



**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: Lee and Diane Fralish		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Bubbling Wells Area		Parcel ID: AV-1365-C-4	
Existing Zone: OST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>5</sup> _____	
Reason for the request Switch from OST to AG, we already have a house on our property			

**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 	Date 06/03/2024
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 04 2024	Date Application Deemed Complete:	
By:	By:	

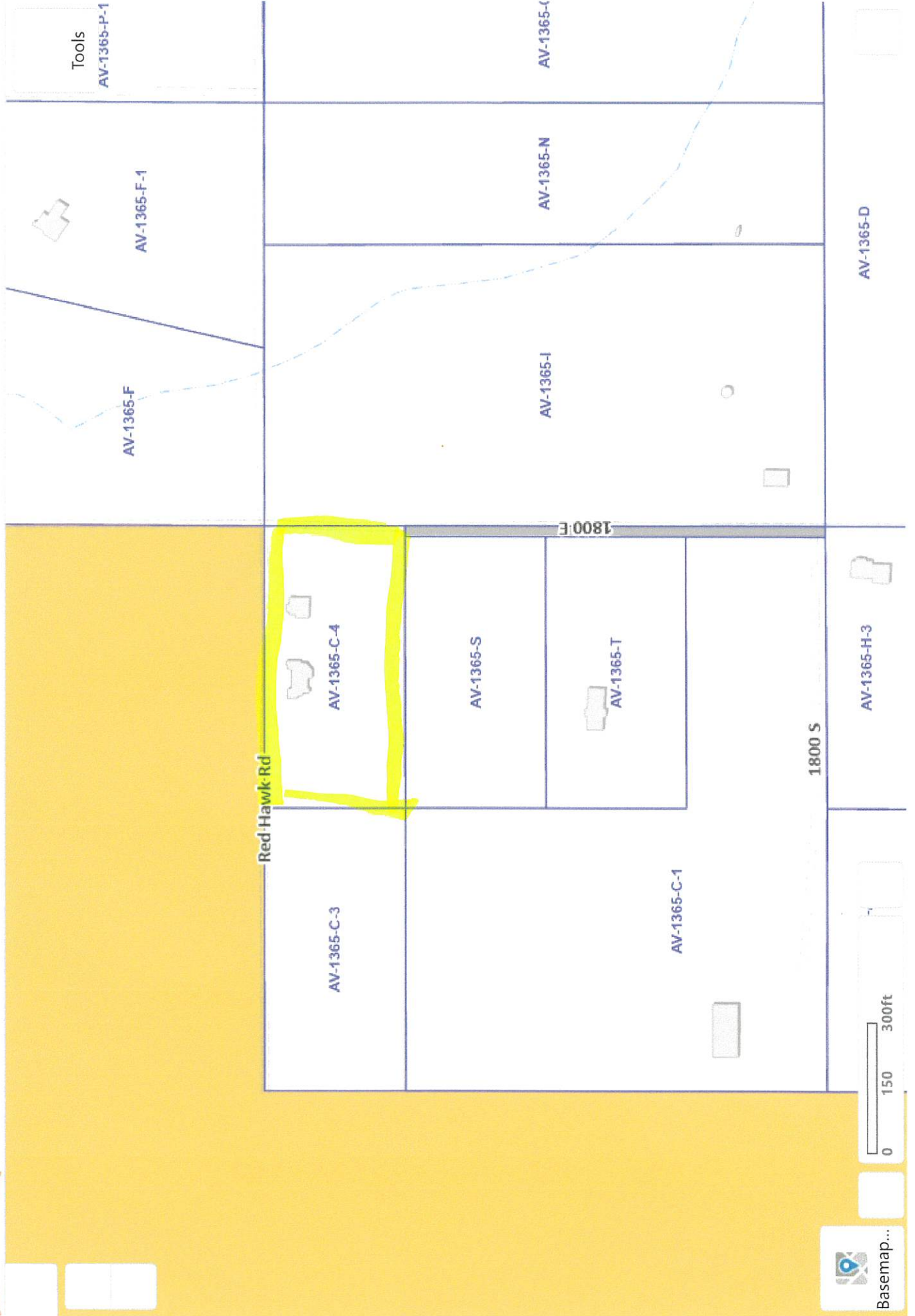


Search...

