



## PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley  
Wednesday, October 02, 2024 at 6:00 PM

### HEARING NOTICE

Public Notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, October 02, 2024 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

- [1.](#) Controlled Growth Management Plan (Amendment), Ordinance O-2024-71.
- [2.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust Dated April 28, 2024.
- [3.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II, III, LLC.
- [4.](#) Zone Change Application from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.
- [5.](#) Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.
- [6.](#) Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E. Applicant: Paul and Kathleen Hansen TRS.
- [7.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1343-A-1. Applicant: TLW Investments LLC.
- [8.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-C. Applicant: Richard and Brittany Fischer.

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing [clerk@applevalleyut.gov](mailto:clerk@applevalleyut.gov).

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website [www.applevalleyut.gov](http://www.applevalleyut.gov) on the 18th day of September, 2024.

Dated this 18th day of September, 2024

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**APPLE VALLEY  
ORDINANCE O-2024-71**

**NOW THEREFORE**, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “10.42.1 Purpose Of Chapter” of the Apple Valley Land Use is hereby *amended* as follows:

**A M E N D M E N T**

**10.42.1 Purpose Of Chapter**

The purpose of this Chapter is to ensure responsible growth, ensure the town grows at a pace that does not outgrow its infrastructure, ensure the town has adequate staff/facilities to accommodate the growth and process permits/plans, ensure the town does not overgrow its aquifer/water supply, control the rate and distribution of residential development on a year-to-year basis in the interest of advancing the public welfare by ensuring that the Town is maintained as a healthy, spacious, clean, well balanced, carefully-controlled community primarily by preserving its small-town atmosphere and character and avoidance of uncontrolled and rapid growth and to accomplish that purpose by:

- A. Maintaining the Town separate and distinct geographically from other communities;
- B. Emphasizing the preservation of existing open spaces and agricultural land;
- C. Maintaining a balance and mix of housing and building types and values and thus providing a range of prices and rents in order to accommodate a variety of housing needs;
- D. Providing and maintaining parks and recreational areas; and
- E. Maintaining and augmenting as needed public utilities and services without detriment to existing dwellings.

**SECTION 2:**        **AMENDMENT** “10.42.6 Number Of Allotments For Construction Year” of the Apple Valley Land Use is hereby *amended* as follows:



## AMENDMENT

### 10.42.6 Number Of Allotments For Construction Year

A. The total number of allotments for dwellings for each construction year shall be limited to twenty (20) dwellings. This total number of allotment can be reviewed yearly by Town Council and increased accordingly.

**SECTION 3:            AMENDMENT “10.42.10 Planning Commission Evaluation”**  
of the Apple Valley Land Use is hereby *amended* as follows:

## AMENDMENT

### 10.42.10 Planning Commission Evaluation

Proposed developments determined by the Planning Commission or the Town Council to conform to the development control plan shall be evaluated and given a recommendation by the Planning Commission.

A. All applicants for allotments or their representatives must appear before the Planning Commission at the meeting at which their application is being evaluated and rated.

B. Each proposed development shall be examined by the Planning Commission to determine its effect upon Town facilities and services. If the development is found to be inadequately served by public facilities or services, the application shall be rejected in writing and the reasons therefor.

C. A review of the applications by the Planning Commission shall consist of the following factors:

1. The capacity of the water system to provide for the requirements of the proposed development, without system extensions beyond those which the developer agrees to provide.
2. The capacity of the sewer system to handle the wastes of the proposed development without system extensions beyond those which the developer agrees to provide.
3. The capacity of the proposed drainage facilities to adequately dispose of the surface runoff of the proposed development without system extensions beyond those which the developer agrees to provide.
4. The ability of the fire and police departments to provide protection according to the response standards of the city without the necessity of establishing additional stations or equipment.
5. The capacity of major street linkages to provide for the traffic needs of the proposed

development without substantially altering existing traffic patterns or overloading the existing street system and the availability of other public facilities (such as parks and playgrounds) to meet the additional demands for vital public services, without system extensions beyond those which the developer agrees to provide.

6. The capacity of the current town staffing, facility, and engineering contractors.

D. The town staff shall review the application with regard to architectural continuity and appropriateness of the area and other existing construction. This review will include, but is not limited to, color usage, landscaping, building placement and all other considerations as are deemed necessary to assure an overall conformance with purposes of this chapter.

E. The Planning Commission shall examine each application for dwellings and give a recommendation to the Town Council, who will make the final decision regarding the applicant's award of allotments.

**SECTION 4:            REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 5:            SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 6:            EFFECTIVE DATE** This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

|                                  | AYE   | NAY   | ABSENT | ABSTAIN |
|----------------------------------|-------|-------|--------|---------|
| Mayor   Michael Farrar           | _____ | _____ | _____  | _____   |
| Council Member   Kevin Sair      | _____ | _____ | _____  | _____   |
| Council Member   Janet Prentice  | _____ | _____ | _____  | _____   |
| Council Member   Annie Spendlove | _____ | _____ | _____  | _____   |
| Council Member   Scott Taylor    | _____ | _____ | _____  | _____   |

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley



**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: The Little Creek Living Trust Dated April 28, 2021                |                   | Phone: [REDACTED]                |  |
| Address: [REDACTED]                                                      |                   | Email: [REDACTED]                |  |
| City: [REDACTED]                                                         | State: [REDACTED] | Zip: [REDACTED]                  |  |
| Agent: (If Applicable) Sophia Daley                                      |                   | Phone: [REDACTED]                |  |
| Address/Location of Property:<br>AV-1354-NP-2-A                          |                   | Parcel ID:<br>AV-1354-NP-2-A     |  |
| Existing Zone: OST                                                       |                   | Proposed Zone: Agricultural AG-X |  |
| For Planned Development Purposes: Acreage in Parcel 5 Acres              |                   | Acreage in Application 5 Acres   |  |
| Reason for the request<br>Current farming, and possibly future residence |                   |                                  |  |

**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<br><i>Sophia Daley</i> | Date<br>8/16/24 |
|--------------------------------------------|-----------------|

|                                     |                                   |             |
|-------------------------------------|-----------------------------------|-------------|
| Official Use Only                   | Amount Paid: \$                   | Receipt No: |
| Date Received: RECEIVED AUG 21 2024 | Date Application Deemed Complete: |             |
| By: <i>[Signature]</i>              | By:                               |             |





C



DOC # 20240025902

Item 2.

Warranty Deed Page 1 of 2  
 Gary Christensen Washington County Recorder  
 08/16/2024 03:10:53 PM Fee \$ 40.00  
 By THE LITTLE CREEK LIVING TRUST



WHEN RECORDED, MAIL DEED  
 AND TAX NOTICES TO:  
 The Little Creek Living Trust  
 628 S. 700 W.  
 Hurricane, UT 84737

## Warranty Deed

Tax ID No. AV-1354-NP-2

Tax ID No. AV-1354-NP-7

Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, Grantor, hereby Conveys and Warrants to Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021 or any amendments thereto, Grantee, the following described parcel of land in Washington County, State of Utah, to-wit:

(AV-1354-NP-2 and AV-1354-NP-7 combined description—single Tax ID No. to be assigned)  
 BEGINNING AT A POINT ON THE WEST SIXTEENTH LINE, SAID POINT LIES SOUTH 00°02'12" EAST 417.42 FEET ALONG SAID WEST SIXTEENTH LINE FROM THE CENTER-WEST SIXTEENTH CORNER (NW COR, NE 1/4 SW 1/4) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'43" EAST 521.78 FEET; THENCE SOUTH 00°02'12" EAST 417.42 FEET; THENCE NORTH 89°55'43" WEST 521.78 FEET TO A POINT ON SAID WEST SIXTEENTH LINE; THENCE ALONG SAID WEST SIXTEENTH LINE NORTH 00°02'12" WEST 417.42 FEET TO THE POINT OF BEGINNING. CONTAINS 5.000 ACRES.

TOGETHER WITH all improvements and appurtenances there unto belonging.

SUBJECT TO easements, rights-of-way, restrictions, and reservations of record and those enforceable in law and equity.

IN WITNESS WHEREOF, said Grantor has caused their names to be hereunto affixed, this 16<sup>th</sup> day of August, A.D. 2024.

Colton B. Winder as Trustee  
 Colton B. Winder, Trustee

Tamara A. Winder as Trustee  
 Tamara A. Winder, Trustee

Eliza Sophia J. Daley as Trustee  
 Eliza Sophia J. Daley, Trustee

Continued on Page 2



PAGE 2

Tax ID No. AV-1354-NP-2  
Tax ID No. AV-1354-NP-7

STATE OF ~~UTAH~~ ARIZONA )  
 ) ss.  
COUNTY OF ~~WASHINGTON~~ MOHAVE )

On the date first above written, personally appeared before me, Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, who being by me duly sworn, did say, each for themselves, that they are the Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and that they executed the document in behalf of said Trust being duly authorized and empowered to do so by the trust agreement of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and they did duly acknowledge before me that such trust executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Cindy Jessop  
Notary Public  
My Commission Expires: 5/15/26



**CINDY JESSOP**  
Notary Public - Arizona  
Mohave Co. / #627660  
Expires 05/15/2026

\*\*\*\* END OF DOCUMENT \*\*\*\*





September 9, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-1354-NP-2-A  
Located: see map (on backside of this letter)

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 Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** 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, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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,

Jenna Vizcardo  
Town Clerk





# 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

Item 3.

## Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

|                                                          |        |                                            |  |
|----------------------------------------------------------|--------|--------------------------------------------|--|
| Owner: SUP I LLC, SUP II LLC, SUP III LLC                |        | Phone:                                     |  |
| Address:                                                 |        | Email:                                     |  |
| City:                                                    | State: | Zip:                                       |  |
| Agent: (If Applicable)                                   |        | Phone:                                     |  |
| Address/Location of Property: North of 59 on Main Street |        | Parcel ID: AV-1350-A, AV-1344, AV-1351-A-1 |  |
| Existing Zone: OST/A-40                                  |        | Proposed Zone: A-X                         |  |
| For Planned Development Purposes: Acreage in Parcel      |        | Acreage in Application <sup>1492</sup>     |  |
| Reason for the request<br>Switch from OST to A-X         |        |                                            |  |

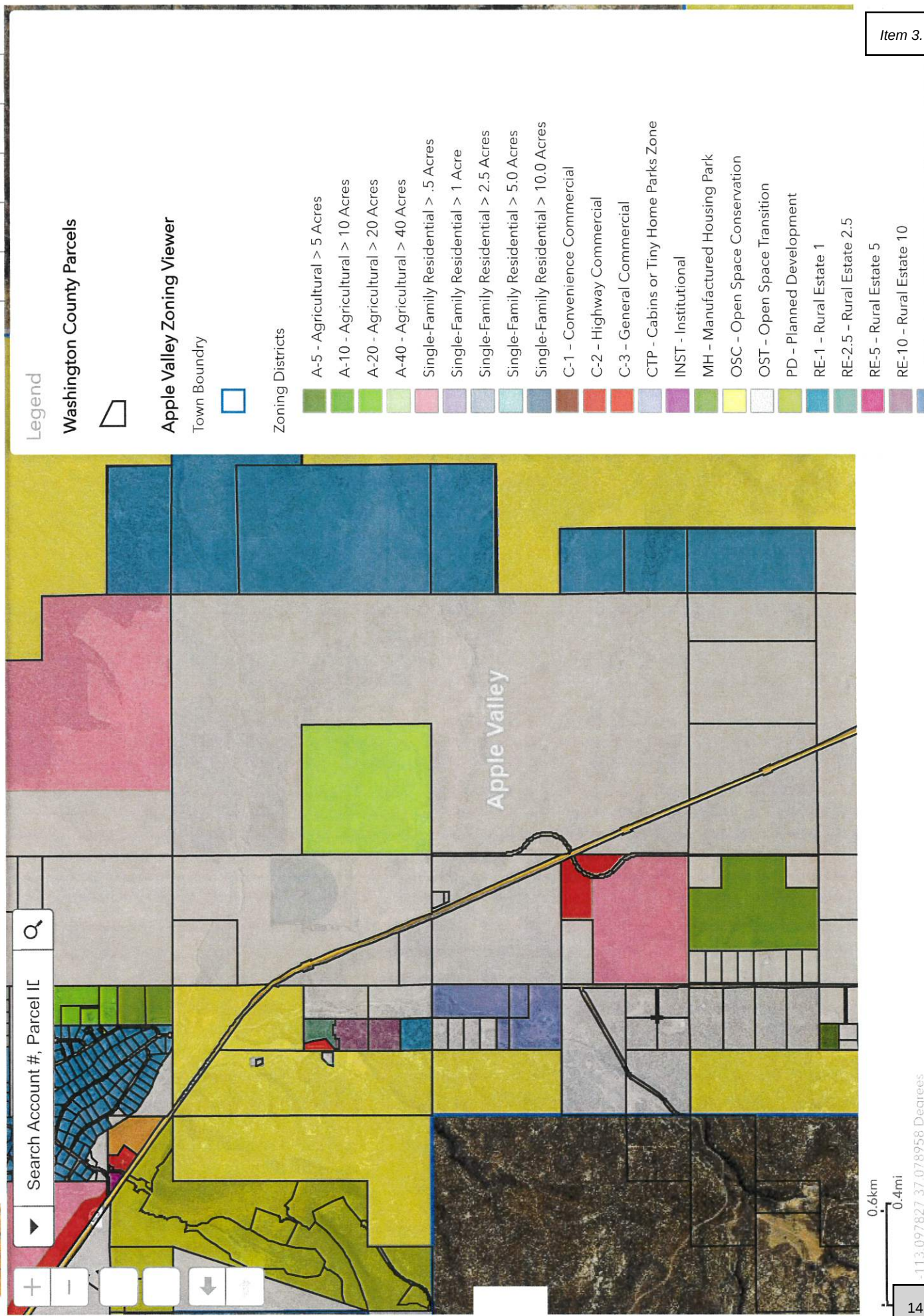
### Submittal Requirements: The zone change application shall provide the following:

- ☒ 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    |
|                     | 8-21-24 |

|                        |                                   |             |
|------------------------|-----------------------------------|-------------|
| Official Use Only      | Amount Paid: \$                   | Receipt No: |
| Date Received: 8/21/24 | Date Application Deemed Complete: |             |
| By:                    | By:                               |             |









Sign in

Search...

Tools



Item 3.









Sign in

Search...

Tools



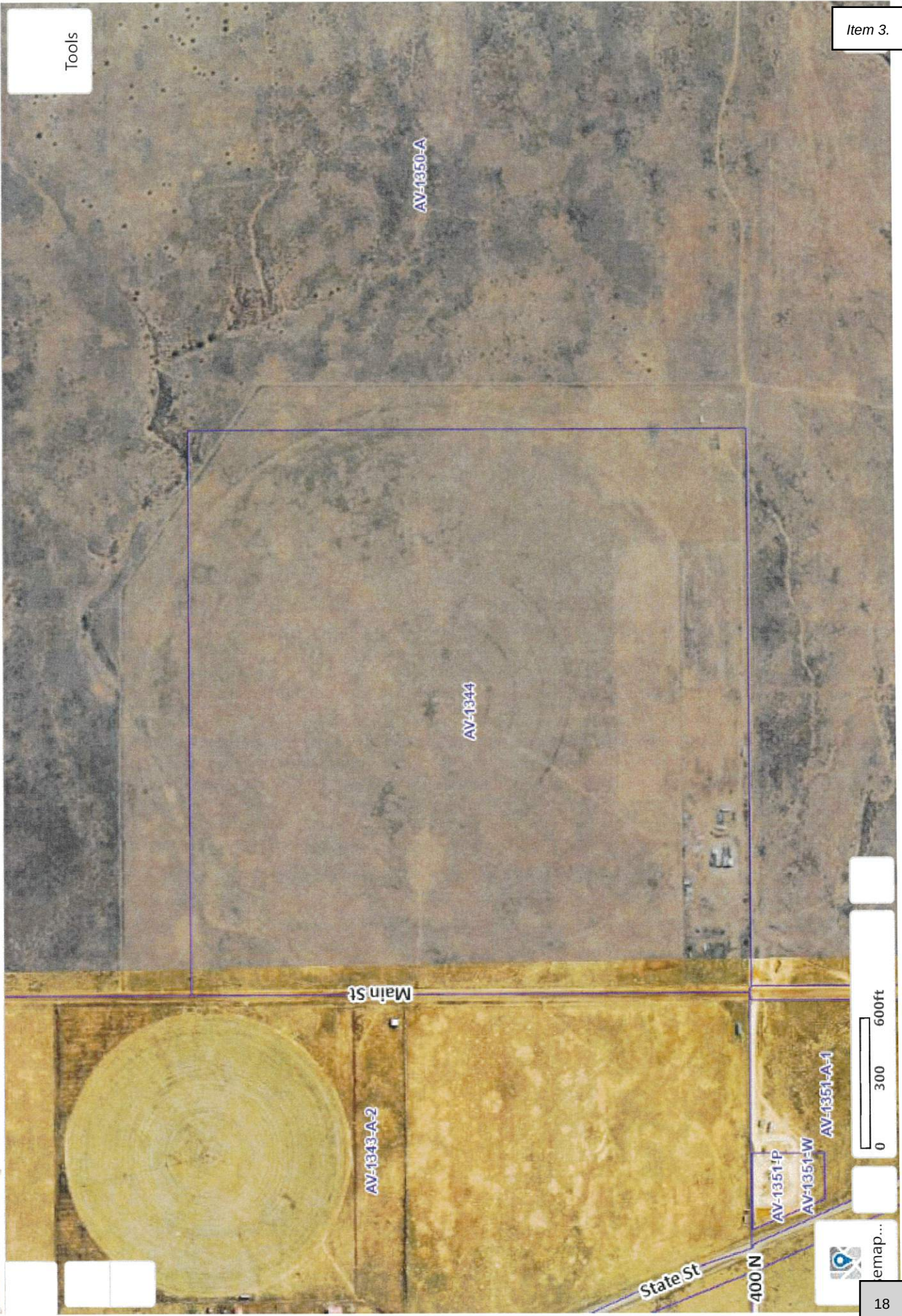
Item 3.





Search...

Sign in



Item 3.





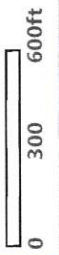
Sign in

Search...

Tools



semap...





Quit Claim Deed Page 1 of 14  
Russell Shirts Washington County Recorder  
05/12/2017 11:06:38 AM Fee \$ 47.00  
By SLOAN & SLOAN

**After recording return to:**

Stephen R. Sloan, Esq.  
Sloan & Sloan, P.C.  
215 South State Street, Suite 101  
Salt Lake City, UT 84111

**Mail tax notices to:**

SUP I, LLC  
15066 Junction Circle  
Draper, UT 84020

Parcel Nos. AV-1344 and AV-1350

## Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to SUP I, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE NORTH HALF AND THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST,  
SALT LAKE BASE & MERIDIAN

AND

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH,  
RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING  
EASTERLY OF STATE HIGHWAY 59 (U-59)

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim  
Deed this 4th day of May, 2017.



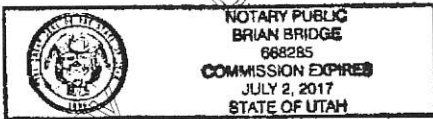
Shirl R. Graff  
Shirl R. Graff, Trustee of "The Shirl R.  
and Beth Graff Trust" dated May 14,  
1993

STATE OF UTAH )

COUNTY OF SALT LAKE )

: ss.

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of  
MAY, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff  
Trust" dated May 14, 1993.



