID CURVE 157.079 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00", THENCE, DEPARTING FROM THE ROADWAY AND RUNNING THENCE SOUTH 45°15'00" WEST ALONG THE WEST BOUNDARY OF LOT 59 OF APPLE VALLEY RANCH SUBDIVISION, PHASE III, A DISTANCE OF 259.46 FEET, RUNNING THENCE SOUTH 00°03'32" EAST, CONTINUING ALONG THE WEST BOUNDARY OF SAID LOT 59, A DISTANCE OF 38.584 FEET, THENCE DEPARTING FROM THE BOUNDARY OF SAID LOT 59 RUNNING THENCE NORTH 33°08'02" WEST A DISTANCE OF 417.093 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES (DOCUMENT 20250035158)		Primary	\$85,100 \$85,100 1.190
		Land	

**Parent Accounts** 0474885  
0965067  
0154958

**Parent Parcels** AV-1334-J  
AV-1-2-30-2101  
AV-1330-A-1

**Child Accounts**

**Child Parcels**

**Sibling Accounts**

**Sibling Parcels**

## Transfers

**Entry Number**  
20080025659  
20090021078  
20090021079

**Recording Date**  
06/24/2008 09:47:09 AM  
05/29/2009 04:00:08 PM  
05/29/2009 04:00:08 PM



*Let's turn the answers on.*

Dixie Service Center  
Estimating Dept.  
455 N. Old Hwy 91  
Hurricane, UT 84737

October 19, 2025

Stephen Gubler



Re: Zone Change

Located: Parcel Number: AV-1334-V-A

Dear Stephen Gubler:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please contact me.

Sincerely,

Ruston Jenson  
Estimator  
Dixie Service Center  
435-688-3708



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Parcel ID# AV-1334-V-A  
AV-1334-V-A  
2.05 acv2

**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Stephen Gubler am/are the applicant(s) of the application known as  
AV-1334-V-A located on parcel(s)  
 \_\_\_\_\_ 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):

Stephen Gubler  
 Name

Stephen Gubler  
 Applicant/Owner

10-22-2025  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

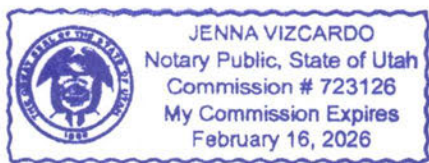
State of Utah

County of Washington

On this 22 day of Oct., in the year 2025, before me, Jenna Vizcardo a notary public, personally appeared Stephen Gubler, 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. JW  
 (notary signature)

(seal)





October 24, 2025

Apple Valley  
1777 North Meadowlark Drive  
Apple Valley, UT 84737

**Subject: Parcel AV-1334-V-A: Stephen Gubler**

Ash Creek Special Service District is providing a Will Serve for Parcel AV-1334-V-A and takes no exception to the proposed zone change for this parcel.

The Owner understands and agrees that if at a future date a building permit is issued a septic agreement with Ash Creek Special Service District will need to be signed and all costs associated with construction and installation of the septic system will be paid by the Owner. The Owner understands and agrees that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.  
Engineer  
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737  
phone: 435.635.2348  
email: ashcreek@infowest.com