



**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>Circle 9 LLC</b>		Phone: (██████████)	
Address: ██████████		Email:	
City: ██████████	State: ████	Zip: ██████	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>Apple Valley, Just North of Canaan Springs</small>		Parcel ID: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <u>19.34</u>	
Reason for the request <b>Switch to AG from OST</b>			

**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).

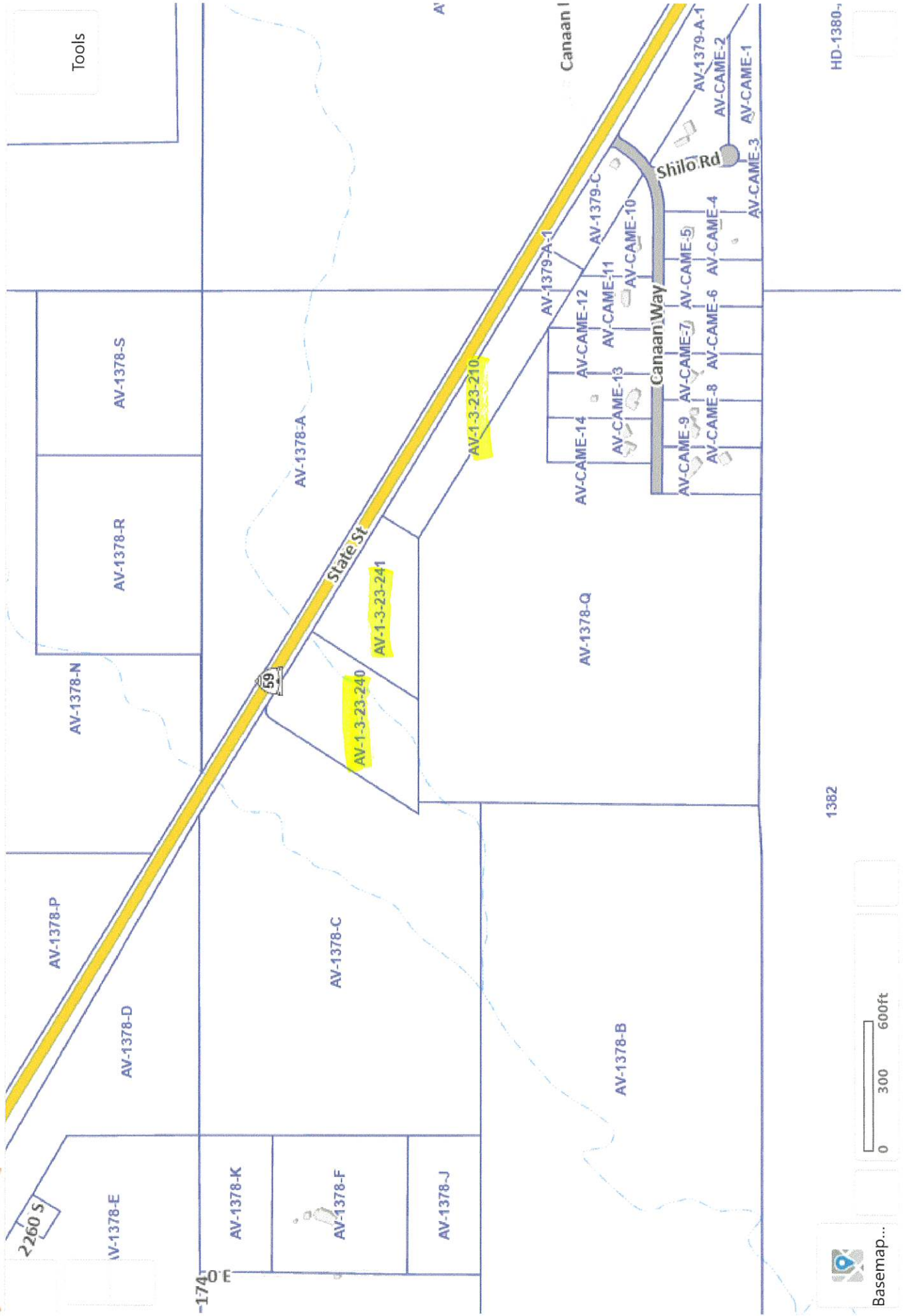
Applicant Signature <i>Kunora Webb</i>	Date <i>5-29-24</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUN 04 2024</b>	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



Search...