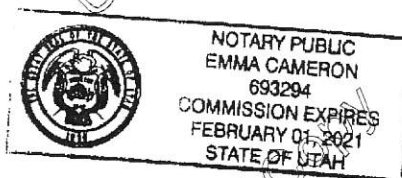
Brian Bridge  
NOTARY PUBLIC

  
Corinne Graff Krenn

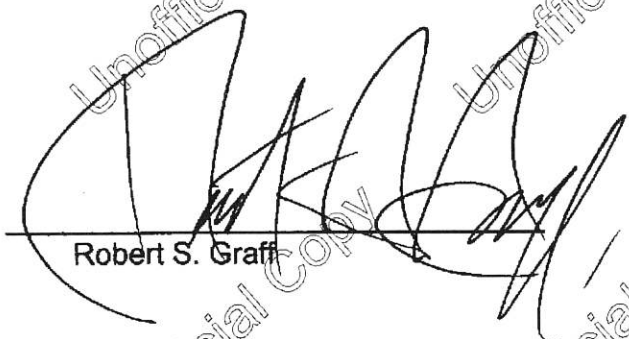
STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

The foregoing instrument was acknowledged before me this 20 day of march, 2017, by CORINNE GRAFF KRENN.

  
NOTARY PUBLIC





  
Robert S. Graff

STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA ) ss.

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

See  
attached  
Certification

  
NOTARY PUBLIC

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public)  
(Data, insert name and title of the officer)

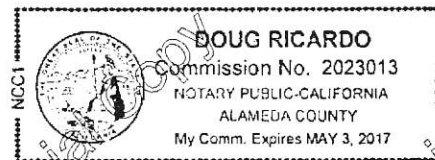
personally appeared Robert S. Gaff,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Doug Ricardo  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed  
(Title or description of attached document)  
Parcel #s AV-1344 & AV-1350  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 3/11/2017

#### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



  
Randall M. Graff

STATE OF UTAH )  
 ) ss.  
COUNTY OF TOOELE )

March The foregoing instrument was acknowledged before me this 2nd day of  
\_\_\_\_\_, 2017, by RANDALL M. GRAFF.

  
NOTARY PUBLIC



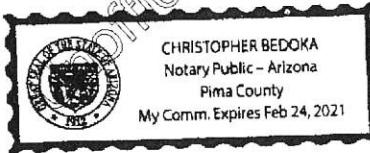
Leslie Ann Graff

Leslie Ann Graff

STATE OF ARIZONA

)  
: SS.  
)

COUNTY OF PIMA



The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of  
MARCH, 2017, by LESLIE ANN GRAFF.

Christopher Bedoka  
NOTARY PUBLIC

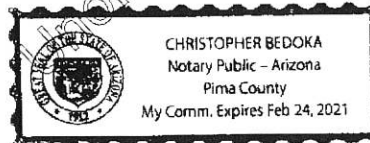


  
Shirlee Allen

STATE OF ARIZONA

)  
: SS.  
)

COUNTY OF PIMA



The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of MARCH, 2017, by SHIRLEE ALLEN.

  
NOTARY PUBLIC

Francine Rudd  
Francine Rudd

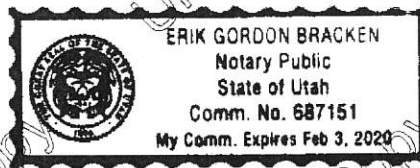
STATE OF UTAH

)  
: ss.  
)

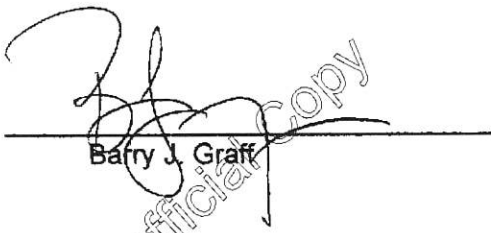
COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 3 day of  
March, 2017, by FRANCINE RUDD.

Erik Gordon Bracken  
NOTARY PUBLIC

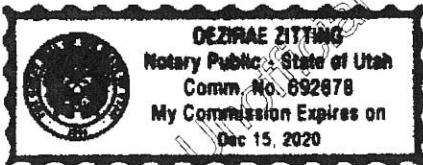




  
Barry J. Graff

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 4 day of  
May, 2017, by BARRY J. GRAFF.



  
NOTARY PUBLIC

Amy B. Baldwin

STATE OF UTAH

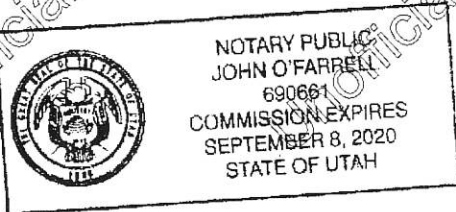
)

: SS.

COUNTY OF UTAH

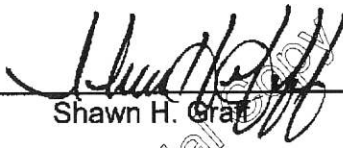
)

The foregoing instrument was acknowledged before me this 6th day of March, 2017, by AMY B. BALDWIN.



NOTARY PUBLIC



  
Shawn H. Graff

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

March The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of  
2017, by SHAWN H. GRAFF.

  
NOTARY PUBLIC



Darin R. Graff  
Darin R. Graff

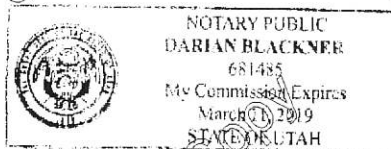
STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 17 day of May, 2017, by DARIN R. GRAFF.

Darin R. Graff  
NOTARY PUBLIC



  
Jason C. Graff

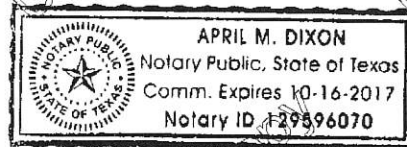
STATE OF TEXAS )  
COUNTY OF BEXAR )

: ss.

April The foregoing instrument was acknowledged before me this 5 day of  
April, 2017, by JASON C. GRAFF.

  
NOTARY PUBLIC

4836-7254-7648, v. 2





After recording return to:  
 Stephen R. Sloan, Esq.  
 Sloan & Sloan, P.C.  
 215 South State Street, Suite 101  
 Salt Lake City, UT 84111

Mail tax notices to:  
 SUP III, LLC  
 15066 Junction Circle  
 Draper, UT 84020

Parcel Nos. AV-1350, AV-1-3-5-111 and 1355-A

## Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, to SUP III, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

AND

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING WESTERLY OF STATE HIGHWAY 59 (U-59)

AND

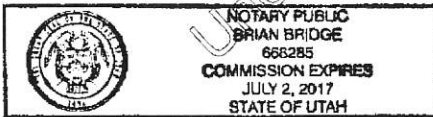
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59).

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim Deed this 4th day of May, 2017.

Shirl R. Graff  
Shirl R. Graff, Trustee of "The Shirl R.  
and Beth Graff Trust" dated May 14,  
1993

STATE OF UTAH )  
COUNTY OF SALT LAKE ) : ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of  
MARCH, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff  
Trust" dated May 14, 1993.



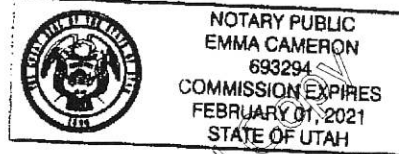
Brian Bridge  
NOTARY PUBLIC

  
Corinne Graff Krenn

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 20 day of  
March, 2017, by CORINNE GRAFF KRENN.

  
NOTARY PUBLIC





  
Robert S. Graff

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ALAMEDA )

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

*See attached  
Certification*

  
NOTARY PUBLIC

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public)  
(Here insert name and title of the officer)

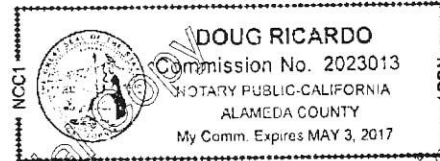
personally appeared Robert S. Craft  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Doug Ricardo  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed  
(Title or description of attached document)  
PARCELS AV-1350, AV-1-3-5-114  
(Title or description of attached document continued) 1355-A  
Number of Pages \_\_\_\_\_ Document Date 3/11/2017

#### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

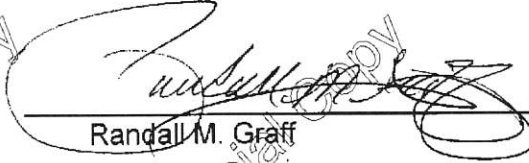
\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

  
Randall M. Graff

STATE OF UTAH )  
 ) ss.  
COUNTY OF TOOELE )

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by RANDALL M. GRAFF.

  
NOTARY PUBLIC

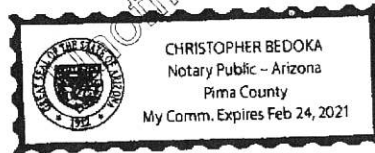




  
Leslie Ann Graff

STATE OF ARIZONA  
COUNTY OF PIMA

)  
: SS.  
)



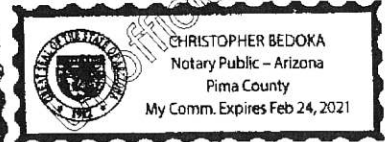
The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of  
MARCH, 2017, by LESLIE ANN GRAFF.

  
NOTARY PUBLIC

  
Shirlee Allen

STATE OF ARIZONA )  
: SS.  
COUNTY OF PIMA )

CHRISTOPHER BEDOKA  
Notary Public - Arizona  
Pima County  
My Comm. Expires Feb 24, 2021



The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of  
MARCH, 2017, by SHIRLEE ALLEN.

