



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: <u>Jenkins Band B LLC</u>		Phone: <u>[REDACTED]</u>	
Address: <u>[REDACTED]</u>		Email: <u>[REDACTED]</u>	
City: <u>[REDACTED]</u>	State: <u>[REDACTED]</u>	Zip: <u>[REDACTED]</u>	
Agent: (If Applicable) <u>NA</u>		Phone: <u>[REDACTED]</u>	
Address/Location of Property: <u>874 S. Coyote Rd Apple Valley, UT</u>		Parcel ID: <u>AV-1354-NP-8</u>	
Existing Zone: <u>open space transition</u>		Proposed Zone: <u>A-</u>	
For Planned Development Purposes: Acreage in Parcel <u>[REDACTED]</u>		Acreage in Application <u>10.08</u>	
Reason for the request <u>to be able to apply for permit to build accessory building or casita.</u>			

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 <u>Christa Jenkins</u>	Date <u>3/17/25</u>
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Official Use Only	Amount Paid: <u>\$1,403.20</u>	Receipt No: <u>55212</u>
Date Received: <u>RECEIVED MAR 18 2025</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

Property Address:

874 S Coyote Road

Apple Valley, Utah

84737

Property is 10.08 Acres

Owner:

Jenkins B and B LLC

Names:

Clarissa Jenkins

[REDACTED]

Tracy Jenkins

[REDACTED]

Mailing address:

[REDACTED]