Sign in



Tools

HD-1380-

1382

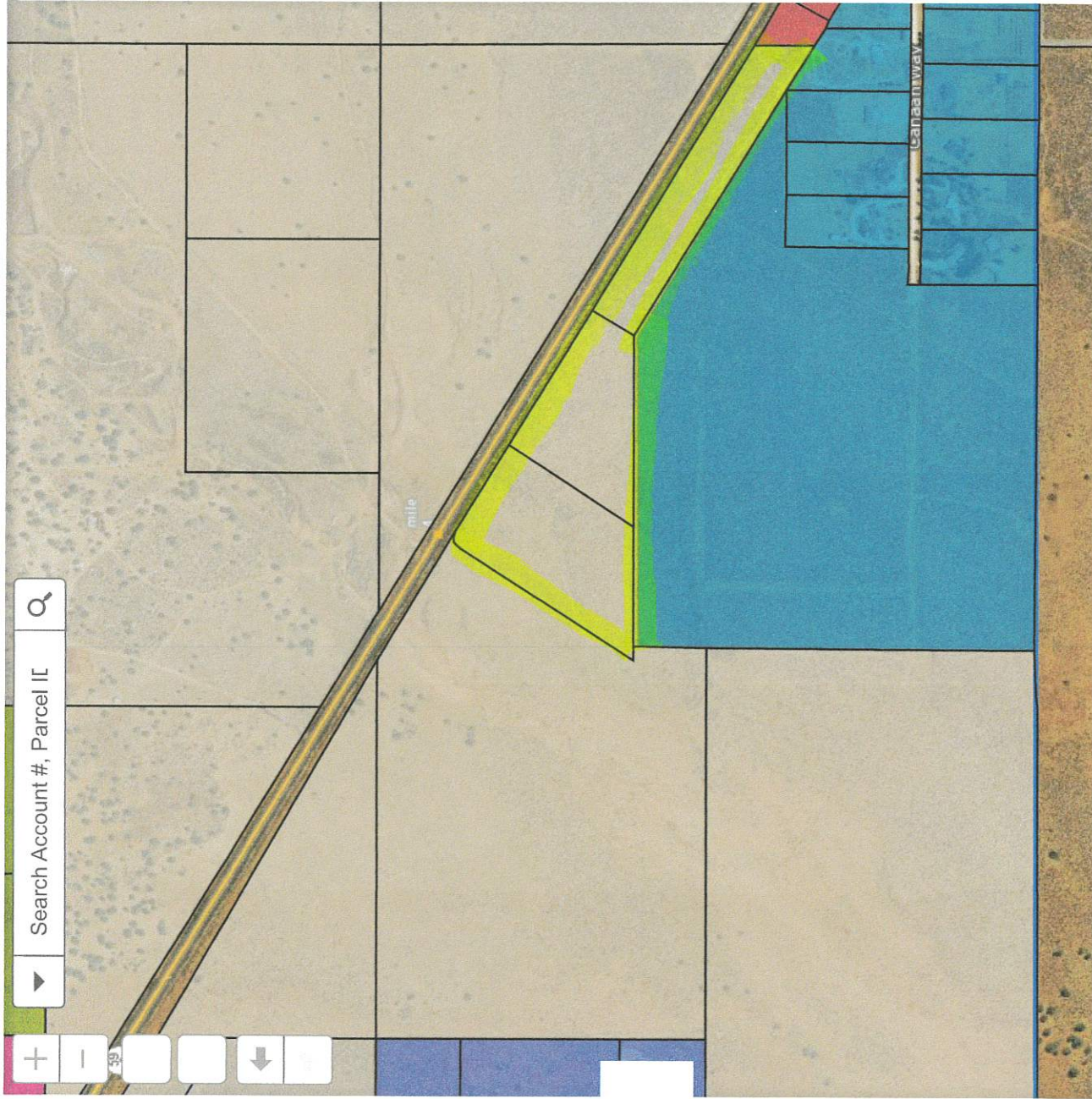




# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



-113.057749 37.031120 Degrees

## Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



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

DOC # 20220045597

Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
10/06/2022 10:10 AM Fee \$ 40.00  
By CIRCLE 9



