



**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: Dale Anderson		Phone: (██████████)	
Address: ██████████		Email: ██████████	
City: ██████████	State: ██████	Zip: ██████████	
Agent: (If Applicable)		Phone: ██████████	
Address/Location of Property: Apple Valley, North of Cedar Point		Parcel ID: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22	
Existing Zone: OST/INST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>111.16</sup> _____	
Reason for the request <h1 style="text-align: center;">Change to AG</h1>			

**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 5/22/24
---------------------	-----------------

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

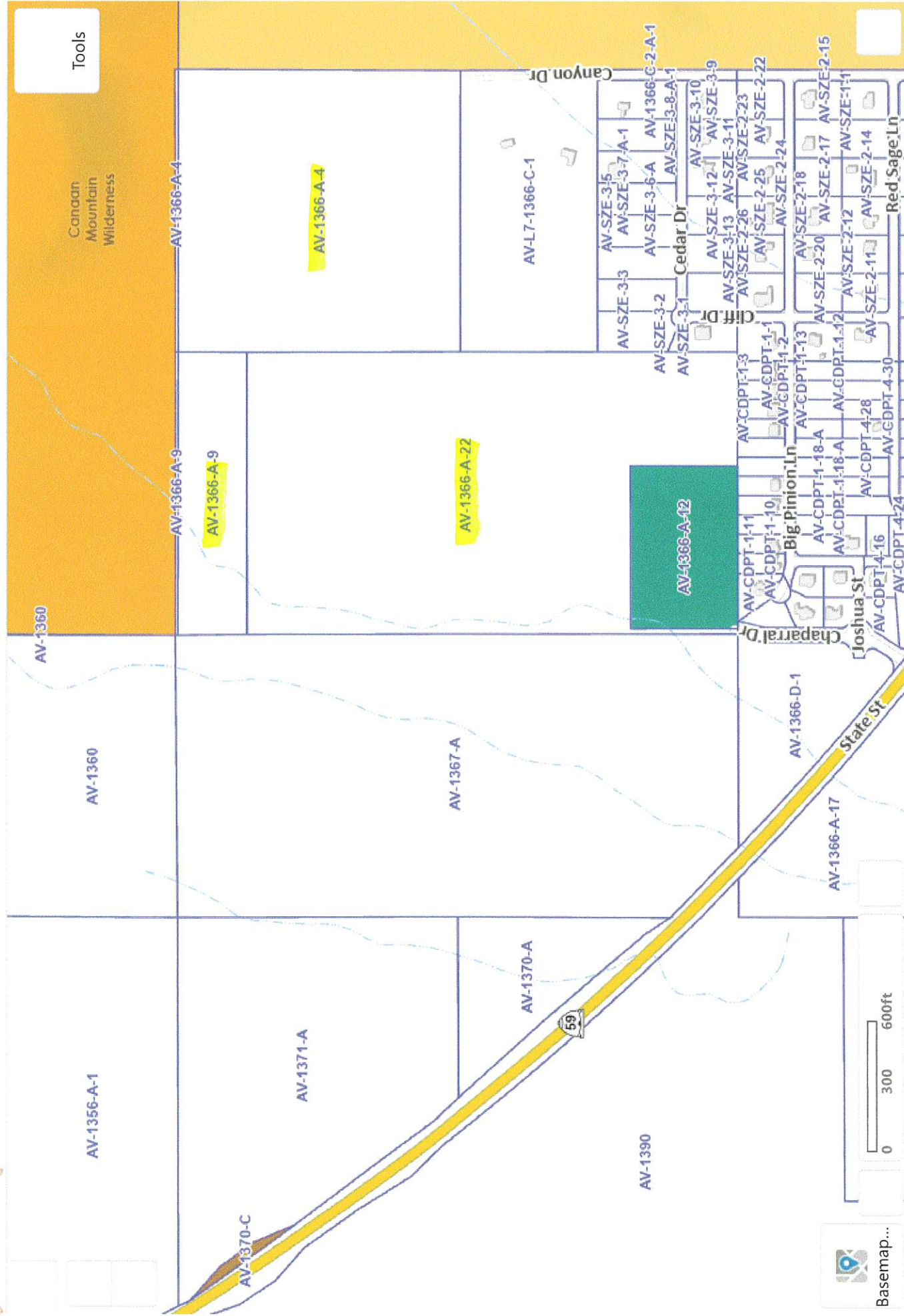


Search...

