

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

Paid

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: Mark & Laurel Pierson		Phone: 435-680-9779	
Address: 1000 W. Diamond Valley Road		Email: piersonsforjesus@yahoo.com	
City: St. George	State: UT	Zip: 84770	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 2400 E. Ranch Rd		Parcel ID: AV-1365-J-1	
Existing Zone: open space		Proposed Zone: RE-20	
Reason for the request to build a residence			

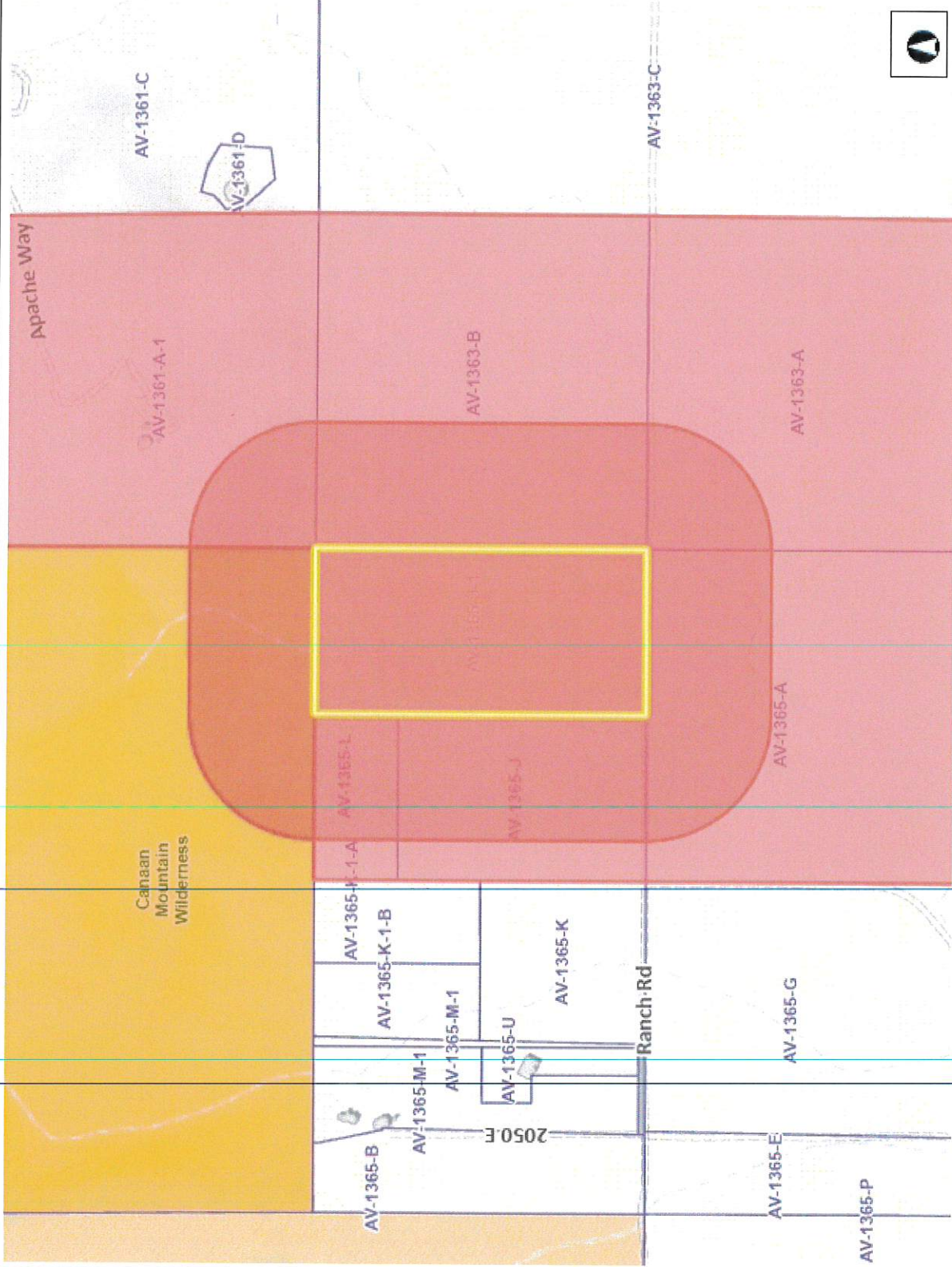
Submittal Requirements: The zone change application shall provide the following:

- 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: 1/7/21	By: Taylor Pledger
Date Application Deemed Complete:	By:

Title



Legend

- Parcels
- County Boundary Outline
- CountyMask
- Building Outlines
- Roads
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
- Waterbodies
- Watercourses
 - <all other values>
 - Santa Clara River
 - Virgin River
- Hillshade
 - High : 238
 - Low : 4
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shiwits Reservation

Notes

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.