Sign in



0 150 300ft

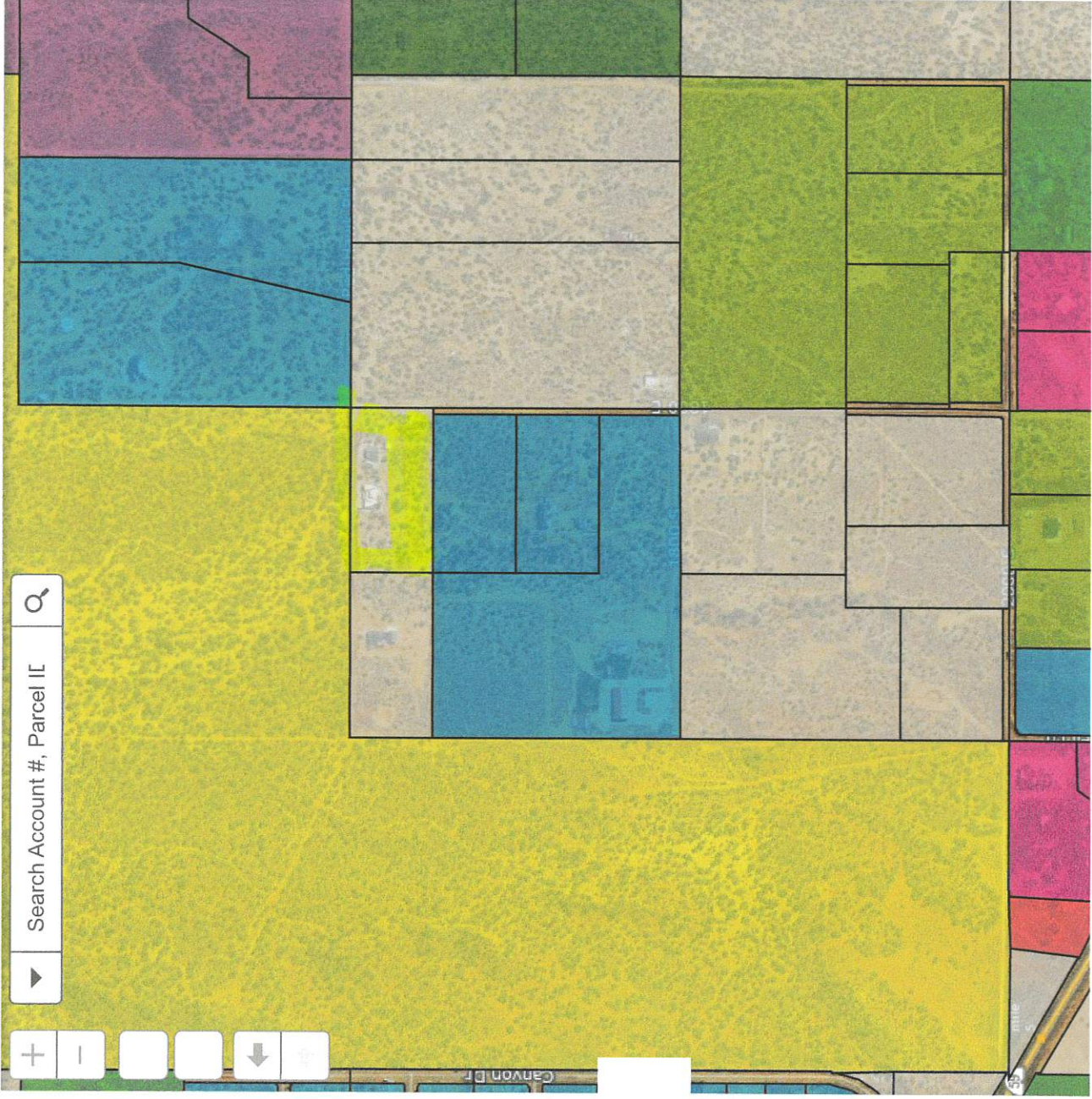




# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



-113.068608 37.044322 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



Deed of Reconveyance Page 1 of 2  
Gary Christensen Washington County Recorder  
01/14/2022 08:35:32 AM Fee \$40.00 By SECURITY CONNECTIONS INC

**UTAH** **RECORD 2ND**

COUNTY OF WASHINGTON

LOAN NO.: 5230339116H



WHEN RECORDED MAIL TO: ATTN: NOVAD  
MANAGEMENT CONSULTING  
C/O FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402, PH. (208) 528-9895

PARCEL NO. AV-1365-C-4

### FULL RECONVEYANCE

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, or Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated MAY 24, 2019, executed by LEE FRALISH AND DIANE FRALISH, HUSBAND AND WIFE, AS JOINT TENANTS, Trustor, to SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FIELD OFFICE WITH JURISDICTION OVER THE PROPERTY DESCRIBED BELOW, OR A DESIGNEE OF THAT OFFICIAL, Original Trustee, for the benefit of FEDERAL HOUSING COMMISSIONER, Original Beneficiary, and recorded on MAY 30, 2019 as Entry No. 20190020932 in the County Recorder's records for WASHINGTON County, State of UTAH and said Deed of Trust describes the following property:

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

WHEREAS, the Undersigned received from FEDERAL HOUSING COMMISSIONER, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this JANUARY 11, 2022.

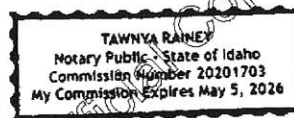
FIRST AMERICAN TITLE INSURANCE COMPANY

  
DEBORAH REIMER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JANUARY 11, 2022, before me, TAWNIA RAINEY, personally appeared DEBORAH REIMER known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
TAWNIA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC



NM8041719IM - 5230339116H - FRALISH

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 659.175 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'35" EAST 659.175 FEET TO A POINT ON THE WEST 1/16 LINE OF SAID SECTION 14, THENCE SOUTH 0°06'58" WEST 329.89 FEET ALONG SAID LINE, THENCE NORTH 89°55'29" WEST 659.24 FEET, THENCE NORTH 0°07'37" EAST 329.67 FEET TO THE POINT OF BEGINNING.

**SUBDIVISION APPROVAL PROCESS**

**AFFIDAVIT**

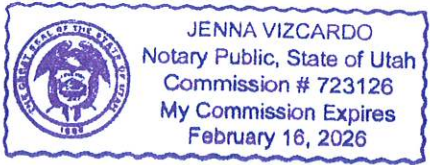
**PROPERTY OWNER**

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Lee Fralish & Diane Fralish, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]  
Property Owner  
[Signature]  
Property Owner

Subscribed and sworn to me this 3 day of June, 2024.



[Signature]  
Notary Public  
Residing in: Washington County  
My Commission Expires: 2/16/26

**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
Property Owner  
\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Residing in: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_