PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Friday, August 13, 2021 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Friday, August 13, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell
Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020, regarding Electronic Public Meetings, please be advised that the Planning Commission Meeting will be held electronically and will be broadcast via Zoom. Persons will be allowed to comment during the meeting via Zoom or by calling in. Meeting details and dial-in phone numbers will be provided when the agenda for the meeting is published on the Town website or via https://www.utah.gov/pmn

Zoom Meeting ID: 836 9417 9836
Zoom Link: *https://us02web.zoom.us/j/83694179836*

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

HEARING ON THE FOLLOWING

1. GENERAL PLAN DESIGNATION AMENDMENT FOR AV-1-3-5-211; AV-1355-A; AND AV-1354-D-9
2. ZONING MAP AMENDMENT CHANGING THE ZONING DESIGNATIONS FOR THE FOLLOWING LOTS; AV-1-3-5-211; AV-1355-A; AND AV-1354-D-9

DISCUSSION AND POSSIBLE ACTION ITEMS

3. PUBLIC HEARING FOR ZONE CHANGE APPLICATION FOR LOT AV-1354-D-9 LOCATED NEAR 600 S MAIN STREET FROM OST TO A-10
4. DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR LOT AV-1355-A FROM OST TO SF-.5 AND C-3
5. DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR LOT AV-1-3-5-211 FROM OST TO SF-.5, C-3, AND TC

ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing administrator@applevalley.gov. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Davis Chipman hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, the Town Website www.applevalleyut.gov and sent to The Spectrum on the **3rd day of August, 2021**.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

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:	$25.00/Acre
101 – 500 Acres:	$15.00/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: Shayne & Julie Hutchings		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: Apple Valley	State: Ut	Zip: 84737	
Agent: (If Applicable)		Phone:	
Address/Location of Property:	Parcel ID: AV-1354-D-9		
Existing Zone: OST		Proposed Zone: A-10 (Agricultural 10)	
Reason for the request: Convert to Residential / AG			

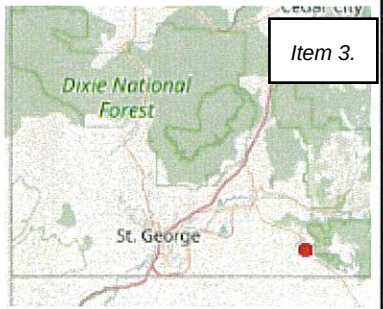
Submittal Requirements: The zone change application shall provide the following:

- ☑ 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 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: 6/28/2021	By: Davis Chipman
Date Application Deemed Complete:	By:

Title



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

OST = Open Space Transition

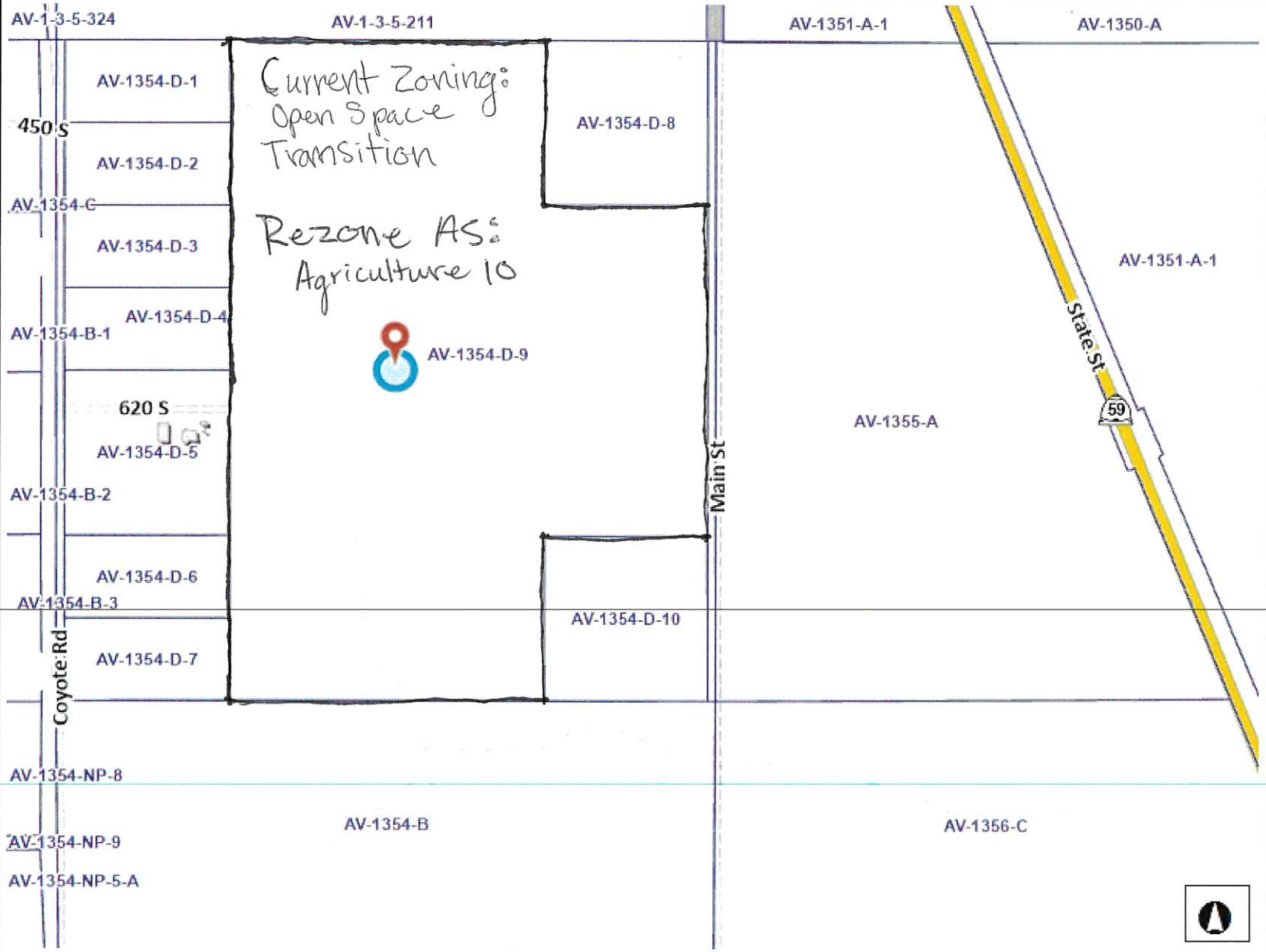
Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

Title



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

DOC ID 20210004[illegible]5

Quit Claim Deed Page 1 of 6
Gary Christensen Washington County Recorder
01/21/2021 10:09:26 AM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
HUTCHINGS
621 S. COYOTE RD.
APPLE VALLEY UT. 84737

QUIT CLAIM DEED

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantor,

of APPLE VALLEY, County of WASHINGTON, State of UT
hereby QUIT CLAIM to

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantee,

of APPLE VALLEY, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in county, State of , to-wit

See Attached Exhibit "A"

AV-1354-D

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 19th day of January, 2021

COURTESY

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. American Secure Title hereby expressly disclaims any responsibility of liability for the accuracy or the content thereof.

THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

SHAYNE E. HUTCHINGS

JULIE S. HUTCHINS,

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 19th day of January, 2021, personally appeared before me **SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999** , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington Co. UT
My commission expires: 10/21/22

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 330.32 FEET; THENCE N88°42'41"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITIES EASEMENT ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL OF LAND, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 2:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'41"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'37"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 3:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 660.62 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'37"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'34"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 4:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 990.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'34"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 5:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,321.24 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE 1/16TH SECTION LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING S88°42'30"E, ALONG SAID 1/16TH SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 660.00 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 6:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,981.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'30"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'23"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 7:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 8:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'44"W, 660.00 FEET; THENCE N01°12'45"E, 660.00 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 8; THENCE S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 9:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 693.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 1,258.86 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°12'45"W, 660.00 FEET; THENCE S88°42'44"E, 660.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID LINE, 1,322.80 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'16"W, 660.00 FEET; THENCE S01°12'45"W, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE N88°42'16"W, ALONG THE SECTION LINE, 1,258.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°11'55"E, 2,642.56 FEET TO THE POINT OF BEGINNING. CONTAINING 96.39 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 10:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 1,982.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'45"W, ALONG SAID LINE, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N88°42'16"W, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°12'45"E, 660.00 FEET; THENCE S88°42'16"E, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

Item 3.

