



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

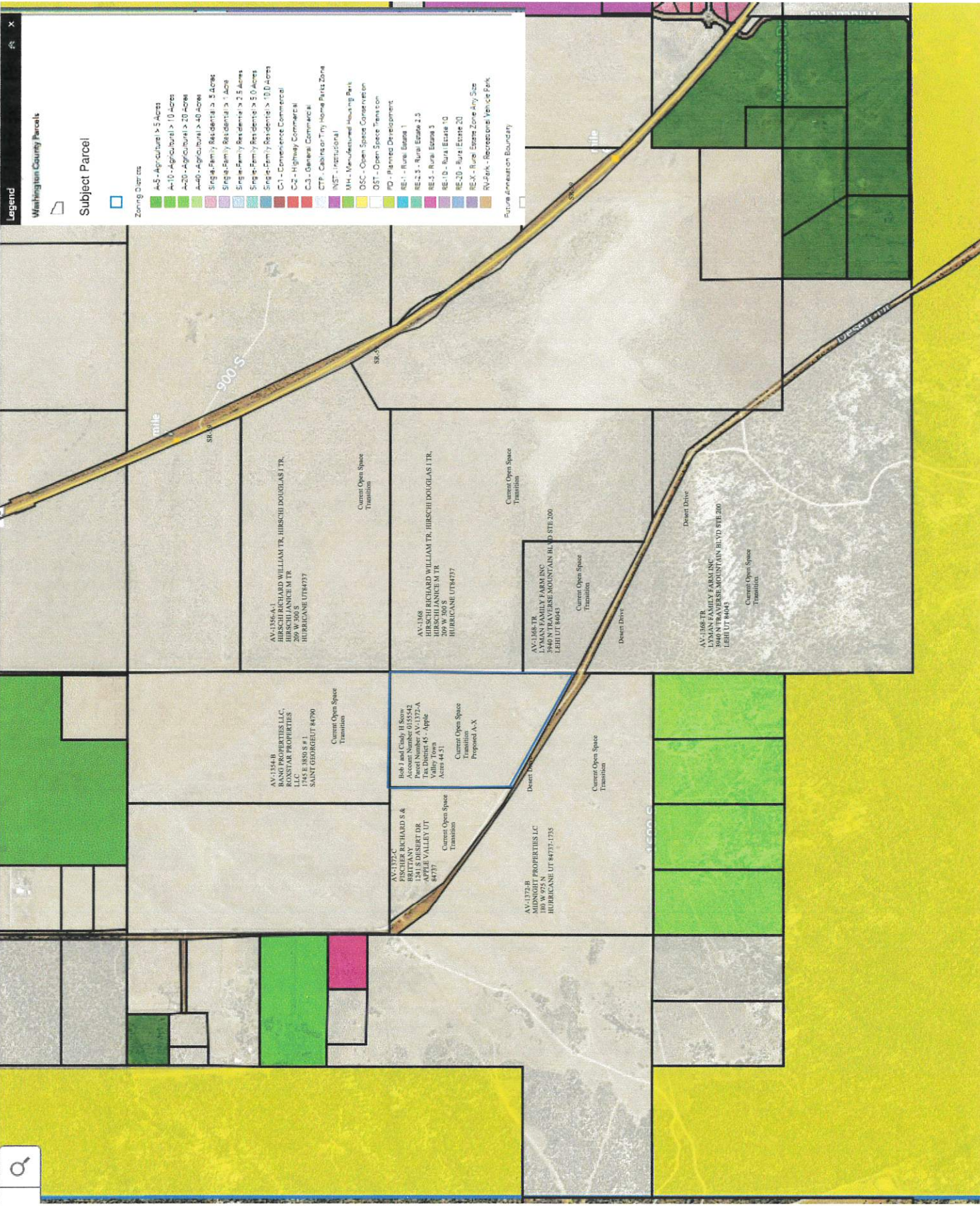
Owner: Bob J Scow		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>Aprox Corner Main Street and Desert Dr.</small>		Parcel ID: AV-1372-A	
Existing Zone: OST/OSC		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel ^{44.51}		Acreage in Application ^{44.51}	
Reason for the request Agriculture			

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
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 6-4-24
-------------------------	-----------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 0 4 2024	Date Application Deemed Complete:	
By:	By:	



