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: Mathew / Tiffannie Bullington	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) 400 RD / Coyote	Phone: ~~AV-1351-E~~
Address/Location of Property: 400 RD / Coyote	Parcel ID: AV-1351-E
Existing Zone: OST	Proposed Zone: AG-X
For Planned Development Purposes: Acreage in Parcel 5.01	Acreage in Application 5.01
Reason for the request: Change zoning to Ag to start planning for house building	

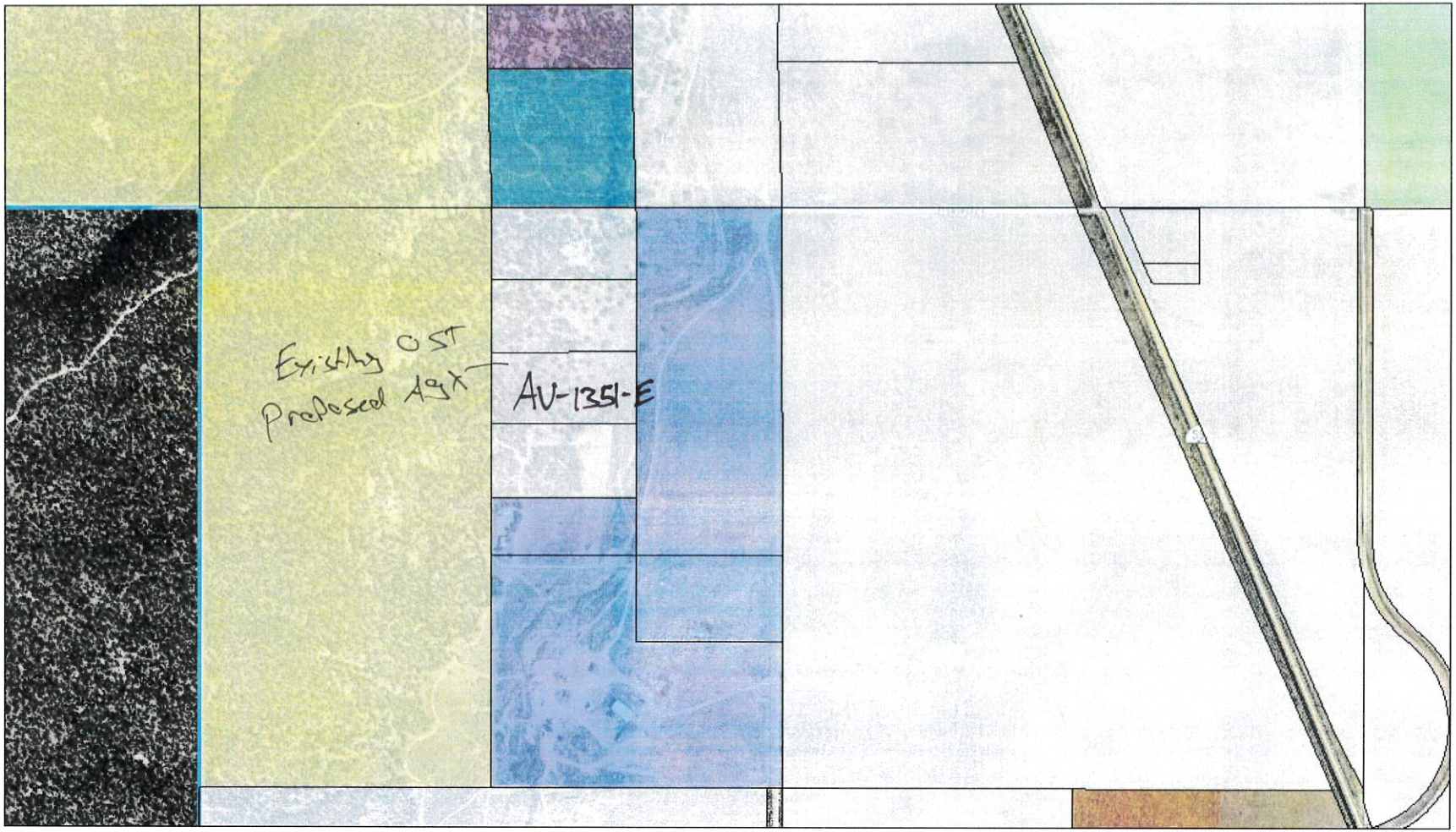
Submittal Requirements: The zone change application shall provide the following:

- [x] A. The name and address of owners in addition to above owner.
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned - In Deed
- [x] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project. NA
- [ ] 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 Only Prop That touches
- [x] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- [x] H. Signed and notarized Acknowledgement of Water Supply (see attached). NA

Applicant Signature	Date
Mat Bull	8-1-24

Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED AUG 12 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts



7/31/2024, 9:28:48 PM

Washington County Parcels
Future Annexation Boundary
Zoning Districts
A-40 - Agricultural > 40 Acres
C-2 – Highway Commercial
OSC – Open Space Conservation
OST – Open Space Transition
RE-1 – Rural Estate 1
RE-10 – Rural Estate 10
RE-20 – Rural Estate 20
Town Boundry

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Town of Apple Valley
Sunrise Cloud SMART GIS

Title

Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

DOC ID 20240010877

Warranty Deed Page 1 of 5
Gary Christensen Washington County Recorder
04/10/2024 09:46:36 AM Fee $40.00 By EAGLE GATE TITLE INSURANCE AGENCY, INC.

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

Mail Tax Notice To:
Matthew Bullington and Tiffannie Bullington
P.O Box 123
Conconully, WA 98819

File Number: STG-101966-LH
Parcel ID: AV-1351-E

Warranty Deed

TROY E. ECKARD AND CLAIRE E. ECKARD,

Grantors, hereby CONVEY(S) IN WARRANTY to

Matthew Bullington and Tiffannie Bullington, Husband as 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 Southwest Quarter of the Northeast quarter of the Northwest Quarter (N1/2SW1/4NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

A 50.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, AS CREATED BY SPECIAL WARRANTY DEEDS, RECORDED SEPTEMBER 23, 2002, AS ENTRY NOS. 782219, 782220, 782221 AND 782222, ALL IN BOOK 1488, AT PAGES 2242-2249, OFFICIAL WASHINGTON COUNTY RECORDS, DESCRIBED AS FOLLOWS: ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND 25.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUATER OF THE NORTHWEST QUARTER (W1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

APN(s): AV-1351-E

*SEE WATER RIGHTS ADDENDUM TO LAND DEEDS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.