



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: Joseph F and Kiturah L Neppi		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) 325		Phone:	
Address/Location of Property: 400 N Cougar Lane		Parcel ID: AV-1351-C	
Existing Zone: OST		Proposed Zone: A-5	
For Planned Development Purposes: Acreage in Parcel 5.01		Acreage in Application 5.01	
Reason for the request To zone property in accordance with neighboring parcels.			

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 Joseph F. Neppi Kiturah Neppi	Date 8-17-2025
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Official Use Only	Amount Paid: \$ 1,200	Receipt No: 57666
Date Received: 8/26/25	Date Application Deemed Complete:	
By: ju	By:	

TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10	FIELD11
AV-1351-C	NEPPL JC	77-6543	PRINCESS	KAILUA K	HI	96740	
AV-1351-E	BULLINGT	PO BOX 123		CONCONI	WA	98819-0123	
AV-1351-E	APPLE VA	229 E SAINT GEORGE	SAINT GE	UT		84770	
AV-1351-C	HAMBLIN	72 W STATE ST		HURRICA	UT	84737	
AV-1343-A	GUBLER	271 S MAIN ST		LA VERKI	UT	84745	
AV-1343-A	THOMPSON	322 N STATE ST #39-6		HURRICA	UT	84737-1873	

Matthew & Tiffannie Bullington AV-1351-E
 PO Box 123
 Con Conully WA 98819

Apple Valley Dev LLC AV-1351-B
 229 E Saint George Blvd #200
 Saint George UT 84770

Aaron & Jill Hamblin AV-1351-D
 72 W. State St.
 Hurricane UT 84737

Micah & Cory Gubler AV-1343-A-3
 271 S Main St
 La Verkin UT 84745

Michael, Renae & Janette Thompson AV-1343-A-7
 322 N State St #39-6
 Hurricane UT 84737

[illegible]

Legend

Zoning Districts

- | | |
|---|--|
|  | A-5 - Agricultural > 5 Acres |
|  | A-10 - Agricultural > 10 Acres |
|  | A-20 - Agricultural > 20 Acres |
|  | A-40 - Agricultural > 40 Acres |
|  | A-X - A Agriculture |
|  | SF-.5 - Single-Family Residential > .5 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 |

Tools



GIS



Tool Labels



Basemap...

0 150 300ft



PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE

2025



WASHINGTON COUNTY AUDITOR
RYAN SULLIVAN
111 EAST TABERNACLE ST
ST. GEORGE, UT 84770
435-301-7220

MAILING ADDRESS

079956

NEPPL JOSEPH F et al.

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

ACCOUNT NUMBER PARCEL NUMBER ACRES TAX AREA

0675804 AV-1351-C 5.01 45

PARTIAL LEGAL DESCRIPTION - FOR TAX ID ONLY

S: 5 T: 43S R: 11W N1/2 NW1/4 NE1/4 NW1/4 SEC 5 T43S
R11W

PROPERTY ADDRESS

OWNER

NEPPL JOSEPH F et al.

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2024 Market Value	2024 Taxable Value	2025 Market Value	2025 Taxable Value
NON-PRIMARY LAND	240,500	240,500	240,500	240,500
TOTAL PROPERTY VALUE	240,500	240,500	240,500	240,500

TAXING ENTITIES	2024		2025				Changes If Proposed Budget Is Approved		PUBLIC HEARINGS FOR TAX INCREASE			
	Taxes Last Year		Current Budget		Proposed Budget		Amount	Percent	Date	Time	Place	\$ Increase
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount						
LOCAL SCHOOL FUND	0.003384	813.85	0.003220	774.41	0.003220	774.41	0.00	0.00%				
STATE SCHOOL FUND	0.001408	338.62	0.001379	331.65	0.001379	331.65	0.00	0.00%				
APPLE VALLEY TOWN	0.000837	201.30	0.000822	197.69	0.000822	197.69	0.00	0.00%				
WATER CONSERVANCY	0.000412	99.09	0.000399	95.96	0.000399	95.96	0.00	0.00%				
COUNTY GENERAL FUND	0.000373	89.70	0.000361	86.83	0.000361	86.83	0.00	0.00%				
LOCAL ASSESS/COLL	0.000230	55.32	0.000223	53.63	0.000223	53.63	0.00	0.00%				
COUNTY LIBRARY FUND	0.000129	31.02	0.000125	30.06	0.000125	30.06	0.00	0.00%				
CHARTER SCHOOL FUND	0.000033	7.94	0.000088	21.16	0.000088	21.16	0.00	0.00%				
MOSQUITO ABATEMENT	0.000022	5.29	0.000021	5.05	0.000021	5.05	0.00	0.00%				
MULTI CO ASSESS/COLL	0.000015	3.61	0.000014	3.37	0.000014	3.37	0.00	0.00%				
COUNTY GO BOND	0.000010	2.41	0.000000	0.00	0.000000	0.00	0.00	0.00%				
TOTALS		1,648.15	0.006652	1,599.81	0.006652	1,599.81	0.00	0.00%	LAST PROPERTY REVIEW:			2024