WGS_1984_Web_Mercator_Auxiliary_Sphere

Property Record Card

Washington County

**PIERSON MARK &
LAUREL**

Account: 0808870

Parcel: AV-1365-J-1

Tax Area: 45 - Apple Valley Town

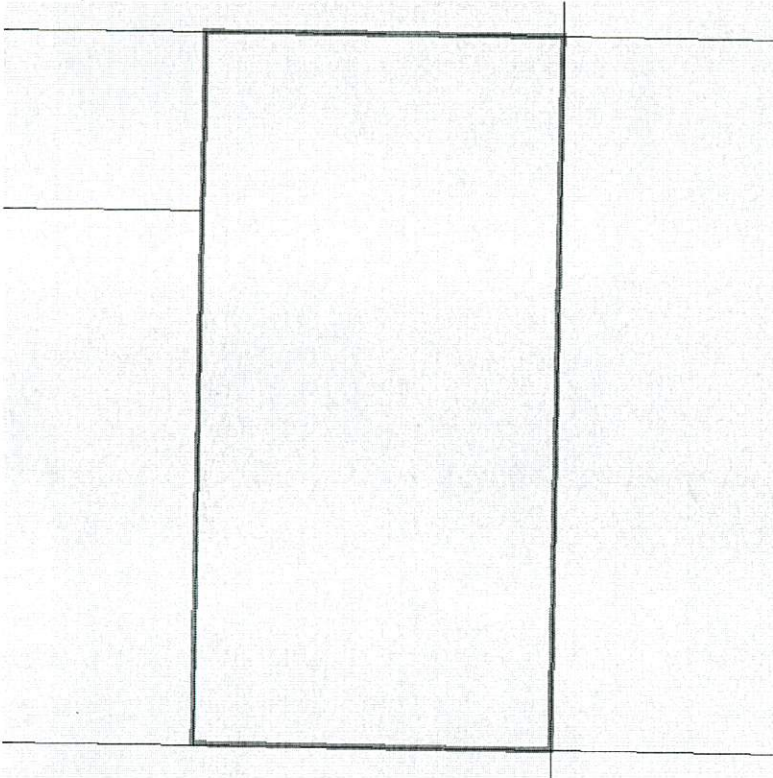
Situs Address:

Acres: 20.000

1000 W DIAMOND VALLEY DR
SAINT GEORGE, UT 84770

Legal Description

S: 14 T: 43S R: 11W THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST SLBM, SUBJECT TO EASEMENTS.



Transfer History

Entry Number	Date Recorded	Deed Type
20200036098	Jul 14, 2020	Affidavit & Death Certificate
20200036099	Jul 14, 2020	Warranty Deed
20190000956	Jan 9, 2019	Resolution
20130005682	Feb 14, 2013	Affidavit
20110031703	Oct 18, 2011	Resolution
20110031704	Oct 18, 2011	Annexation
20060018640	May 9, 2006	Quit Claim Deed

