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: VANCE & CONNIE COVINGTON TRS	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted]	State: [redacted] Zip: [redacted]
Agent: (If Applicable)	Phone:
Address/Location of Property: 9943 S. Coyote RD	Parcel ID: AV-1354-NP-5-A
Existing Zone: OST	Proposed Zone: A-X
For Planned Development Purposes: Acreage in Parcel 19.08	Acreage in Application 19.08
Reason for the request	

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 [signature]	Date July 31, 2024

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

Title

AV-1354-B-2
AV-1354-D-5
AV-1354-D-9
AV-1355-A
AV-1354-B-3
AV-1354-D-6
AV-1354-D-10
AV-1354-D-7
AV-1354-NP-6-A
AV-1354-NP-8
Cliffrose Ranch Rd
AV-1354-NP-
AV-1356-C
AV-1354-NP-5-A
Main St
AV-1354-A-1
AV-1354-B
Coyote Rd
AV-1354-NP-10
AV-1356-A-1
AV-1354-NP-11
AV-1354-NP-11-B
AV-1371-NP
AV-1372-C
AV-1372-A
AV-1368

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

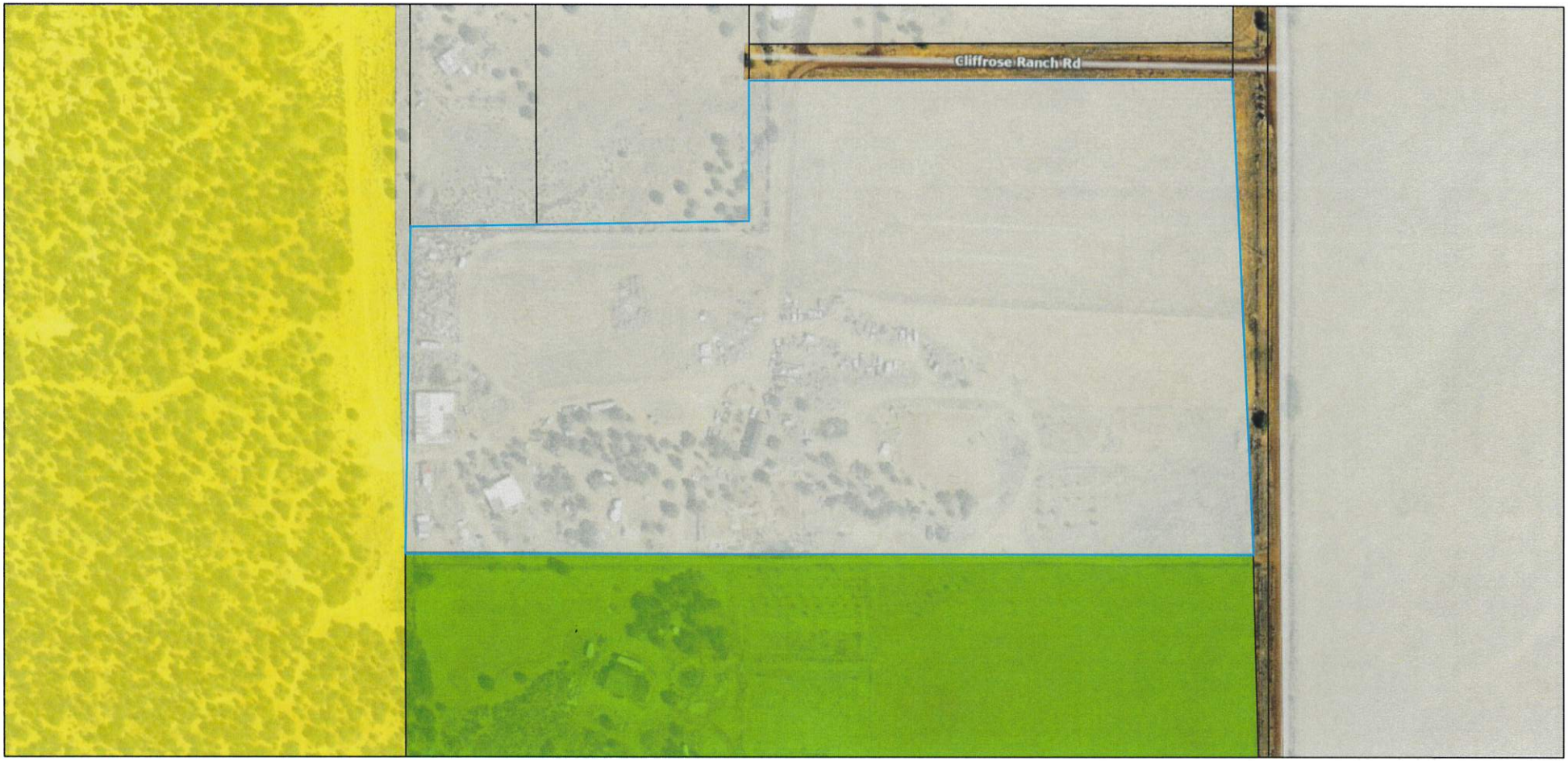
Notes

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.

Apple Valley Zoning Districts



8/5/2024, 5:37:03 PM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

A-20 - Agricultural > 20 Acres

OSC – Open Space Conservation

OST – Open Space Transition

Town Boundry

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

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When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

When recorded mail deed and tax notice to:
VANCE COVINGTON
994 S. COYOTE ROAD
APPLE VALLEY UT. 84737

DOC # 20130001462
Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
01/14/2013 12:39:39 PM Fee $ 12.00
By INDECOMM

Space Above This Line for Recorder's Use

Tax I.D. No. AV-1354-NP-5-A

WARRANTY DEED

VANCE COVINGTON, TRUSTEE OF THE VANCE COVINGTON FAMILY TRUST, dated September 4, 2007, grantor(s), of Apple Valley, County of Washington, State of Ut., hereby **CONVEY and WARRANT to**