Legend

Washington County Parcels

Subject Parcel

- Zoning Overlay
- AS - 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 > 7.5 Acres
 - 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 on Tty Home First Zone
 - IND - Industrial
 - IM - 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-3 - Rural Estate 3
 - RE-10 - Rural Estate 10
 - RE-20 - Rural Estate 20
 - RE-X - Rural Estate Zone Any Size
 - RV-Park - Recreational Vehicle Park

Future Administration Boundary

AV-1356-A-1
HIRSCH RICHARD WILLIAM TR, HIRSCH DOUGLAS J TR,
HURRICANE UT 84501
209 W 300 S
HURRICANE UT 84501

AV-1368
HIRSCH RICHARD WILLIAM TR, HIRSCH DOUGLAS J TR,
HURRICANE UT 84501
209 W 300 S
HURRICANE UT 84501

AV-1366 TR
LYMAN FAMILY FARM INC
3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043

AV-1366 TR
LYMAN FAMILY FARM INC
3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043

AV-1354-B
BANG PROPERTIES LLC,
MOUNTAIN PROPERTIES
LLC,
1745 E 3850 S # 1,
SAINT GEORGE UT 84900

Bob J and Cindy H Snow
Account Number 0155542
Parcel Number AV-1372-A
Traverse Valley Apple
Valley Town
Acres 44.51
Current Open Space
Transition
Prepared A-X

AV-1372-C
FISCHER RICHARD S &
BRITTANY
1241 S DUBERT DR
4477
Current Open Space
Transition

AV-1372-B
MOUNTAIN PROPERTIES LLC
HURRICANE UT 84771-7735

When recorded mail deed and tax notice to:

Bob J. Scow
1705 West 400 South
Hurricane, UT 84737



SOUTHERN UTAH TITLE

www.sutic.com

Doing Good Deeds for Over 60 Years

DOC # 201900000864

County: 0-21 Page: 1 of 1
Date: 12/28/2018 10:00:00 AM
Doc No: 201900000864



Tax I.D. No. AV-1372-A

Space Above This Line for Recorder's Use

WARRANTY DEED

Richard F. Leavitt and Bob J. Scow, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Bob J. Scow and Cindy H. Scow, Husband and Wife, as Joint Tenants, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Beginning at the Northeast Corner of Section 17, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence South, along the Section Line, 2005.00 feet; thence North 57°15' West 600.00 feet; thence North 57°20' West 821.72 feet; thence North 0°00' West 1236.85 feet to a point on the North Section Line of said Section 17; thence North 89°59'52" East, along the Section Line, 1196.36 feet to the point of beginning.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 28th day of December, 2018.




Richard F. Leavitt



Bob J. Scow

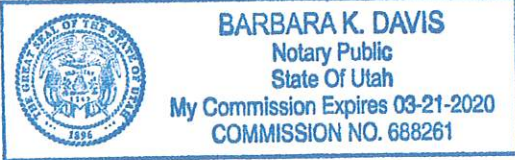
STATE OF Utah)
)
) :ss.
COUNTY OF Washington)

On the 28th day of December, 2018, personally appeared before me, Richard F. Leavitt and Bob J. Scow, the signers of the within instrument who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

My Commission Expires: 3/21/2020



Legal Description

Account Number 0155542
Parcel Number AV-1372-A
Tax District 45 - Apple Valley Town
Acres 44.51

Legal Beginning at the Northeast Corner of Section 17, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running South, along the Section Line 2005.00 feet; thence North 57°15' West 600.00 feet; thence North 57°20' West 821.72 feet; thence North 0°00' West 1236.85 feet to a point on the North Section Line of said Section 17; thence North 89°59'52" East along the Section Line 1196.36 feet to the point of beginning.

Mailing Labels

BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC
1745 E 3850 S # 1

AV-1372-C

1241 S DESERT DR
APPLE VALLEY UT 84737

HIRSCHI RICHARD WILLIAM TR, HIRSCHI DOUGLAS I TR, HIRSCHI JANICE M TR
209 W 300 S

AV-1368-TR

3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043

MIDNIGHT PROPERTIES LC
180 W 975 N
HURRICANE UT 84737-1735