Sign in

Tools

Canaan Mountain Wilderness



# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID

## Legend

Washington County Parcels



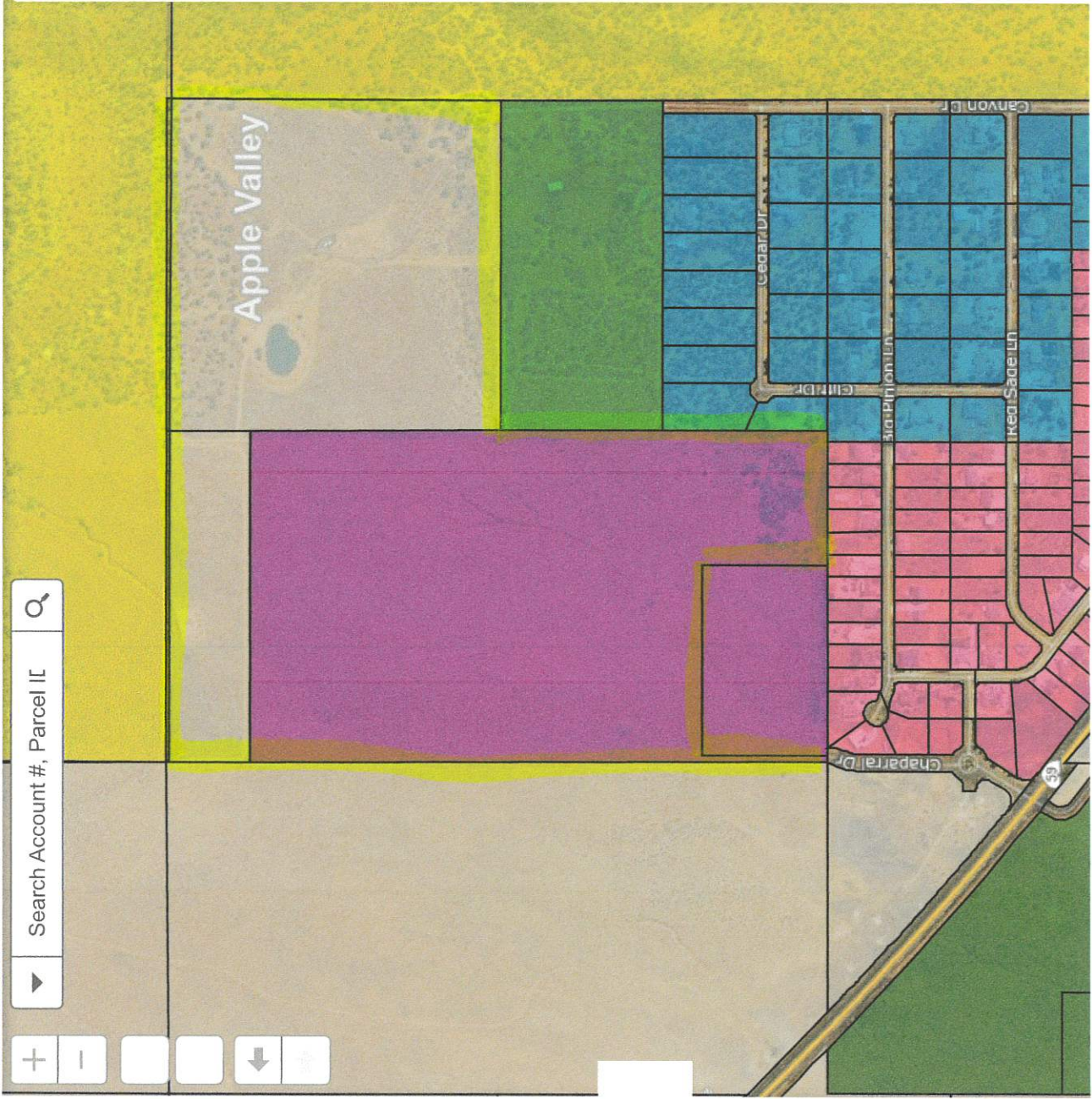
Apple Valley Zoning Viewer

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



-113.079232 37.048807 Degrees

Special Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
11/17/2017 12:42:15 PM Fee \$14.00 By  
MOUNTAIN VIEW TITLE - ST.GEORGE

**WHEN RECORDED RETURN TO:**  
Dale Anderson  
310 Elizabeth Lane  
Corona, CA. 92880  
**RESPA**

**SPECIAL WARRANTY DEED**

Utah Community Credit Union, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to Dale Anderson, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

**PARCEL 1**  
**THE NORTH ONE QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (THE NW1/4 OF THE NE1/4 OF THE NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**  
**AV-1366-A-9**

**PARCEL 2**  
**THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (THE NW1/4 OF THE NE1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**  
**AV-1366-A-4**

TAX ID #: AV-1366-A-9 and AV-1366-A-4

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 15th day of November, 2017.