Abstract Summary

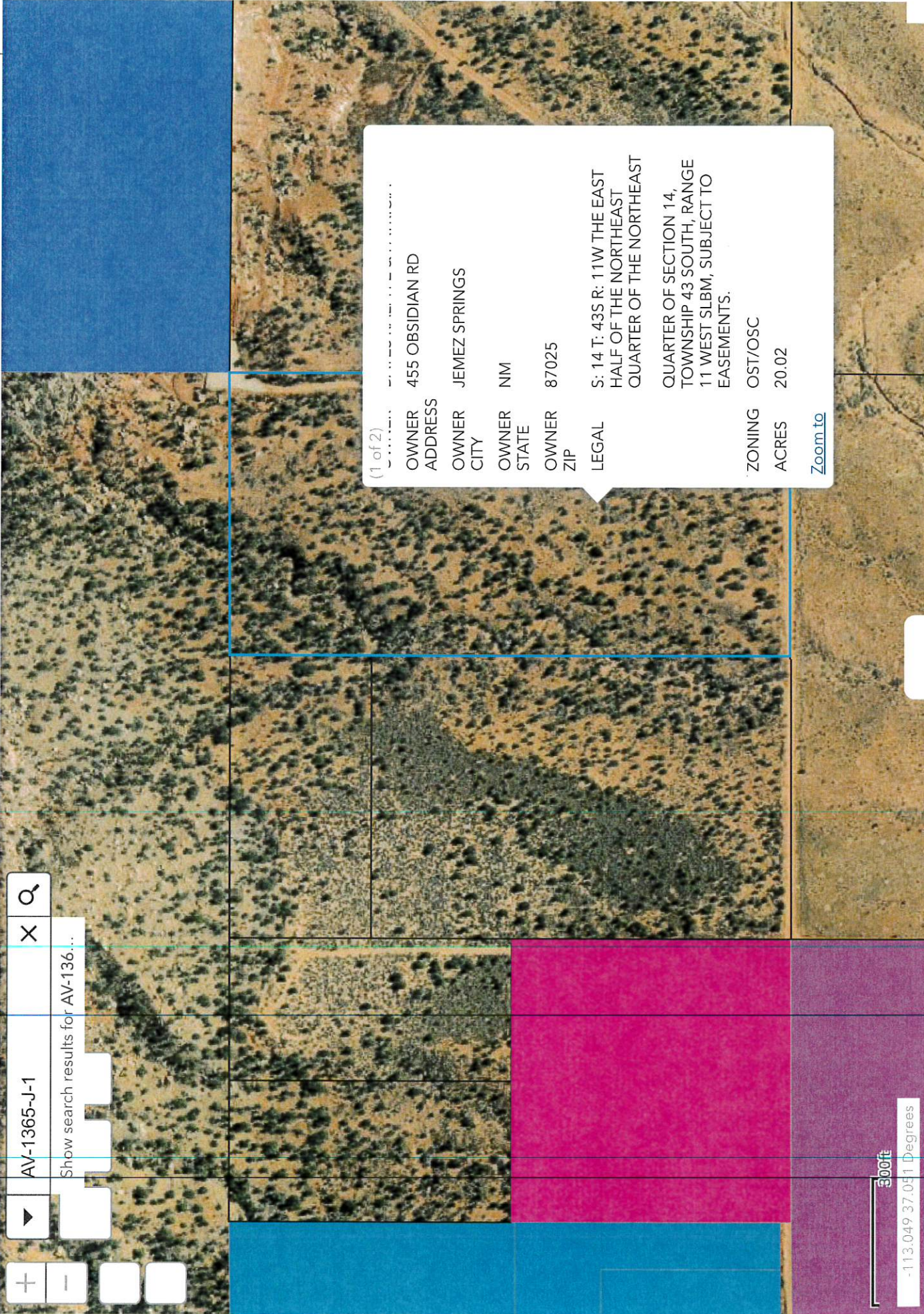
Code	Classification	Market Value	Taxable Value
05R	FAA GRAZING IV	\$60,000	\$100
Total		\$60,000	\$100

Apple Valley Zoning Public

Apple Valley, Utah



Show search results for AV-1365-J-1



(1 of 2)

OWNER ADDRESS	455 OBSIDIAN RD
OWNER CITY	JEMEZ SPRINGS
OWNER STATE	NM
OWNER ZIP	87025
LEGAL	S: 14 T: 43S R: 11W THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST SLBM, SUBJECT TO EASEMENTS.
ZONING	OST/OSC
ACRES	20.02

[Zoom to](#)