  
NOTARY PUBLIC

Francine Rudd  
Francine Rudd

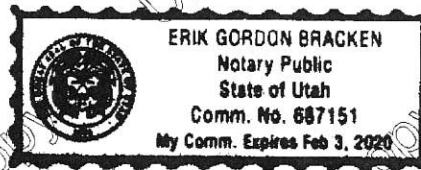
STATE OF UTAH )

: ss.

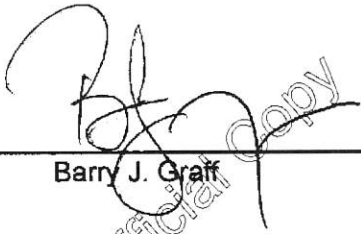
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 3 day of  
March, 2017, by FRANCINE RUDD.

Erik Gordon Bracken  
NOTARY PUBLIC





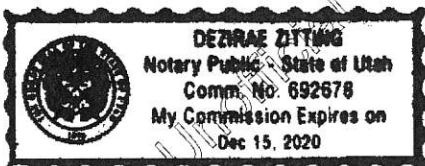
  
\_\_\_\_\_  
Barry J. Graff

STATE OF UTAH )

: ss.

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 04 day of May, 2017, by BARRY J. GRAFF.



  
\_\_\_\_\_  
NOTARY PUBLIC

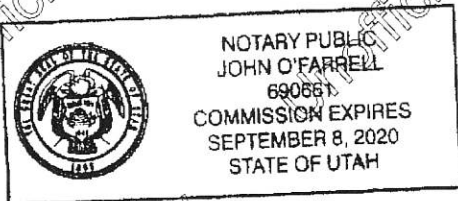
Amy B. Baldwin  
Amy B. Baldwin

STATE OF UTAH )

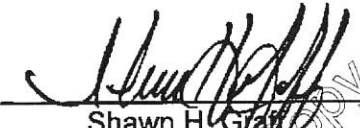
: ss.

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 6th day of May, 2017, by AMY B. BALDWIN.



[Signature]  
NOTARY PUBLIC

  
Shawn H. Graff

STATE OF UTAH )

: ss.

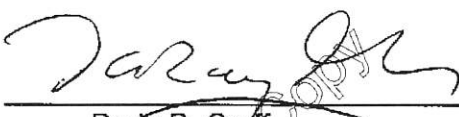
COUNTY OF SALT LAKE )

March The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of  
2017, by SHAWN H. GRAFF.



  
NOTARY PUBLIC

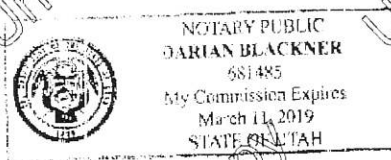


  
Darin R. Graff

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

The foregoing instrument was acknowledged before me this 17 day of may, 2017, by DARIN R. GRAFF.

  
NOTARY PUBLIC



  
Jason C. Graff

STATE OF TEXAS )

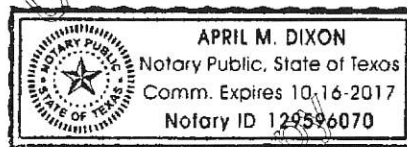
: ss.

COUNTY OF BEXAR )

The foregoing instrument was acknowledged before me this 5 day of April, 2017, by JASON C. GRAFF.

  
NOTARY PUBLIC

4843-5923-3856, v. 3



FAA Withdrawal Page 1 of 2  
Russell Shirts Washington County Recorder  
10/26/2020 08:24:12 AM Fee \$ 0.00  
By WASHINGTON COUNTY ASSESSOR

**Withdrawal of Application**

Washington County Assessor  
Utah State Tax Commission

Farmland Assessment Act  
UCA 59-2-501 to 515  
Form TC-601

It is requested that the application for taxation under the  
Farmland Assessment Act of 1969 be withdrawn.

**Owner Information**

|                                       |             |                  |
|---------------------------------------|-------------|------------------|
| Name(s) Filed Under<br>SUP I LLC      |             |                  |
| Mailing Address<br>15086 JUNCTION CIR |             | Telephone Number |
| City<br>DRAPER                        | State<br>UT | Zip<br>84020     |

**Property Information**

Property Identification numbers and complete legal description (additional pages if necessary)

Account Number: 0155229

Parcel Number: AV-1350-A

(USE 3.57 AC OF THE FOLLOWING LEGAL DESC.): S: 4 T: 43S R: 11W S: 33 T: 42S R: 11W THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN AND THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59)

LESS: NORTH ROAD: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND EAST 56.40 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING, BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND EAST 56.40 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 21°37'31" WEST 66.00 FEET ALONG SAID NORTHWESTERLY LINE OF STATE ROUTE 59; THENCE NORTH 68°22'29" EAST 59.83 FEET; THENCE NORTH 970.54 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 21°37'31" WEST, LONG CHORD BEARS NORTH 10°05'08" EAST 811.58 FEET WITH A CENTRAL ANGLE OF 116°34'42" THENCE NORTH 45°12'13" WEST 82.02 FEET; THENCE NORTHWEST 464.87 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°47'47" EAST, LONG CHORD BEARS NORTH 23°40'40" WEST 450.81 FEET WITH A CENTRAL ANGLE OF 49°03'08"); THENCE NORTH 00°50'54" EAST 1,521.69 FEET TO THE SECTION LINE; THENCE SOUTH 89°01'25" EAST 33.00 FEET ALONG THE SECTION LINE TO THE SECTION CORNER COMMON TO SECTIONS 4 & 5 TOWNSHIP 43 SOUTH, RANGE 11 WEST, AND SECTION 32 & 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°00'56" EAST 33.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°50'54" WEST 1,521.54 FEET; THENCE SOUTHEAST 4.37 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°09'06" EAST, LONG CHORD BEARS SOUTH 23°40'39" EAST 396.01 FEET WITH A CENTRAL ANGLE OF 49°03'08"); THENCE SOUTH 48°12'13" EAST 82.02 FEET; THENCE SOUTH 1,104.83 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 41°47'47" WEST, LONG CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET WITH A CENTRAL ANGLE OF 116°34'42"); THENCE SOUTH 68°22'29" WEST 59.83 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 15' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT RUNNING PARALLEL WITH SAID DESCRIPTION AS SHOWN.

**Explanation**

Division (split) of original parcel, APPLE VALLEY TOWN ROADWAY



Certification (Sign below)

Owner Signature (SUP I LLC)

X

Date

County Assessor's Signature

Date

*Tom Duran T*

10-22-2020

Notary Signature

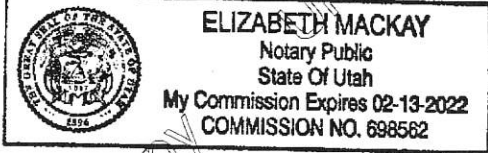
Date

Acknowledged  
Before Me

*Elizabeth Mackay*

10-22-2020

Notary Stamp



DOC # 20170031481

Item 3.

FAA Application Page 1 of 2  
Russell Shirts Washington County Recorder  
08/02/2017 12:20:00 PM Fee \$ 13.00  
By WASHINGTON COUNTY ASSESSOR



## Application for Assessment and Taxation of Agricultural Land

### Washington County Assessor

Farmland Assessment Act  
UCA 59-2-501 to 515  
Form TC-582

**Owner**  
SUP III LLC  
15066 JUNCTION CIR  
DRAPER, UT 84020

**Date of Application**  
06/28/2017

**Total Acres**  
246.24

### Property identification numbers and complete legal description (additional pages if necessary)

Account Number: 0155237

Parcel Number: AV-1351-A-7

S: 5 T: 43S R: 11W S: 4 T: 43S R: 11W S: 9 T: 43S R: 11W THE NORTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN,  
LYING WESTERLY OF STATE HIGHWAY 59 (U-59)

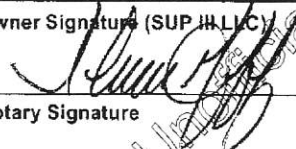
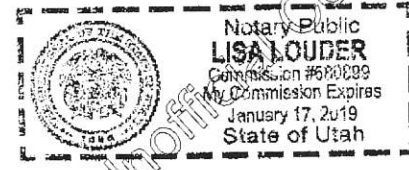
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST,  
SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59).

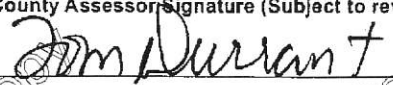
### Certification

Read the following and sign below.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Corporate Name SUP III, LLC

|                                                                                                                       |                                        |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Owner Signature (SUP III, LLC)<br>X  | Date<br><u>7-17-17</u>                 |
| Notary Signature<br>                 | Date<br>Subscribed and Sworn Before Me |
| Notary Stamp<br>                     |                                        |

|                                                                                                                                      |                       |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| County Assessor Signature (Subject to review)<br> | Date<br><u>8-2-17</u> |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------|



**After recording return to:**

Stephen R. Sloan, Esq.  
Sloan & Sloan, P.C.  
215 South State Street, Suite 101  
Salt Lake City, UT 84111

Quit Claim Deed Page 1 of 14  
Russell Shirts Washington County Recorder  
05/12/2017 11:06:38 AM Fee \$ 47.00  
By SLOAN & SLOAN

**Mail tax notices to:**

SUP II, LLC  
15066 Junction Circle  
Draper, UT 84020

Parcel No. AV-1344

## Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to SUP II, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE  
BASE & MERIDIAN

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim Deed this 4th day of May, 2017.

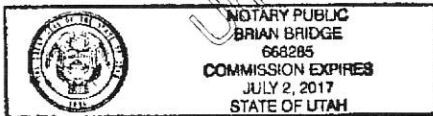
Shirl R. Graff  
Shirl R. Graff, Trustee of "The Shirl R.  
and Beth Graff Trust" dated May 14,  
1993

STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of  
MARCH, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff  
Trust" dated May 14, 1993.