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

To appeal the market value of your property, you must file an Application for Review of Market Value with the County Board of Equalization. Evidence supporting your estimate of market value must be included when filing your application. Visit appeal.washco.utah.gov or call (435) 301-7097 for appeal information. The appeal deadline is September 15, 2025.

Please report any change of address to the Washington County Recorder at (435) 301-7680. If this property has been sold, please forward this notice to the new owner.

FREE Washington County Property Watch Service: This service will notify you by email if a deed or other document is recorded on your real property record. To subscribe, visit propertywatch.washco.utah.gov.

If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax. Call (435) 301-7738 for deferral information.

Centrally Assessed Property: If you believe the assessed value of your property is incorrect, you may apply to the Utah State Tax Commission by August 1, 2025 for a hearing. Do not appeal to the County Board of Equalization. Visit tax.utah.gov for more information.





Let's turn the answers on.

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

August 11, 2025

Joel Neppl

Re: Zone Change to allow new Residence on Property

Located: Parcel Number: AV-1351-C

Dear Joel Neppl:

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



August 7, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1351-C – Joe Neppl

Ash Creek Special Service District takes no exception to the proposed zone change for Parcel AV-1351-C.

Owners hereby acknowledge and agree that the minimum lot size required for the installation of a conventional septic system is seven (7) acres. Accordingly, the installation of an advanced septic system shall be required for this parcel.

Owners understand and agree that a septic agreement with the Ash Creek Special Service District will need to be signed. Owners understand and agree that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

After approval, Owners agree to pay all costs associated with construction and installation of the septic system. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Amber Gillette".

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



Joe Neppi <jfneppi@gmail.com>

Water Right Segregation Request , 81-3363 Claim # A39405 - Will Serve Letter

Mon, Aug 4, 2025 at 5:31 AM

Scott Zufelt <scottzufelt@utah.gov>
To: Joe Neppi <jfneppi@gmail.com>

We do not provide will serve letters for water. Usually you can provide a copy of the change application proposing to move a water right to a property and to drill a well to the town or county. I show that a segregation request was filed and your interest in water right 81-3363 was segregated into a new water right number, 81-5747, however there has not been a change application filed to move this right to your property and drill a new well.

[Quoted text hidden]



Scott Zufelt
Hydrologic Scientist

W: (435) 586-4231

E: scottzufelt@utah.gov

Utah Department of Natural Resources
Division of Water Rights

waterrights.utah.gov



The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion so that we can ensure such a mistake does not occur in the future.

APPLICATION FOR PERMANENT CHANGE OF WATER STATE OF UTAH

Rec. By: _____

Fee Amt.: \$150.00

Receipt: # _____

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated 1953, as amended.

(Document created on Aug 7, 2025 by SZUFELT)

Change Application Number:

Primary Water Right Number: 81-5747

(c99347, SZUFELT) County Tax Id: AV-1351-C

Right Evidenced By: 81-5747

This Change Application proposes to change: POINT(S) OF DIVERSION, PLACE OF USE, NATURE OF USE.

