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: Heber Allred	Phone: [redacted]
Address: [redacted]	Email:
City: [redacted] State [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: South of 59, on Main Street	Parcel ID: AV-1355-A
Existing Zone: OST	Proposed Zone: A-X
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application 90
Reason for the request: Change to Agricultural from OST	

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

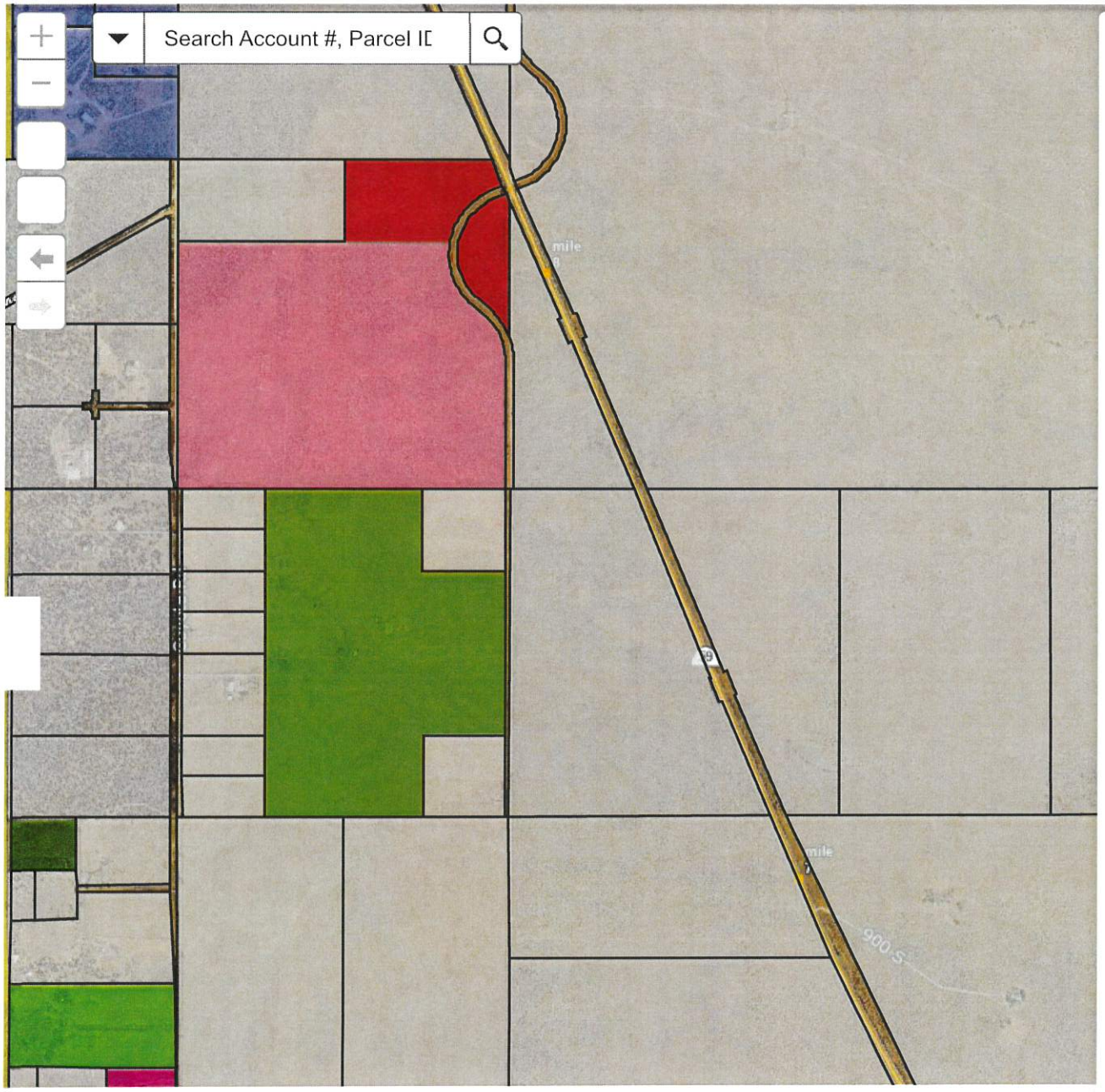
- [x] A. The name and address of owners in addition to above owner.
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned
- [x] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- [x] 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
- [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).