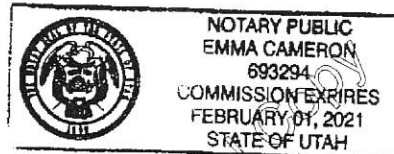
Brian Bridge  
NOTARY PUBLIC

  
Corinne Graff Krenn

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 20 day of  
march, 2017, by CORINNE GRAFF KRENN.

  
NOTARY PUBLIC



Robert S. Graff

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ALAMEDA )

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

See attached  
Certification

NOTARY PUBLIC



## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public)  
(Here insert name and title of the officer)

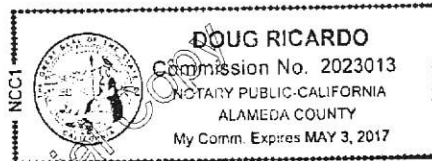
personally appeared Robert S. Graft  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed  
(Title or description of attached document)

Parcel AV-1344  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 3/11/2017

#### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

  
Randall M. Graff

STATE OF UTAH )  
 ) ss.  
COUNTY OF TOOELE )

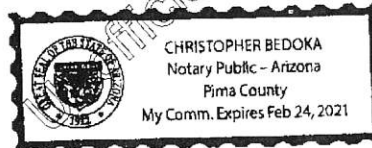
March The foregoing instrument was acknowledged before me this 2nd day of  
\_\_\_\_\_, 2017, by RANDALL M. GRAFF.

  
NOTARY PUBLIC



  
Leslie Ann Graff

STATE OF ARIZONA )  
COUNTY OF PIMA : SS.  
)

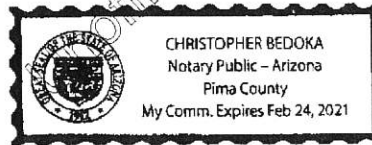


The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of MARCH, 2017, by LESLIE ANN GRAFF.

  
NOTARY PUBLIC

  
Shirlee Allen

STATE OF ARIZONA )  
: ss.  
COUNTY OF PIMA )



The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of  
MARCH, 2017, by SHIRLEE ALLEN.

  
NOTARY PUBLIC



Francine Rudd

Francine Rudd

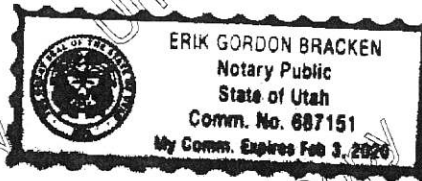
STATE OF UTAH )

: ss.

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 3 day of  
March, 2017, by FRANCINE RUDD.

Erik Gordon Bracken  
NOTARY PUBLIC



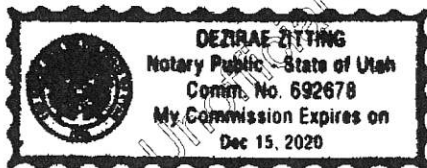
  
Barry J. Graff

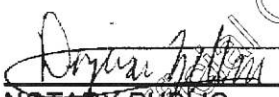
STATE OF UTAH )

: ss.

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 4 day of May, 2017, by BARRY J. GRAFF.



  
NOTARY PUBLIC

Amy B. Baldwin  
Amy B. Baldwin

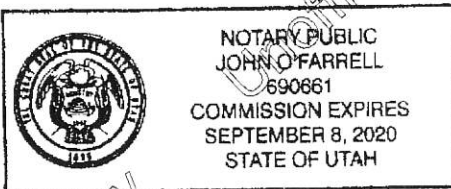
STATE OF UTAH )

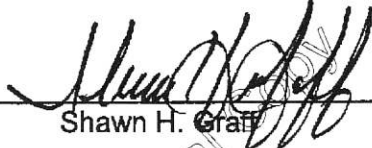
: ss.

COUNTY OF UTAH )

May 14 The foregoing instrument was acknowledged before me this 6th day of  
2017, by AMY B. BALDWIN.

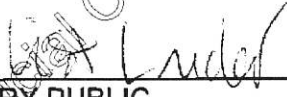
[Signature]  
NOTARY PUBLIC



  
Shawn H. Graff

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

March The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of  
2017, by SHAWN H. GRAFF.

  
NOTARY PUBLIC



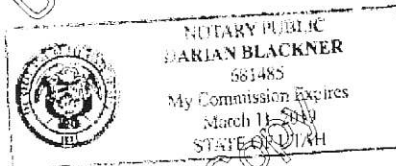


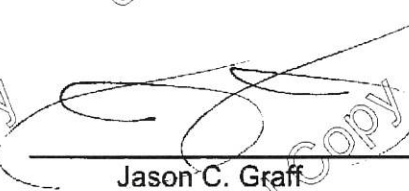
Darin R. Graff  
Darin R. Graff

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

March The foregoing instrument was acknowledged before me this 17 day of  
2017, by DARIN R. GRAFF.

Darin R. Graff  
NOTARY PUBLIC



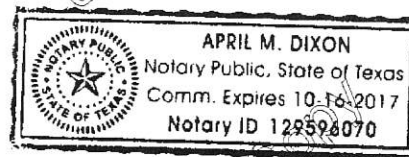
  
\_\_\_\_\_  
Jason C. Graff

STATE OF TEXAS                    )  
                                          : ss.  
COUNTY OF BEXAR                )

April The foregoing instrument was acknowledged before me this 5 day of  
\_\_\_\_\_, 2017, by JASON C. GRAFF.

  
\_\_\_\_\_  
NOTARY PUBLIC

4847-1561-3760, v. 2





September 9, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-1350-A, AV-1344, AV-1351-A-1  
Located: see map (on backside of this letter)

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 Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

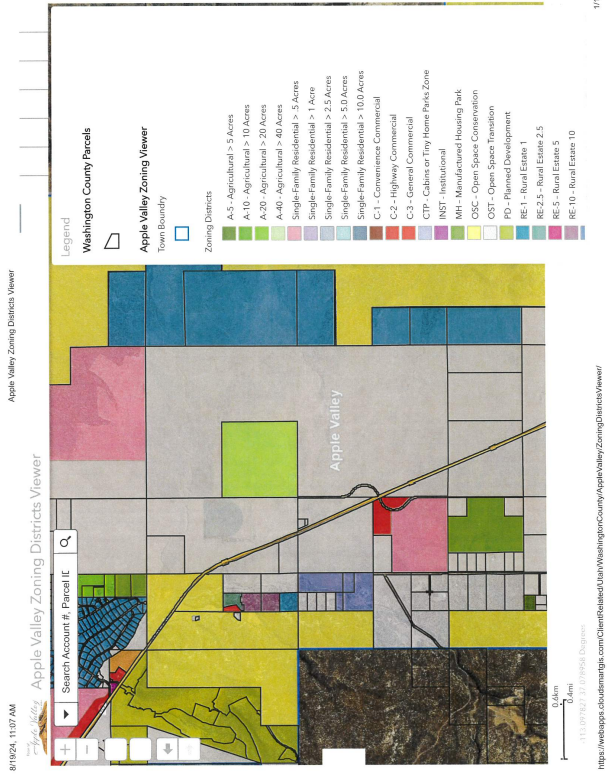
The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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,

Jenna Vizcardo  
Town Clerk









## 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

Item 4.

### Zone Change Application

#### Applications Must Be Submitted By The First Wednesday Of The Month

|                                                                                        |                   |                                        |  |
|----------------------------------------------------------------------------------------|-------------------|----------------------------------------|--|
| Owner: Darcy Anne Pauken                                                               |                   | Phone: [REDACTED]                      |  |
| Address: [REDACTED]                                                                    |                   | Email: [REDACTED]                      |  |
| City: [REDACTED]                                                                       | State: [REDACTED] | Zip: [REDACTED]                        |  |
| Agent: (If Applicable) N/A                                                             |                   | Phone: N/A                             |  |
| Address/Location of Property: 37°02'27.7"N 113°03'53.5"W                               |                   | Parcel ID: AV-JHLS-1                   |  |
| Existing Zone: PD                                                                      |                   | Proposed Zone: A-5 AG-X                |  |
| For Planned Development Purposes: Acreage in Parcel <sup>5.25</sup>                    |                   | Acreage in Application <sup>5.25</sup> |  |
| Reason for the request<br>Amend the current PD to obtain Agricultural > 5 Acres zoning |                   |                                        |  |