Location

Account Number 1098489

Parcel Number AV-1354-D-9

Tax District 45 - Apple Valley Town

Acres 96.39

Situs 0, 0

Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43
SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 693.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 1,258.86 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°12'45"W, 660.00 FEET; THENCE S88°42'44"E, 660.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID LINE, 1,322.80 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'16"W, 660.00 FEET; THENCE S01°12'45"W, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE N88°42'16"W, ALONG THE SECTION LINE, 1,258.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°11'55"E, 2,642.56 FEET TO THE POINT OF BEGINNING.
SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

Parent Accounts 0697584

Parent Parcels AV-1354-D

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Owner

Name HUTCHINGS SHAYNE E & JULIE S TRS

621 S COYOTE RD
HURRICANE, UT 84737

Value

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-4
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-1
[redacted]

HUTCHINGS SHAYNE E & JULIE S T
AV-1354-D-3
[redacted]

[redacted]

ALLRED HEBER R
AV-1355-A
[redacted]

BANG PROPERTIES LLC, ET AL
AV-1354-B
[redacted]

ALLRED HEBER R
AV-1-3-5-211
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-9
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-7
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-8
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-10
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-6
[redacted]

HUTCHINGS SHAYNE E & JULIE S TRS
AV-1354-D-2
[redacted]

Grant Pemberton
[redacted]

1777 North Meadowlark
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

August 3, 2021

RE: DATE CHANGE NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1354-D-9
Address: Near property located at: 600 SOUTH MAIN STREET, APPLE VALLEY, UT 84737-4821

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to Agriculture 10 Acre (A-10) for the stated purpose of a zoning designation that is more compatible with the current use. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link: https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **~~August 4th~~ August 13th 2021, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The Public Works Director can be reached by phone at (435) 669-9159, or by email at dbeddo@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Davis Chipman

1777 North Meadowlark
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

August 3rd, 2021

RE: DATE CHANGE NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1355-A
Address: Property located near: West of HWY 59, South end of Main St, Apple Valley, UT 84737

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to Single Family Half Acre (SF-.5) and General Commercial (C-3) for the stated purpose of a zoning designation that is more compatible with future use. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10_Zones_Generally

The hearing will be held ~~**August 4th**~~ **August 13th 2021, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The Public Works Director can be reached by phone at (435) 669-9159, or by email at dbeddo@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Davis Chipman

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: West of HWY 59, South end of Main St.	Parcel ID: AV-1355-A	
Existing Zone: Open Space		Proposed Zone: SF-.50, C-3
Reason for the request		Single Family 1/2 acre, General Commercial

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

- [x] A. The name and address of every person or company the applicant represents
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] 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
- [x] 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: 4/28/2021	By: [signature]
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.

DOC ID 20140000901
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:

SE1/4 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 Incwho is a managing member of MFG Property Mangement 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 Propety 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

NOTARY PUBLIC
JUSTIN GEE
COMMISSION NUMBER 608989
MY COMM EXP 6/13/15
STATE OF UTAH

Commission expires:
Residing in:

Unofficial Copy

Item 4.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a utah Limitled Liability Company

Grantee: Heber R. Allred

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 — Proceed to Section

1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. — A

2 ☒ Only a portion of Grantor's water rights are being conveyed. — B

(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. — C

4 ☐ Water rights are being conveyed by separate deed. — C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	along with all applications pertaining to the water right(s) listed in this Section A,	N2
	and all other appurtenant water rights. *(Proceed to Section C)*	N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☐ All of Water Right No(s). _____	N4
	☑ 50 acre-feet from Water Right No. 81-4536 for: ____ families;	N5
	10 acres of irrigated land; stock water for ____ Equivalent Livestock Units;	
	and/or for the following other uses _____.	
	☐ _____ acre-feet from Water Right No. _____ for: ____ families;	N5
	_____ 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 right(s) listed in this Section B. *(Proceed to Section C)*	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for ____ share(s) of stock in the following water company: _____	N6
	☐ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s)	N9
	☐ Other water related disclosures: _____	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: Heber R Allred