Applicant Signature	Date
Heber Allred	07/31/2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED AUG 05 2024	Date Application Deemed Complete:	
By:	By:	

WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1-3-5-211
AV-1351-A-1
AV-1350-A
AV-1354-D-8
AV-1354-D-9
AV-1355-A
AV-1351-A-1
AV-1356-B
AV-1354-D-10
AV-1354-B
AV-1356-C
AV-1356-A-1
900 S
Basemap...
0 300 600ft

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

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

Unofficial Copy

DOC ID 20140000901
Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
01/10/2014 09:41:23 AM Fee $16.00 By
PROVO LAND TITLE ST. GEORGE BRANCH

PROVO LAND
TITLE COMPANY
File # 62311

WARRANTY DEED

A.V. Holdings, LLC
GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration* in hand paid by
Heber R. Allred
GRANTEE(S), of **(vacant), Apple Valley UT ,84737**
hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in WASHINGTON County, Utah:

SE1/4 Section 5, Parcel 1 description:

All of the Southeast quarter of Section 5, Township 43 South, Range 11 West of the Salt Lake Base and Meridian.

LESS that portion of land lying Easterly of the Westerly right of way line of Utah State Route-59 (SR-59), said parcel being more completely described as follows:

Beginning at the South quarter corner of Section 5, Township 43 South, Range 11 West, of the Salt Lake Base and Meridian; thence North 01 deg. 15' 03" East along the North-South center Section line, 2,642.84 feet to the center quarter corner; thence South 88 deg. 42' 08" East along the East-West center section line, 2,500.91 feet to a point located on the Westerly right of way line of Utah State Route-59 (SR-59); thence departing said Section line and running South 21 deg. 17' 44" East along said highway line, 383.06 feet to a point located on the East line of said Section 5; thence departing said highway line and running South 01 deg. 19' 35" West along said Section line 2,288.71 feet to the Southeast corner of said Section 5; thence North 88 deg. 42' 43" West along the South line of said Section 5, 2,644.76 feet to the point of beginning.

Together with 50 acre feet of Water right 81-4536 used for the irrigation of 10 acres

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. AV-1-3-5-111

WITNESS our hands this 8th day of January, 2014

A.V. Holdings, LLC
by John Bagley, President of Teton West Construction Incwho is a managing member of MFG Property Mangement LLC, who is a managing member of A.V. Holdings, LLC

State of Utah)
SS:
County of Washington)

On the 8th day of January, 2014 personally appeared before me John Bagley, President of Teton West Construction Inc, who is a managing member of MFG Propety Management LLC, who is a managing member of of the A.V. Holdings, LLC a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

NOTARY PUBLIC
JUSTIN GEE
COMMISSION NUMBER 608989
MY COMM EXP 6/13/15
STATE OF UTAH

Commission expires:
Residing in:

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a utah Limitied Liability Company

Grantee: Heber R. Allred

Tax ID Number(s): AV-1-3-5-111

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only — Proceed to Section

1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. — A

2 ☒ Only a portion of Grantor's water rights are being conveyed. — B
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)

3 ☐ No water rights are being conveyed. — C

4 ☐ Water rights are being conveyed by separate deed. — C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (*Proceed to Section C*)	N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☐ All of Water Right No(s). _____	N4
	☑ 50 acre-feet from Water Right No. 81-4536 for: ____ families;	N5
	10 acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses _____.	
	☐ _____ acre-feet from Water Right No. _____ for: ____ families;	N5
	_____ acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses _____.	
	Along with all applications pertaining to the water right(s) listed in this Section B. (*Proceed to Section C*)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for ____ share(s) of stock in the following water company: _____	N6
	☐ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s).	N9
	☐ Other water related disclosures: _____	N10
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: Heber R Allred

Grantee's Mailing Address: 444 S Coyote Rd Apple Valley, UT 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Unofficial Copy

LEGAL DESCRIPTION

AV-1355-A

SECTION: 9 T: 43S R: 11W PORTION OF PROPERTY DESCRIBED AS FOLLOWS: NW1/4 OF SECTION 9, THE PORTION OF LAND LYING WESTERLY OF STATE HWY 59, T43S, R11W SLB&M.

CONTAINS 90.45 ACRES.