VANCE COVINGTON and CONNIE COVINGTON, TRUSTEES OF THE VANCE COVINGTON FAMILY TRUST, dated September 4th, 2007, grantee(s) of Apple Valley, County of Washington, State of Ut., for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in WASHINGTON County, State of UTAH:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 28TH of NOVEMBER, A. D. 2012.

VANCE COVINGTON, TRUSTEE

NOTARY

STATE OF UTAH)
) ss
County of Washington)

On the 28TH day of NOVEMBER, A. D. 2012 personally appeared before me, VANCE COVINGTON and , TRUSTEE OF THE VANCE COVINGTON FAMILY TRUST, dated September 4, 2007 the signer(s) of the within instrument, who duly acknowledge to me that he executed the same.

Nancy Rubins
, Notary Public

My Commission Expires: 10-21-2013
Notary Public residing at: Hurricane Utah

Unofficial Copy

Attachment to that certain Warranty Deed executed by **VANCE COVINGTON TRUSTEE OF THE VANCE COVINGTON FAMILY TRUST, dated September 4, 2007** grantor(s), to **VANCE COVINGTON and CONNIE COVINGTON, TRUSTEES OF THE VANCE COVINGTON FAMILY TRUST, dated September 4th, 2007** grantee(s).

Order No.
Tax I.D. No. AV-1354-NP-5-A

EXHIBIT "A"

Beginning South 0°02'12" East along the Quarter Section line 834.84 feet from the Northwest Corner of the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°55'43" East, 521.78 feet; thence North 0°02'12" West, 186.40 feet; thence South 89°55'43" East, 800.76 feet to the East boundary line of the Northeast Quarter of the Southwest Quarter (NE¼SW¼); thence South 0°01'24" East along the Quarter Section line 701.78 feet; thence North 89°55'43" West, 1322.36 feet to the 1/16 section line; thence North 0°02'12" West along the 1/16 section line 515.38 feet to the point of beginning.

***

Initials _____ / _____

U03308999

10502 12/13/2012 78244165/1

Unofficial Copy