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

Unofficial Copy

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, deposed 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 - State of Utah
Comm. No. 707513
My Commission Expires on
Jul 31, 2023

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 - State of Utah
Comm. No. 707513
My Commission Expires on
Jul 31, 2023

Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

ZONE CHANGE MAP FOR:
ALLRED ZONE ZONE CHANGE #1

LOCATED IN SECTION 9, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- ZONE C-3 – GENERAL COMMERCIAL
- ZONE TC – TOURIST COMMERCIAL
- SF-.50 – SINGLE FAMILY 1/2 ACRE

N W E S

200 0 200
SCALE IN FEET

LEGAL DESCRIPTION
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.

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

ZONE CHANGE MAP #1 FOR:
ALLRED PROPERTY #1
LOCATED IN SECTION 9, T43S, R11W, S.L.B.&M.

DATE: 6/28/2021
SCALE: 1"=200'

JOB NO.
607-002

SHEET NO:
1 OF 2

607-002 APPLE VALLEY MAIN ST

Item 4.

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: West of HWY 59, South end of Main St.	Parcel ID: AV-1-3-5-211	
Existing Zone: Open Space		Proposed Zone: C-3, TC, SF-.50
Reason for the request		General Commercial, Tourist Commercial, Single Family 1/2 acre

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

- [x] A. The name and address of every person or company the applicant represents
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] 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
- [x] 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: 6-28-2011	By: [signature]
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.

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:

SE1/4 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 Incwho is a managing member of MFG Property Mangement 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 Propety 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:

NOTARY PUBLIC
JUSTIN GEE
COMMISSION NUMBER 608989
MY COMM EXP 6/13/15
STATE OF UTAH

Unofficial Copy

Item 5.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a utah Limitied Liability Company

Grantee: Heber R. Allred

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 — Proceed to Section

1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. — A

2 ■ Only a portion of Grantor's water rights are being conveyed. — B

(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. — C

4 ☐ Water rights are being conveyed by separate deed. — C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	_____	
	along with all applications pertaining to the water right(s) listed in this Section A,	N2
	and all other appurtenant water rights. *(Proceed to Section C)*	N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☐ All of Water Right No(s). _____	N4
	☑ 50 acre-feet from Water Right No. 81-4536 for: ____ families;	N5
	10 acres of irrigated land; stock water for ____ Equivalent Livestock Units;	
	and/or for the following other uses _____.	
	☐ _____ acre-feet from Water Right No. _____ for: ____ families;	N5
	_____ 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 right(s) listed in this Section B. *(Proceed to Section C)*	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for ____ share(s) of stock in the following water company: _____	N6
	☐ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s)	N9
	☐ Other water related disclosures: _____	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: Heber R Allred

Grantee's Mailing Address: 474 S Coyote Rd Apple Valley, UT 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Unofficial Copy

LEGAL DESCRIPTION

AV-1-3-5-211

SECTION :5 T: 43S R: 11W; 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.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 660.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Heber R. Allred, being duly sworn, deposed 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 - State of Utah
Comm. No. 707513
My Commission Expires on
Jul 31, 2023

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 - State of Utah
Comm. No. 707513
My Commission Expires on
Jul 31, 2023

Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

7

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

Item 5.

DOC # 20210011921
Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02 55 38 PM Fee $ 40 00
By ALLRED HEBER

TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor**,

Hereby **CONVEYS** to:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, of Apple Valley, County of Washington, State of Utah, **Grantee**,

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS,** located in Washington County, State of Utah, being described as follows:

A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15"; THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

WITNESS the hand of said Grantors this the 19 day of Feb, 2021.

HEBER ALLRED

JAMES ALLRED

STATE OF UTAH)
Ss
COUNTY OF WASHINGTON)

On this the 19 day of February, 2021, before me, the undersigned Notary Public, personally appeared **HEBER ALLRED, AND JAMES ALLRED,** the signers of this **DEED OF DEDICATION**, and acknowledged to me that they executed the same.