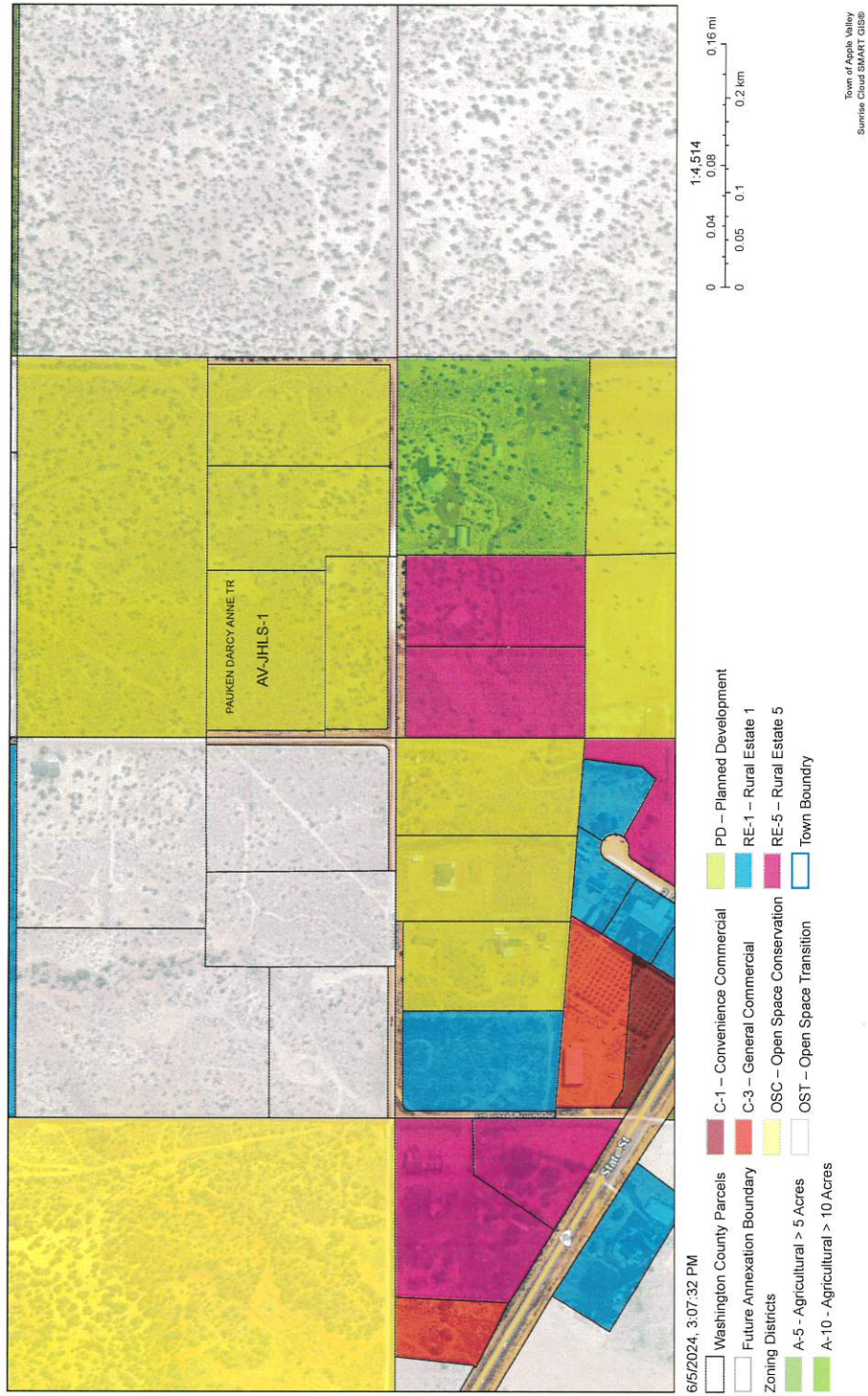
#### Submittal Requirements: The zone change application shall provide the following:

- ☒ 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<br> | Date<br>8/22/2024 |
|-------------------------|-------------------|

|                        |                                   |             |
|------------------------|-----------------------------------|-------------|
| Official Use Only      | Amount Paid: \$                   | Receipt No: |
| Date Received: 8/22/24 | Date Application Deemed Complete: |             |
| By:                    | By:                               |             |

# Apple Valley Zoning Districts







# SUBDIVISION APPROVAL PROCESS

## AFFIDAVIT

### PROPERTY OWNER

Item 4.

STATE OF UTAH )  
 )s  
COUNTY OF WASHINGTON )

I (We) Darcy Anne Pauken, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 22 day of August, 2024.



Madison Pescado  
Notary Public

Residing in: Las Vegas, NV

My Commission Expires: 12/08/2027

### AGENT AUTHORIZATION

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



DOC # 20210021011

Map (Conveying Property) Page 1 of 2  
Gary Christensen, Washington County Recorder  
03/25/2021 08:15:09 AM Fee \$ 56.00  
By JOHN MARK HOLM



MAP

NAME: JOHN HOLM LOT SPLIT

LOTS: 3 MAP: 4580

PARCEL: AV-1365-Q

JOHN HOLM

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W. 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

North

Monson Dean

956 W 360 S Hurricane UT 84737

East

M &amp; K Southern Utah Holdings LLC

258 W Telegraph Rd

Washington UT 84780

South

Bistline Ladell J SR

PO Box 99

Colorado City AZ 86021

Across Street to the West

G&amp;H Inv Properties

2002 S 1100 W

Woods Cross UT 84087

Across Street North West

Jessop Matt &amp; Pam G

1854 S 1800 E

Apple Valley UT 84737

Corrected Warranty Page 1 of 2  
Gary Christensen Washington County Recorder  
04/21/2023 11:18:48 AM Fee \$40.00 By GT TITLE  
SERVICES

MAIL TAX NOTICES TO GRANTEE AT:  
8175 ARVILLE STREET #317  
LAS VEGAS NV 89139



Property Reference Information:

Tax Parcel No(s): AV-JHLS-1

Property Address(es) (if any):

(UNASSIGNED ADDRESS), APPLE VALLEY, UT 84737

**CORRECTIVE WARRANTY DEED**

**JARED PAUL MCGREGOR AND AUTUMN RAYLINE DIANE MCGREGOR** ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**DARCY ANNE PAUKEN, as Trustee of THE TRADE WINDS NAVIGATION TRUST U/A/D OCTOBER 19, 2018** ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 1, JOHN HOLM LOT SPLIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter

[Remainder of page intentionally left blank. Signatures appear on the following page.]

**\*\*BEING RECORDED TO CORRECT ENTRY 20230008655\*\***

Information for reference purposes:

GT Title File No.: W53098

Tax Parcel No(s): AV-JHLS-1

Property Address(es) (if any):

(UNASSIGNED ADDRESS), APPLE VALLEY, UT 84737

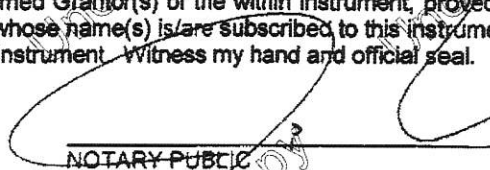
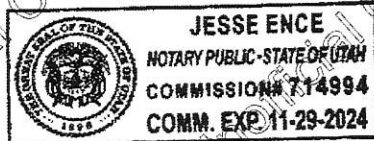
-Signature Page to Warranty Deed-Witness the hand of Grantor(s) this 2<sup>nd</sup> day of MARCH, 2023.
  
 \_\_\_\_\_  
 JARED PAUL MCGREGOR

  
 \_\_\_\_\_  
 AUTUMN RAYLINE DIANE MCGREGOR

STATE OF UTAH

COUNTY OF WASHINGTON ) ss.

On this 2<sup>nd</sup> day of March, 2023, personally appeared before me JARED PAUL MCGREGOR and AUTUMN RAYLINE DIANE MCGREGOR, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
 \_\_\_\_\_  
 NOTARY PUBLIC






September 9, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-JHLS-1  
Located: see map (on backside of this letter)

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 Planned Development Zone (PD) to A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

<https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05> Temporary Ordinance For Zone Change To A-X Agricultural Zone

<https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020> A Agricultural Zone

The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** 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, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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,

Jenna Vizcardo  
Town Clerk





**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: <b>HAYDEN H STEVE &amp; BARBARA TRS</b>                                   |                   | Phone: [REDACTED]                     |  |
| Address: [REDACTED]                                                              |                   | Email: [REDACTED]                     |  |
| City: [REDACTED]                                                                 | State: [REDACTED] | Zip: [REDACTED]                       |  |
| Agent: (If Applicable)                                                           |                   | Phone:                                |  |
| Address/Location of Property: <b>2483S 1200 E</b>                                |                   | Parcel ID: <b>AV-1376F</b>            |  |
| Existing Zone: <b>RE-20</b>                                                      |                   | Proposed Zone: <b>AGRICULTURE A-X</b> |  |
| For Planned Development Purposes: Acreage in Parcel <u>20 ACRES</u>              |                   | Acreage in Application <u>20.0</u>    |  |
| Reason for the request<br><b>N1/2 NW1/4 SE1/4 Sec 22 zone chg to agriculture</b> |                   |                                       |  |

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

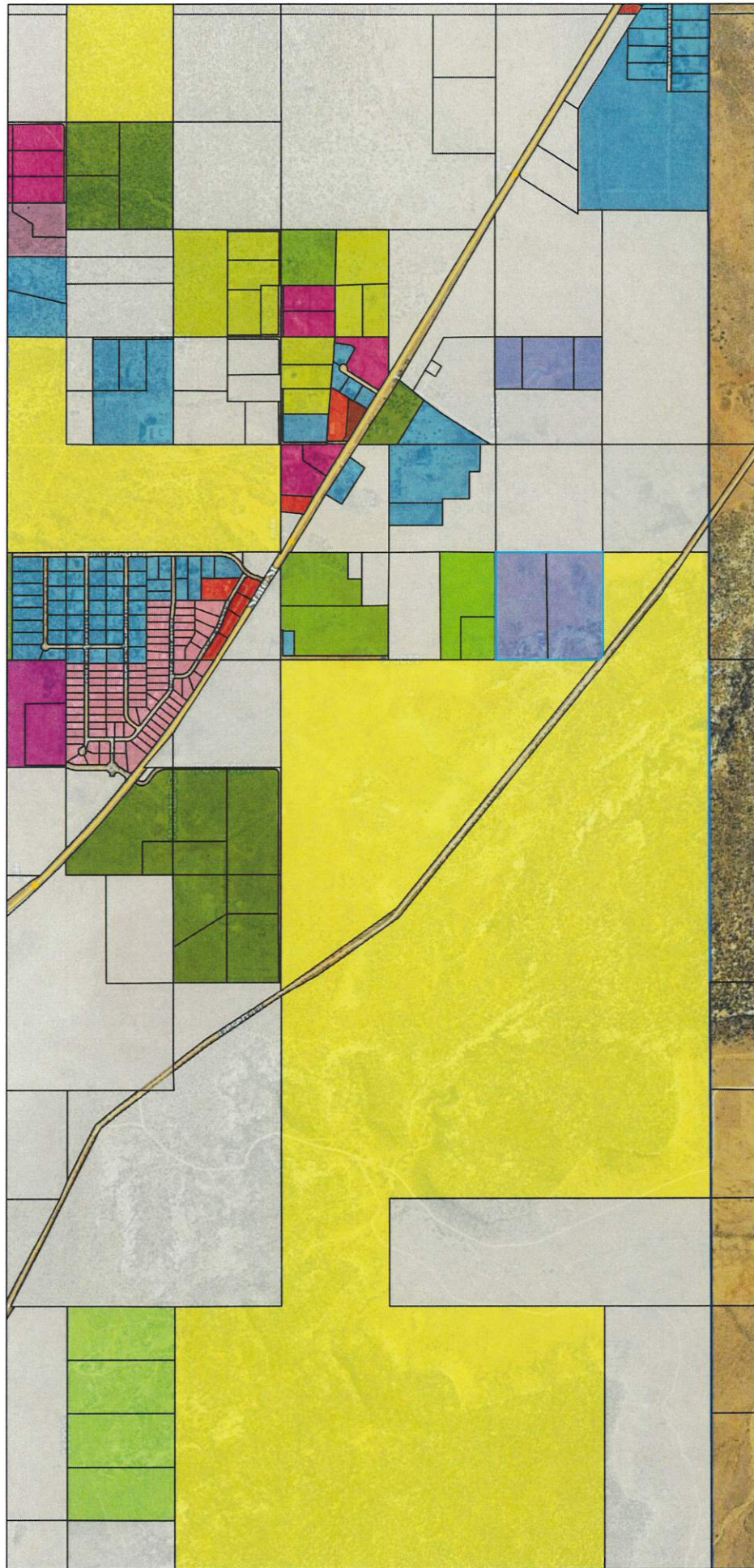
- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A 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<br><i>[Signature]</i> | Date<br><b>8-27-24</b> |
|-------------------------------------------|------------------------|