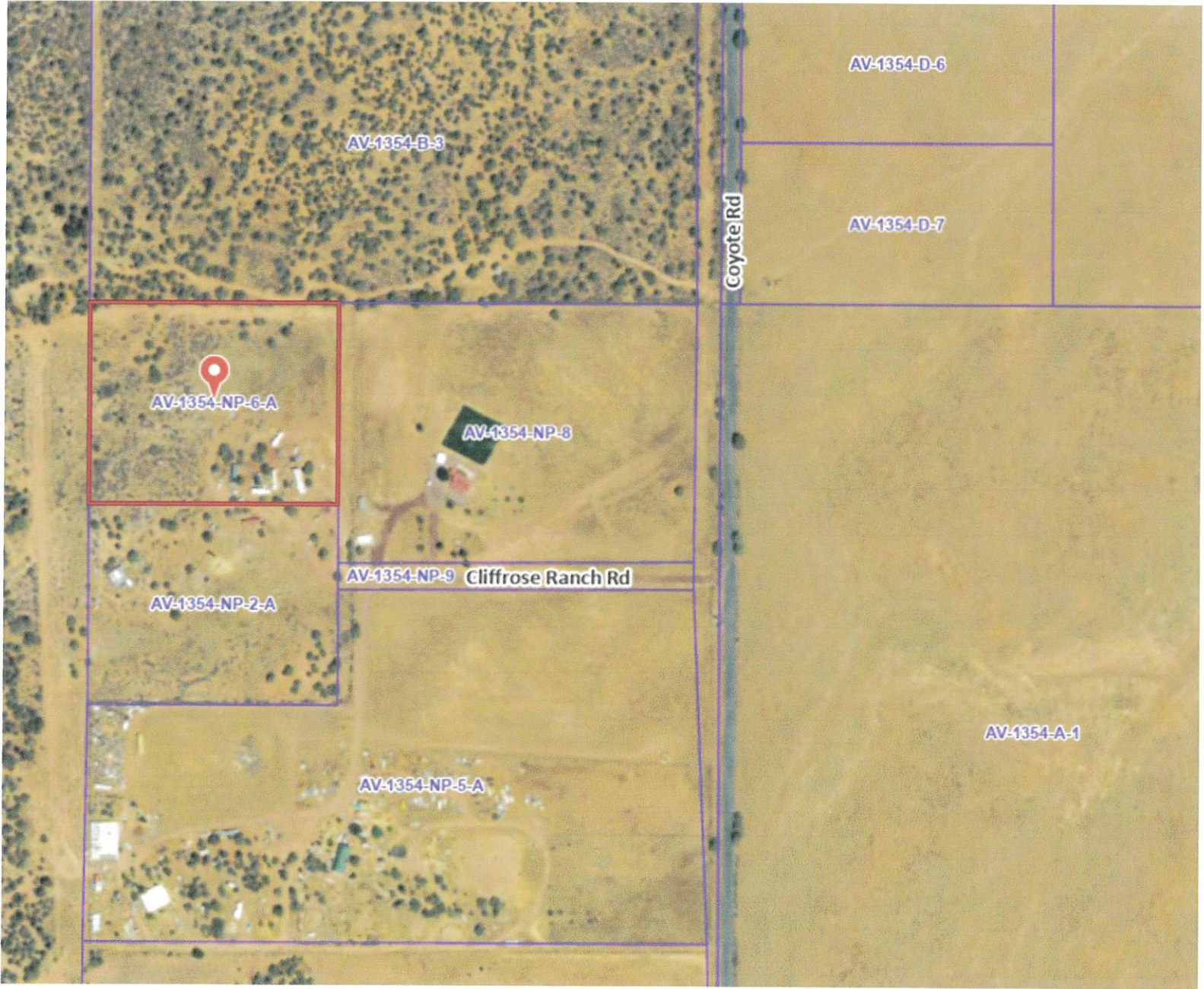


Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - A Agriculture
- Single-Family Residential > .5 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
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RVPark - Recreational Vehicle Park



874 S Coyote Road
Apple Valley, Utah
84737

Legal description of property:

S: 8 T: 43S R: 11W BEG S89°55'43 E ALG 1/4 SEC/L 521.78 FT FM NW COR NE1/4 SW1/4
SEC 8 T43S R11W TH S89°55'43 E ALG 1/4 SEC/L 800.90 FT TO NE COR NE1/4 SW1/4; TH
S0°01'24 E ALG 1/4 SEC/L 548.44 FT; TH N89°55'43 W 800.77 FT; TH N0°02'12 W 548.44 FT
TO POB

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Jenkins B and B, L.L.C., a Utah limited liability company
1912 S. Angell Heights Dr.
Hurricane, UT. 84737
File No.: AM2667-SH

This document has been electronically recorded. Please see the attached copy to view the recorder's stamp as it presently appears in the public records.

Entry 20240006093 Date 03/06/2024
Submitted by: Amicus Title Services

WARRANTY DEED

GRANTOR(S): Amie-Jo Englehart

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Jenkins B and B, L.L.C., a Utah limited liability company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of **UTAH**:

Beginning at a point South 89°55'43" East, along the Quarter (1/4) Section Line, 521.78 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°55'43" East, along the Quarter (1/4) Section Line, 800.90 feet to the Northeast Corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4); thence South 0°01'24" East, along the Quarter (1/4) Section Line, 548.44 feet; thence North 89°55'43" West 800.77 feet; thence North 0°02'12" West 548.44 feet to the point of beginning.

Tax Parcel No.: AV-1354-NP-8

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

SEE WATER RIGHT ADDENDUM TO LAND DEEDS ATTACHED HERETO AND MADE APART HEREOF.

Signature and Notary Acknowledgement continued on next page

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder
03/06/2024 11:28:46 AM Fee \$40.00 By AMICUS
TITLE AND ESCROW SERVICES

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
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HEREOF.**

Signature and Notary Acknowledgement continued on next page

Signature and Notary Acknowledgement attached to Warranty Deed
Tax Parcel No.: AV-1354-NP-8

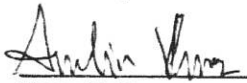
WITNESS, the hand(s) of said Grantor(s), EXECUTED this 4 day of March, 2024.


Amie-Jo Englehart

State of Nevada }
 }ss.
County of Clark }

On this 4 day of March, 2024, personally appeared before me, Amie-Jo Englehart, the signer of the above instrument, who duly acknowledged to me that she executed the same.

Witness my hand and official seal.



Notary Public