Residing in Washington County, Utah

My commission expires: Aug 11, 2021

NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR STATE OF UTAH
STEVEN BRENT WOOLSEY
NO. 4936769

NICOLE BARKER
Notary Public - State of Utah
Comm. No. 696418
My Commission Expires on
Aug 11, 2021

WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-321

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-321 **Account Number: 0903269**
Date of Withdrawal from FAA: June 25, 2021
Number of Acres to be Withdrawn: 1.48
Reason for Withdrawal: Roadway
Date FAA In-lieu Fee is Due: July 25, 2021
FAA In-lieu Fee: $310.42

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office.**

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

PARCEL NUMBER:	AV-1-3-5-321
ACCOUNT NUMBER:	0903269
ACRES:	1.480
WITHDRAWAL DATE:	06-25-2021
PAYMENT DUE DATE:	07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	$6,660	0.009505	$6,660	$7	$63.30	$0.07
2020	45	$6,660	0.009505	$6,660	$7	$63.30	$0.07
2019	45	$6,660	0.009803	$6,660	$7	$65.29	$0.07
2018	45	$6,660	0.010514	$6,660	$7	$70.02	$0.07
2017	45	$4,662	0.010480	$4,662	$7	$48.86	$0.07

TOTAL TAXES DUE:	$310.77
LESS FAA TAXES PAID:	$0.35
TOTAL FEE-IN-LIEU DUE:	$310.42

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.

Tom Durrant

County Assessor

JUN 2 5 2021

Date

WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-322

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-322 **Account Number: 0913097**
Date of Withdrawal from FAA: June 25, 2021
Number of Acres to be Withdrawn: 1.40
Reason for Withdrawal: Roadway
Date FAA In-lieu Fee is Due: July 25, 2021
FAA In-lieu Fee: $293.18

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office.**

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

PARCEL NUMBER:	AV-1-3-5-322
ACCOUNT NUMBER:	0913097
ACRES:	1.400
WITHDRAWAL DATE:	06-25-2021
PAYMENT DUE DATE:	07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	$6,300	0.009505	$6,300	$15	$59.88	$0.14
2020	45	$6,300	0.009505	$6,300	$15	$59.88	$0.14
2019	45	$6,300	0.009803	$6,300	$15	$61.76	$0.15
2018	45	$6,300	0.010514	$6,300	$17	$66.24	$0.18
2017	45	$4,410	0.010480	$4,410	$18	$46.22	$0.19

TOTAL TAXES DUE:	$293.98
LESS FAA TAXES PAID:	$0.80
TOTAL FEE-IN-LIEU DUE:	$293.18

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.

Tom Durrant
County Assessor

JUN 25 2021
Date

7

Item 5.

When recorded mail to:
Apple Valley Town
1777 North Meadowlark Drive
Apple Valley, Utah 84737

DOC # 20210011921
Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02 55 38 PM Fee $ 40 00
By ALLRED HEBER

TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor,**

Hereby **CONVEYS** to:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, of Apple Valley, County of Washington, State of Utah, **Grantee,**