1. Owners

Name: Joseph E. Neppel and Kiturah L. Neppel

Address:

Interest:

Remarks:

2. Dates

Filed:

Priority of Change:

--- Description Of Current Water Right (Heretofore) ---

3. General

Quantity of Water: 1 ACFT

Source: Underground Water Well

County: Washington

4. Points of Diversion

Underground POD

1: S 2141 ft W 990 ft from N4 corner, Sec 5 T 43S R 11W SLBM

Diameter: 8 ins. Depth: 140 to ft. Well ID#: 8013

Source:

5. Water Uses

Other

1: Industrial: Sand and gravel washing operation.

used: 01/01-12/31

6. Place of Use

(which includes all or part of the following legal subdivisions):

NW¼				NE¼				SW¼				SE¼			
N	N	S	S	N	N	S	S	N	N	S	S	N	N	S	S
W	E	W	E	W	E	W	E	W	E	W	E	W	E	W	E
Sec 5 T 43S R 11W SLBM															

--- The Following Changes are Proposed (Hereafter) ---

7. General

Quantity of Water: 1 ACFT

Source: Underground Water Well

County: Washington

Permanent Change

Common Description: Apple Valley

8. Points of Diversion - Changed as Follows

Underground POD

1: N 16 ft W 822 ft from N4 corner, Sec 5 T 43S R 11W SLBM

Diameter: 8 ins. Depth: 200 to 600 ft. Well ID#: 0

Source:

9. Water Uses - Changed as Follows

Irrigation

1: Beneficial Use Amount: 0.0988 acres and Group Total: 0.0988 acres

used: 04/01-10/31

Stock Water

1: Beneficial Use Amount: 2 ELUs and Group Total: 2 ELUs

used: 01/01-12/31

Domestic

1: Beneficial Use Amount: 1 EDU and Group Total: 1 EDU

used: 01/01-12/31

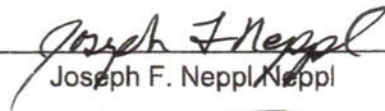
10. Place of Use - Changed as Follows

(which includes all or part of the following legal subdivisions):

NW¼				NE¼				SW¼				SE¼			
N	N	S	S	N	N	S	S	N	N	S	S	N	N	S	S
W	E	W	E	W	E	W	E	W	E	W	E	W	E	W	E
Sec 5 T 43S R 11W SLBM		X													

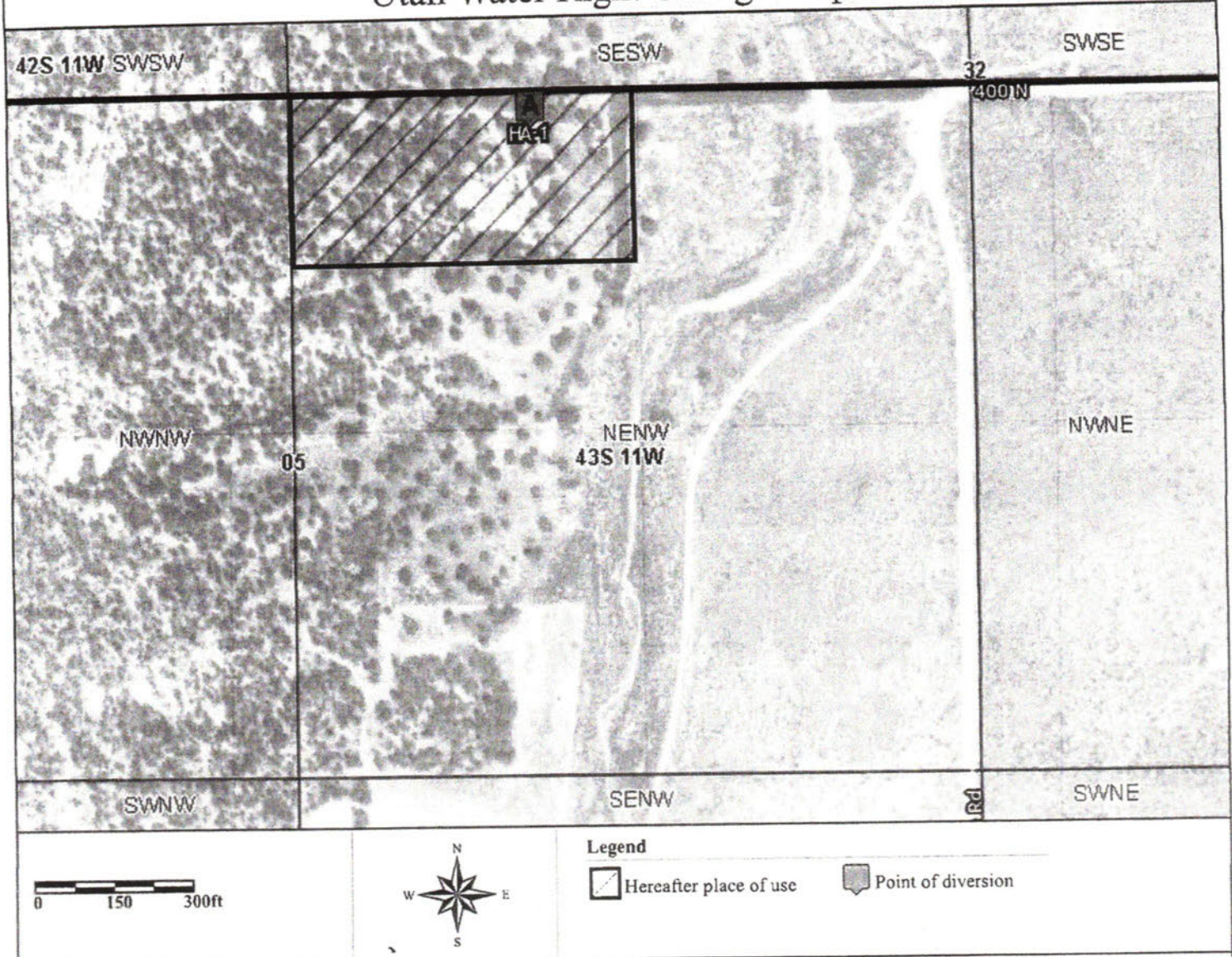
11. Signature of Applicant:

The undersigned hereby acknowledges that even though he/she may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein including maps and other documents attached, at the time of filing, rests with the applicant.


Joseph F. Neppel


Kiturah L. Neppel

Utah Water Right Change Map



(HA-1) N 16 ft, W 822 ft, from N4 cor, Sec 05, T 43S, R 11W, SL B&M (UTM-83: 311681.2, 4106197.4)

I/we Joseph F. Neppel, Katarah L. Neppel, hereby acknowledge that this map was prepared in support of Application . I/we hereby submit this map as a true representation of the facts shown thereon to the best of my/our knowledge and belief.

Joseph F. Neppel Katarah L. Neppel
Applicant(s)

8/15/2025
Date

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Joseph F. Neppl and Kiturah L. Neppl
77 6542 Princess Keelikolani Drive
[REDACTED]

File Number: STG-104989-LH
Parcel ID: AV-1351-C

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/25/2025 02:42:37 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Warranty Deed

HOPE V. SANTA MARIA AND JJEAN-CLAUDE V. BALDIVINO,

Grantors, hereby CONVEY(S) IN WARRANTY to

Joseph F. Neppl and Kiturah L. Neppl, Husband and Wife as Joint Tenants,

Grantees, 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

**THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER
(N1/2NW1/4NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH,
RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**

APN(s): AV-1351-C

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

104989

WITNESS, the hand of said grantors, this 23 day of April, 2025

Hope V. Santa Maria
Hope V. Santa Maria

Jjean-Claude V. Baldivino
Jjean-Claude V. Baldivino

STATE OF UTAH
COUNTY OF WASHINGTON

On this 23 day of April, 2025, before me Leslie Heppler, a notary public, personally appeared Hope V. Santa Maria and Jjean-Claude V. Baldivino, 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

Leslie Heppler
Notary Public





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

Parcel ID#

AV-1351-C

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Joseph F AND Kiturah L Neppi am/are the applicant(s) of the application known as
Zone Change Application located on parcel(s)
AV-1351-C 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):

Joseph F Neppi

Name

Joseph F. Neppi
Applicant/Owner

8-18-25
Date

Kiturah L Neppi

Name

Kiturah Neppi
Applicant/Owner

8-18-25
Date

Name

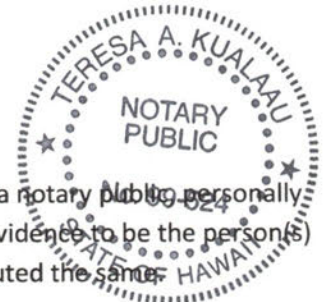
Applicant/Owner

Date

State of Hawaii)

County of Hawaii)§

On this 18 day of August, in the year 2025, before me, Teresa A. Kualau a notary public personally appeared Joseph F. and Kiturah L. Neppi, 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.

Teresa A. Kualau
(notary signature)

NOTARY CERTIFICATION

Doc. Date: 08/18/25 # Pages: 1

Notary Name: Teresa A. Kualau Third Circuit

Doc. Description: Acknowledgement of Water Supply

Teresa A. Kualau 08/18/25
Notary Signature Date



Commission Expires: 10/24/27