|                               |                                   |             |
|-------------------------------|-----------------------------------|-------------|
| Official Use Only             | Amount Paid: \$                   | Receipt No: |
| Date Received: <b>8/27/24</b> | Date Application Deemed Complete: |             |
| By: <i>[Signature]</i>        | By:                               |             |



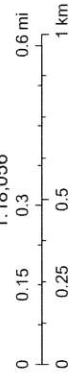
# Apple Valley Zoning Districts



9/9/2024, 5:54:29 PM

- Washington County Parcels
- Future Annexation 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
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- INST - Institutional
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- Town Boundary

1:18,056



Town of Apple Valley  
Sunrise Cloud SMART GIS®

Item 5.





# Hayden Property AV-1376L AV1376F



## Legend



## Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwiwi 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

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.

1,504.7 0 752.33 1,504.7 Feet

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder  
 09/27/2023 02:35:46 PM Fee \$40.00 By LEGAL  
 TITLE INSURANCE AGENCY, LLC

WHEN RECORDED  
 MAIL TAX NOTICE TO:

Grantee:

2483 South 1200 East  
 Apple Valley UT 84737

## WARRANTY DEED

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee.

Grantor(s),

of Hurricane, Utah

hereby CONVEYS and WARRANTS to

H. Steve Hayden And Barbara Hayden, And To Their Successors, As Trustees Of The H. Steve And Barbara Hayden Revocable Trust, U/T/A Dated September 24, 2014

Grantee(s),

of Hurricane, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah to-wit:

See Attached Exhibit "A"

\* Note: Grantors acquired title as Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee (Grantor), Barbara Jessop, Trustee (Grantee), Richard Edson Jessop, Trustee (Grantee); however, the title of (Grantor)/(Grantee) was a reference to their positions in the trust.

WITNESS the hand of said grantor(s) this 22 day of September, 2023.

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

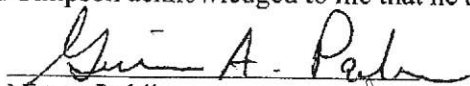


By: Richard Timpson, Trustee

STATE OF UtahCOUNTY OF Washington

)ss

On the 22<sup>nd</sup> day of September, 2023, personally appeared before me Richard Timpson, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Timpson acknowledged to me that he as such Trustee executed the same.

  
 Notary Public

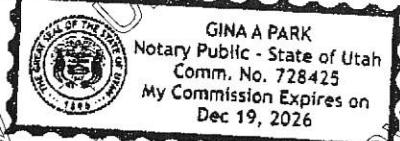

GINA A PARK  
 Notary Public - State of Utah  
 Comm. No. 728425  
 My Commission Expires on  
 Dec 10, 2024

Rising Sun Trust, dated 26th day of  
February, 2022, by Richard  
Timpson, Trustee, Barbara Jessop,  
Trustee, Richard Edson Jessop,  
Trustee

Barbara Jessop  
By: Barbara Jessop, Trustee

STATE OF Utah )  
COUNTY OF Washington )ss

On the 22<sup>nd</sup> day of September, 2023, personally appeared before me Barbara Jessop, who, being duly sworn did say that she is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Barbara Jessop acknowledged to me that she as such Trustee executed the same.



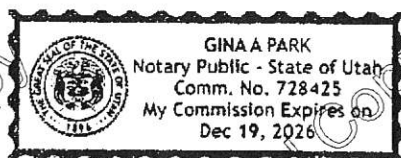
Gina A. Park  
Notary Public

Rising Sun Trust, dated 26th day of  
February, 2022, by Richard  
Timpson, Trustee, Barbara Jessop,  
Trustee, Richard Edson Jessop,  
Trustee

Richard Edson Jessop  
By: Richard Edson Jessop, Trustee

STATE OF Utah )  
COUNTY OF Washington )ss

On the 22<sup>nd</sup> day of September, 2023, personally appeared before me Richard Edson Jessop, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Edson Jessop acknowledged to me that he as such Trustee executed the same.



Gina A. Park  
Notary Public



**Exhibit "A"**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
AND THE SOUTH ONEHALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE  
BASE AND MERIDIAN.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT THERETO

TOGETHER WITH AND SUBJECT TO A FIFTY (50) FOOT PERIMETER RIGHT-OF-WAY  
AND EASEMENT AS GRANTED AND FULLY DESCRIBED IN THAT CERTAIN  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
JULY 11, 1977 AS ENTRY NO. 185195 IN BOOK 222 AT PAGE 491, WASHINGTON  
COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law  
and subject to 2023 taxes and thereafter.

TAX SERIAL NO.: **AV-1376-L** (a portion thereof)





September 9, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-1376-F  
Located: see map (on backside of this letter)

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 Rural Estates 20 Acres Zone (RE-20) to A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** 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, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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,

Jenna Vizcardo  
Town Clerk

Washington County Parcels  
 Future Annexation Boundary  
 Zoning Districts  
 A-5 - Agricultural > 5 Acres  
 A-10 - Agricultural > 10 Acres  
 A-20 - Agricultural > 20 Acres  
 A-40 - Agricultural > 40 Acres  
 C-3 - General Commercial  
 C-2 - Highway Commercial  
 INST - Institutional  
 OSC - Open Space Conservation  
 OSC - Open Space Transition  
 PD - Planned Development  
 RE-1 - Rural Estate 1  
 RE-5 - Rural Estate 5  
 RE-10 - Rural Estate 10  
 RE-20 - Rural Estate 20  
 Town Boundary



Item 5.

|         |   |        |              |
|---------|---|--------|--------------|
| 1,504.7 | 0 | 752.33 | 1,504.7 Feet |
|---------|---|--------|--------------|

85





## 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

Item 6.

### Zone Change Application

#### Applications Must Be Submitted By The First Wednesday Of The Month

|                                                                   |                   |                                  |  |
|-------------------------------------------------------------------|-------------------|----------------------------------|--|
| Owner: <i>Paul B. and Kathleen C. Hansen Revocable Trust</i>      |                   | Phone: [REDACTED]                |  |
| Address: [REDACTED]                                               |                   | Email: [REDACTED]                |  |
| City: [REDACTED]                                                  | State: [REDACTED] | Zip: [REDACTED]                  |  |
| Agent: (If Applicable)                                            |                   | Phone:                           |  |
| Address/Location of Property: <i>2591 Desert Drive</i>            |                   | Parcel ID: <i>AV 1376 E</i>      |  |
| Existing Zone: <i>DSTRE-20</i>                                    |                   | Proposed Zone: <i>AG-X</i>       |  |
| For Planned Development Purposes: Acreage in Parcel               |                   | Acreage in Application <i>20</i> |  |
| Reason for the request<br><i>Already have home, Agricultural.</i> |                   |                                  |  |