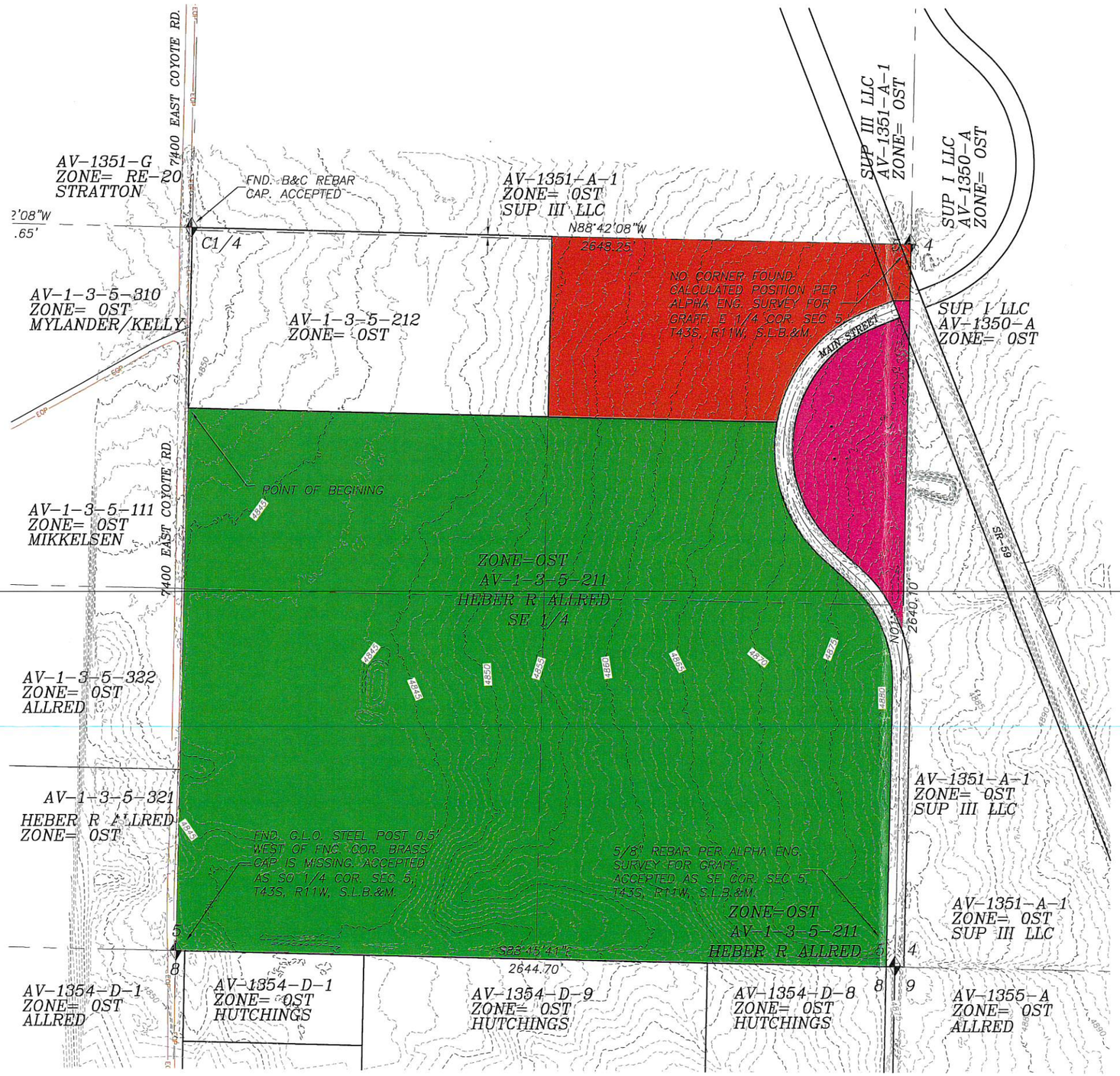
For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS,** located in Washington County, State of Utah, being described as follows:

A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15", THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

ZONE CHANGE MAP FOR:
ALLRED ZONE CHANGE MAP #2

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X — EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- ZONE C-3 – GENERAL COMMERCIAL
- ZONE TC – TOURIST COMMERCIAL
- SF-.50 – SINGLE FAMILY 1/2 ACRE

N
W E
S

200 0 200
SCALE IN FEET

LEGAL DESCRIPTION
SECTION :5 T: 43S R: 11W; 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.

LESS– THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01*15'03"E ALONG THE SOUTH–NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1*15'03"E 660.71 FEET; THENCE S88*42'08"E 1324.13 FEET; THENCE S1*17'21"W 660.37 FEET; THENCE N88*43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS– THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
811 BLUESTAKES.COM, INC.

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

6ØT-ØØ2

COPYRIGHT © 2011 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8587

ZONE CHANGE MAP FOR:
ALLRED ZONE CHANGE MAP #2
LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.

DATE: 6/28/2021
SCALE: 1"=200'

JOB NO.
6ØT-ØØ2

SHEET NO.
2 OF 2

Item 5.

1777 North Meadowlark
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

August 3rd, 2021

RE: DATE CHANGE NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1-3-5-211
Address: Property located near: West of HWY 59, South end of Main St, Apple Valley, UT 84737

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to Single Family Half Acre (SF-.5), General Commercial (C-3), and Tourist Commercial (TC) for the stated purpose of a zoning designation that is more compatible with future use. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10_Zones_Generally

The hearing will be held **~~August 4th~~ August 13th 2021, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The Public Works Director can be reached by phone at (435) 669-9159, or by email at dbeddo@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Davis Chipman