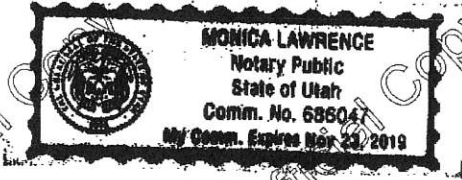
UTAH COMMUNITY CREDIT UNION

*Brian Luke*  
\_\_\_\_\_  
Brian Luke  
AVP Business Services

State of: Utah  
County of: Utah

On this 16th day of November, 2017, personally appeared before me, the undersigned Notary Public, personally appeared Brian Luke, AVP Business Services, for Utah Community Federal Credit Union, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Monica Lawrence  
Notary Public  
My commission expires: NOV. 23, 2019



Corporate Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
04/17/2023 03:38:21 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Dale Anderson  
310 Elizabeth Lane  
Corona, CA 92880



SOUTHERN UTAH  
TITLE COMPANY  
"Using good deeds for over 40 years"

Order No. 227342 - TW  
Tax I.D. No. AV-1366-A-12

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Board of Education of the Washington County School District, a Utah Body Politic, organized and existing under the laws of the State of Utah with its principal office at Saint George, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

Dale Anderson, grantee(s) of Corona, County of Riverside, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 17 day of April, 2023.

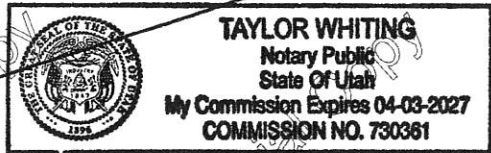
Board of Education of the Washington County School District, a Utah Body Politic

By: Becky Dunn  
Becky Dunn, President of the Washington County School Board

By: Brent L. Bills  
Brent L. Bills, Business Administrator

STATE OF Utah )  
 ) ss.  
COUNTY OF Washington )

On the 17<sup>th</sup> day of April, 2023, personally appeared before me, Becky Dunn, President of the Washington County School Board and Brent L. Bills, Business Administrator of Board of Education of the Washington County School District, a Utah Body Politic, the signers of the within instrument who duly acknowledged to me that they executed the same.



Taylor Whiting  
NOTARY PUBLIC

My Commission Expires:

See attached notary acknowledgement.

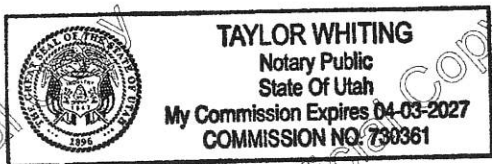
Notary acknowledgment attachment to that certain Warranty Deed, executed by Board of Education of the Washington County School District, a Utah Body Politic grantor(s), to Dale Anderson grantee(s).

Order No. 227342 - TW  
Tax I.D. No. AV-1366-A-12

STATE OF Utah

COUNTY OF Washington

On the 17<sup>th</sup> day of April, 2023, personally appeared before me, Becky Dunn and Brent L. Bills, who being by me duly sworn, did say that the said Becky Dunn is the President of the Washington County School Board and the Said Brent L. Bills is the Business Administrator for the Board of Education of the Washington County School District, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Becky Dunn and Brent L. Bills duly acknowledged to me that said corporation executed the same.



*Taylor Whiting*  
NOTARY PUBLIC

My Commission Expires: 4-7-2027

Attachment to that certain Corporate Warranty Deed executed by Board of Education of the Washington County School District, a Utah Body Politic grantor(s), to Dale Anderson grantee(s).

Order No. 227342  
Tax I.D. No. AV-1366-A-12

**EXHIBIT "A"**

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°55'29" WEST 329.61 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 00°55'29" WEST 2,307.27 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 89°02'45" WEST 534.68 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°54'21" EAST 505.00 FEET; THENCE NORTH 89°02'45" WEST 759.50 FEET; THENCE SOUTH 00°54'21" WEST 505.00 FEET; THENCE NORTH 89°02'45" WEST 26.09 FEET; THENCE NORTH 00°54'21" EAST 2,308.16 FEET; THENCE SOUTH 89°00'25" EAST 1,321.04 FEET TO THE POINT OF BEGINNING.

\*\*\*

Initials 