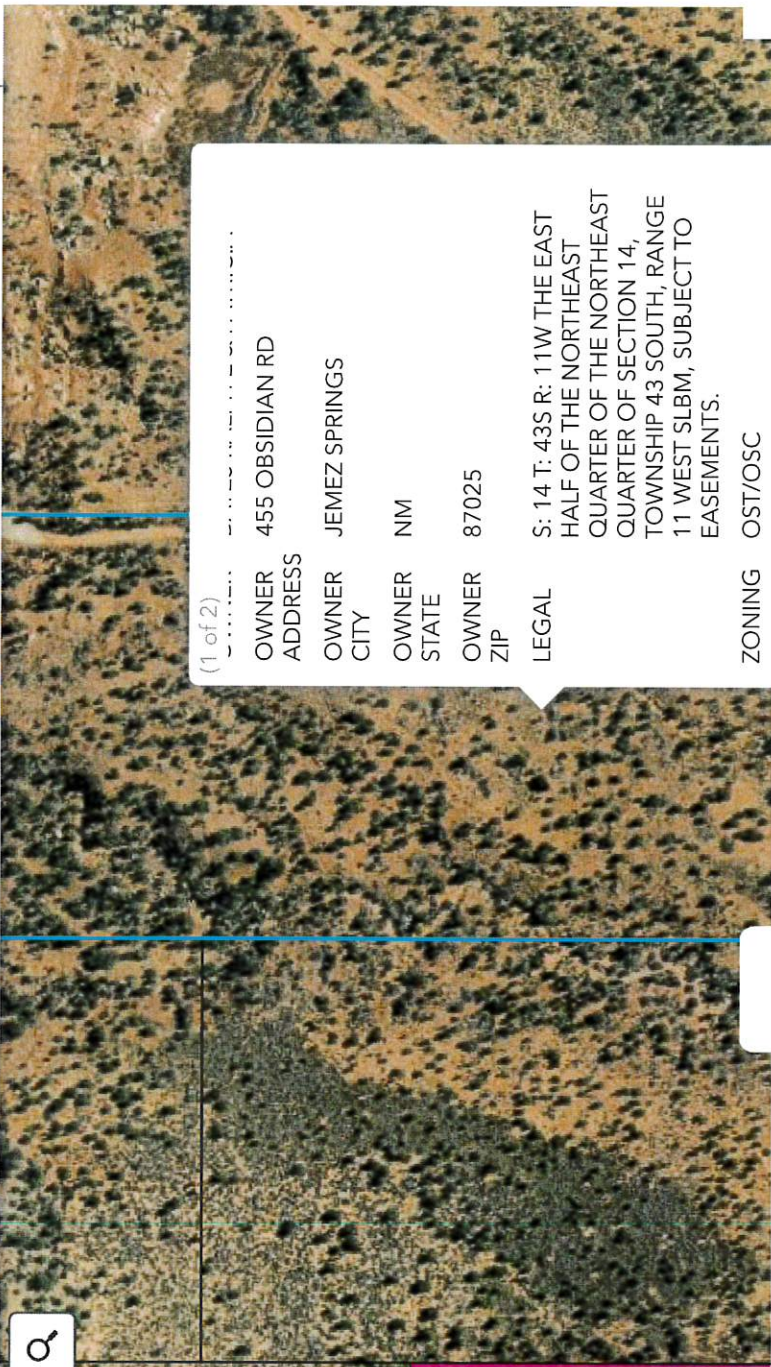
300ft

-113.049 37.051 Degrees

Apple Valley Zoning Public

Apple Valley, Utah

Show search results for AV-136...



(1 of 2)

OWNER ADDRESS 455 OBSIDIAN RD

OWNER CITY JEMEZ SPRINGS

OWNER STATE NM

OWNER ZIP 87025

LEGAL S: 14 T: 43S R: 11W THE EAST
 HALF OF THE NORTHEAST
 QUARTER OF THE NORTHEAST
 QUARTER OF SECTION 14,
 TOWNSHIP 43 SOUTH, RANGE
 11 WEST SLBM, SUBJECT TO
 EASEMENTS.

ZONING OST/OSC

Apple_Valley_Zoning

Town Boundary

Options Filter by map extent

Zoom to Clear selection Refresh

PARCEL ID	PARCEL ADDRESS	PARCEL CITY	PARCEL ZIP	OWNER	OWNER ADDRESS	OWNER ADDRESS
AV-1365-J-1		Apple Valley	84737	BATES RALPH E & PATRICIA	455 OBSIDIAN RD	JE

1 features 0 selected

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 32486

Receipt Date: 01/07/2021

Time of Receipt: 01/21/2021 09:54 AM

Zone Change Fee	<u>550.00</u>
	\$550.00

Check: 9543	<u>550.00</u>
	\$550.00