After Recording Mail To:  
Circle 9 LLC  
C/O Kendra Webb  
2221 E. Weldon Ave.  
Phoenix, AZ 85016

**WARRANTY DEED**

Circle 9 LLC, a Utah Limited Liability Company, Grantor(s), of Washington County, the State of Utah, hereby CONVEYS and WARRANTS to:

Circle 9 LLC, a Utah Limited Liability Company, Grantee(s), of Washington County, State of Utah,

For the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following tract of land in Washington County, State of Utah,

See Legal Description, Attached hereto and Incorporated herein as:

“EXHIBIT A” ALL ARE A PORTION OF: AV-1378-T

PARCEL 1 – PARCEL 2 – PARCEL 3

TOGETHER WITH all improvements and appurtenances there unto belonging.

SUBJECT TO easements, right of ways, restrictions, and reservations of record of record and those enforceable in law and equity.

WITNESS the hands(s) of said grantor(s), this 1<sup>st</sup> day of OCTOBER, 2022

CIRCLE 9 LLC

Kendra Webb

10-1-22

Kendra Webb  
(Member / Manager)

Date



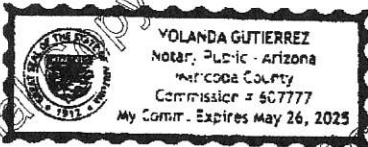
STATE OF ARIZONA

COUNTY OF MARICOPA )  
:SS,

ON THIS 1<sup>st</sup> DAY OF OCTOBER, 2022, BEFORE ME A NOTARY PUBLIC,  
PERSONALLY APPEARED KENDRA WEBB, MANAGER / MEMBER OF CIRCLE  
9 LLC, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY  
ACKNOWLEDGE BEFORE ME THAT SHE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Unofficial Copy

**“EXHIBIT A”**

**PARCEL AV-1378-T**

**PARCEL 1**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, SLB&M, Apple Valley, Utah, said Lot 1 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North  $89^{\circ}59'10''$  West a distance of 1944.87 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 310.63 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South  $58^{\circ}32'58''$  East a distance of 401.59 feet along said highway right of way; thence South  $32^{\circ}37'32''$  West a distance of 596.49 feet; thence North  $89^{\circ}59'11''$  West a distance of 534.79 feet; thence North  $32^{\circ}37'32''$  East a distance of 826.49 feet to a point of curvature of a 50.00 foot radius tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 77.51 feet, said curve having a central angle of  $88^{\circ}49'31''$  and a long chord that bears North  $77^{\circ}02'17''$  East a distance of 69.98 feet to the point of beginning containing 331,031 sq. ft. or 7.50 acres.

**“EXHIBIT A”**

**PARCEL 2 (Rev 8-9-22)**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, S1, R2E, Apple Valley, Utah, said Lot 2 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North 89°59'10" West a distance of 1602.28 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 520.08 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South 58°32'58" East a distance of 635.28 feet along said highway right of way; thence South 31°27'02" West a distance of 200.55 feet; thence North 89°59'11" West a distance of 758.91 feet; thence North 32°37'32" East a distance of 596.49 feet to the point of beginning containing 254,358 sq. ft. or 5.84 acres.

**“EXHIBIT A”**

**PARCEL 3 (Rev 8-9-22)**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, SLB&M, Apple Valley, Utah, said Lot 3 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North 89°59'10" West a distance of 1060.33 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 851.42 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South 58°32'58" East a distance of 1242.87 feet along said highway right of way to the east boundary of said Section 23; thence South 00°00'06" West a distance of 235.08 feet along the east boundary of said Section 23; thence North 58°32'58" West a distance of 1365.52 feet; thence North 31°27'02" East a distance of 200.55 feet to the point of beginning containing 261,552 sq. ft. or 6.00 acres.