



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Allred Heber R	Phone: [REDACTED]
Address: [REDACTED]	Email:
City: Apple Valley	State: UT Zip: 84737
Agent: (If Applicable)	Phone:
Address/Location of Property: <small>West of HWY 59, South end of Main St.</small>	Parcel ID: AV-1355-A
Existing Zone: Open Space	Proposed Zone: SF-50, C-3
Reason for the request	<i>Single family 1/2 acre, General Commercial</i>

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

- ☒ A. The name and address of every person or company the applicant represents
- ☒ 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. Stamped envelopes with the names and address's 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
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: <i>4/28/2021</i>	By: <i>[Signature]</i>
Date Application Deemed Complete:	By:

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

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:

SB174 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 on this 8th day of January, 2014

A.V. Holdings, LLC

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

State of Utah)

SS:

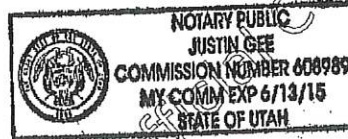
County of Washington)

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 Property 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

Commission expires:

Residing in:



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a Utah Limited Liability Company

Grantee: Heber R. Alfred

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

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
2 ☒ Only a portion of Grantor's water rights are being conveyed.
(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.
4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Section

Important Notes
(see other side)

A	The water right(s) being conveyed include Water Right No(s). _____ 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)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input checked="" type="checkbox"/> 50 acre-feet from Water Right No. 81-4536 for: _____ families; 10 acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses: _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ 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 rights listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input checked="" type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s) <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 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: _____

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

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.

AFFIDAVIT
PROPERTY OWNER

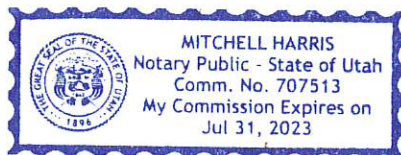
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Heber R. Allred, 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.

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

AGENT AUTHORIZATION

I (We), Heber R. Allred, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Karl Rasmussen 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.

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023