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

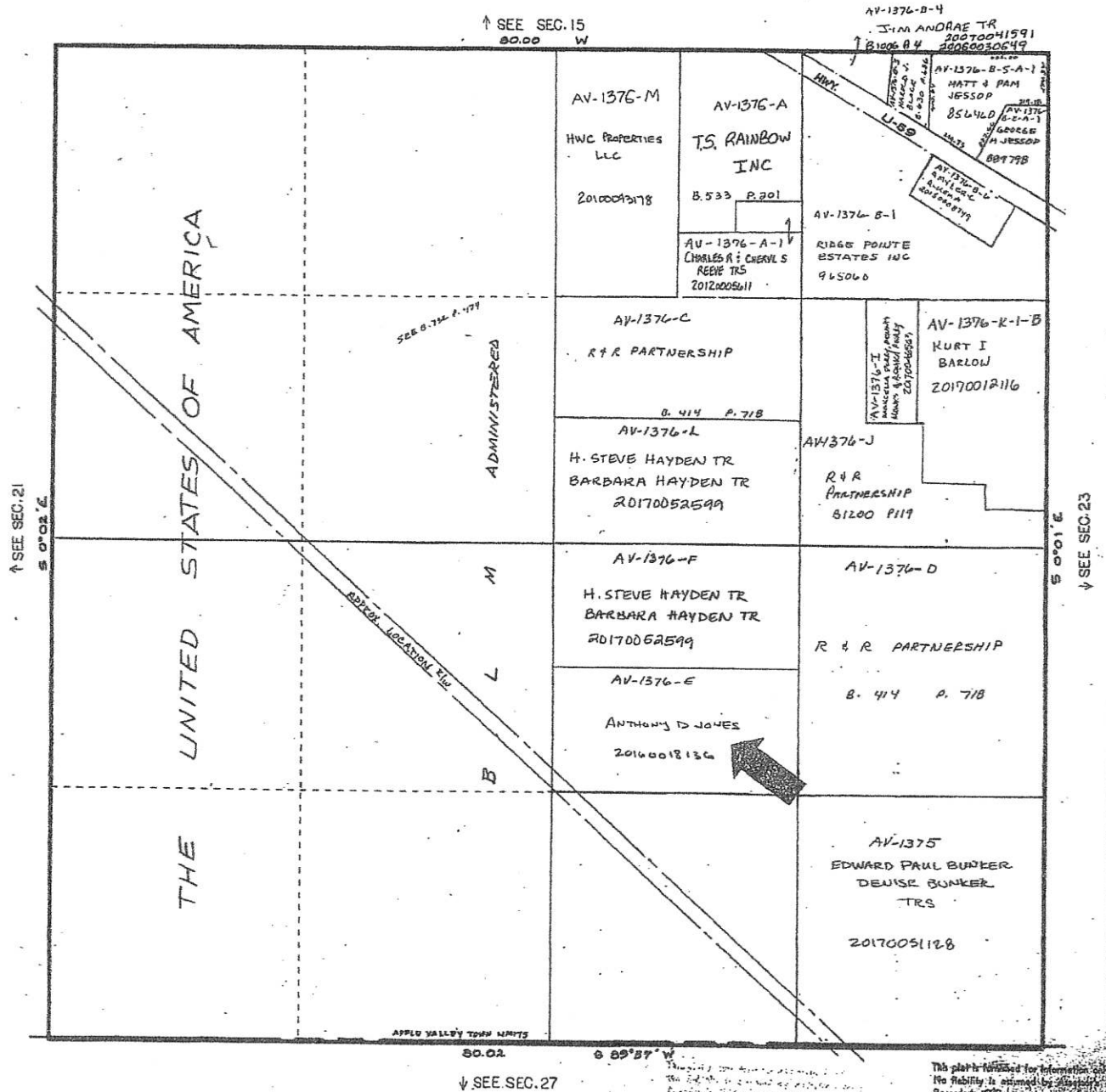
- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☒ E. A 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<br><i>Paul B. Hansen</i> | Date<br><i>8-27-2024</i> |
|----------------------------------------------|--------------------------|

|                               |                                   |             |
|-------------------------------|-----------------------------------|-------------|
| Official Use Only             | Amount Paid: \$                   | Receipt No: |
| Date Received: <i>8/27/24</i> | Date Application Deemed Complete: |             |
| By: <i>[Signature]</i>        | By:                               |             |

BOOK 2 PAGE 43-22

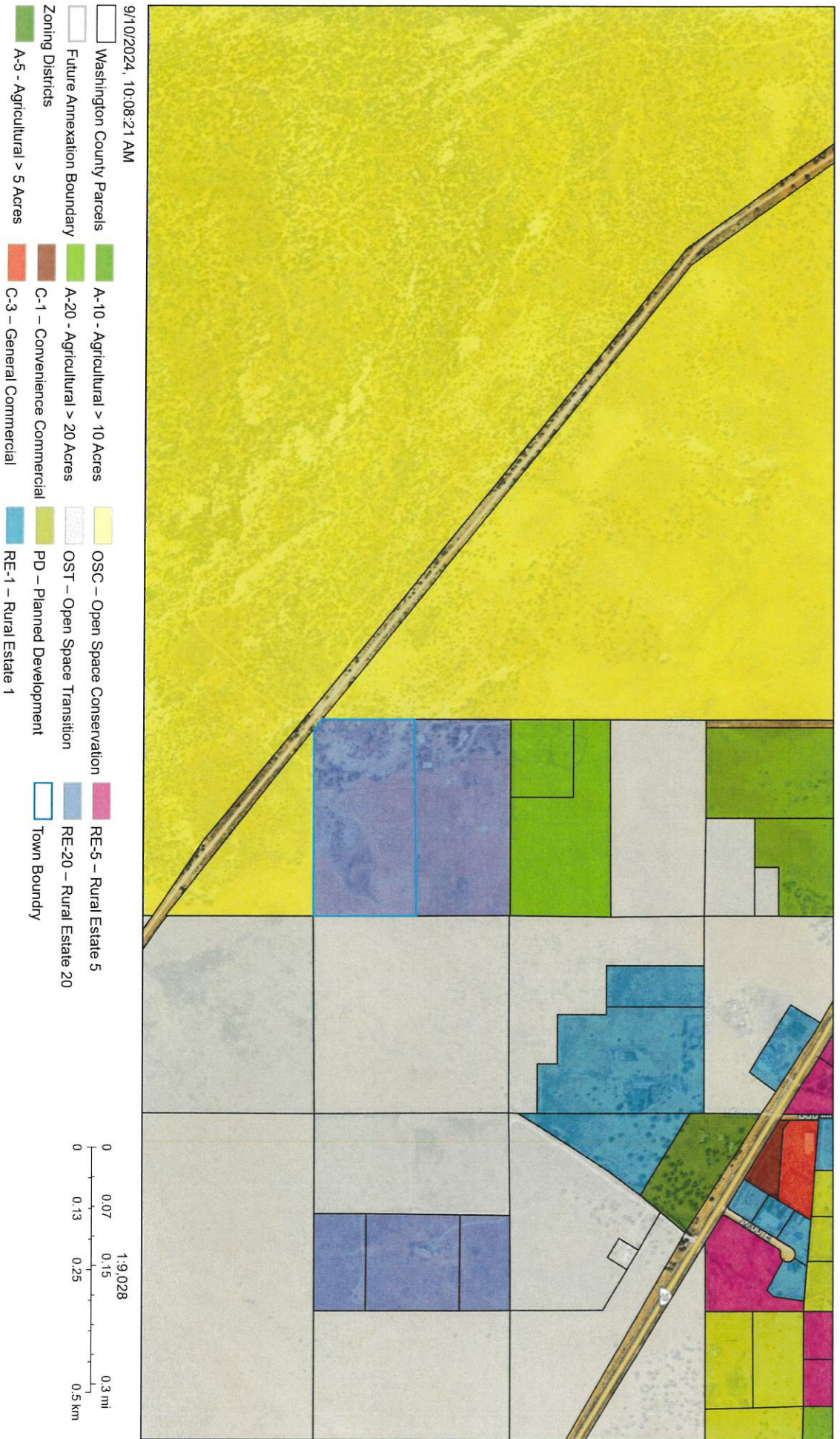
SECTION 22  
T43 S -- R 11 W  
SALT LAKE BASE & MERIDIAN  
SCALE: ONE INCH=400 FEET  
WASHINGTON COUNTY, UTAH



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



# Apple Valley Zoning Districts





Washington County Recorder  
87 N. 200 E. Suite 101  
St. George, UT 84770  
(435)634-5709

Re: 20240021886  
0374556  
AV-1376-E  
07/11/2024 03:32:14 PM

Item 6.

Frequently in the examination of Deeds, errors are detected that may seriously impair the validity of the transaction and purpose of the document. When possible, as a courtesy, the discrepancies are noted and called to the attention of interested parties. An examination of THIS DOCUMENT (copy provided) disclosed the following:

Incorrect or incomplete legal description, as noted on the copy

INCORRECT TOWNSHIP

TOWNSHIP IN LEGAL GIVEN READS AS "TOWNSHIP 34 SOUTH" WHEN THE TOWNSHIP SHOULD BE "TOWNSHIP 43 SOUTH"  
THE TOWNSHIP WAS INCORRECT ON DOCUMENTS 202400149721 AND 20240021886.

Prompt attention should be given this notice, and if of sufficient importance your Title Company or Attorney should be contacted to record the correct document

The person who prepares and/or submits a document for recording is responsible for the content of the document (not the Washington County Recorder's Office). If there is a problem or error in the document, the document will need to be re-recorded, with a new signature and new notarization, or a new document may be recorded to fix the problem. RECORDING FEES WILL APPLY to record these documents.

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder  
 07/11/2024 03:32:14 PM Fee \$40.00 By JEFFS  
 AND JEFFS, P.C.

WHEN RECORDED RETURN TO: and mail tax notice to:  
 Paul B. Hansen and Kathleen C. Hansen, Trustees  
 7867 South 2200 West  
 Spanish Fork, UT 84660

*See preceding doc  
 20240014971 (attached)*

### Correction Warranty Deed

Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, Grantors, hereby CONVEYS and WARRANTS to Paul B. Hansen and Kathleen C. Hansen, Trustees, or any successor trustees, of the Paul B. and Kathleen C. Hansen Revocable Trust dated May 14, 2024, Grantees, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

The South Half of the Northwest Quarter of the Southeast Quarter (S1/2 NW1/2 SE1/4) of Section 22, Township 34 South, Range 11 West, Salt Lake Base and Meridian.

Tax Parcel Number AV-1376-E

Correction to Deed recorded May 14, 2024 as Entry No. 20240014971 corrected to add Water Rights Addendum to Land Deeds attached hereto and made a part hereof.

WITNESS the hand of said *Grantors*, this 11<sup>th</sup> day of July, 2024.

*Paul B. Hansen*

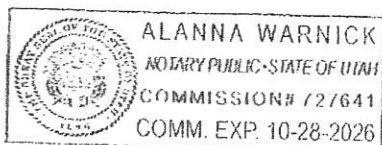
Paul B. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

*Kathleen C. Hansen*

Kathleen C. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

STATE OF UTAH )  
 : ss.  
 COUNTY OF UTAH )

On the 11<sup>th</sup> day of July, 2024, personally appeared before me Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



*Alanna Warnick*  
 Notary Public



September 10, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-1376-E  
Located: see map (on backside of this letter)

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 Rural Estates 20 Acres Zone (RE-20) to A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** 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, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

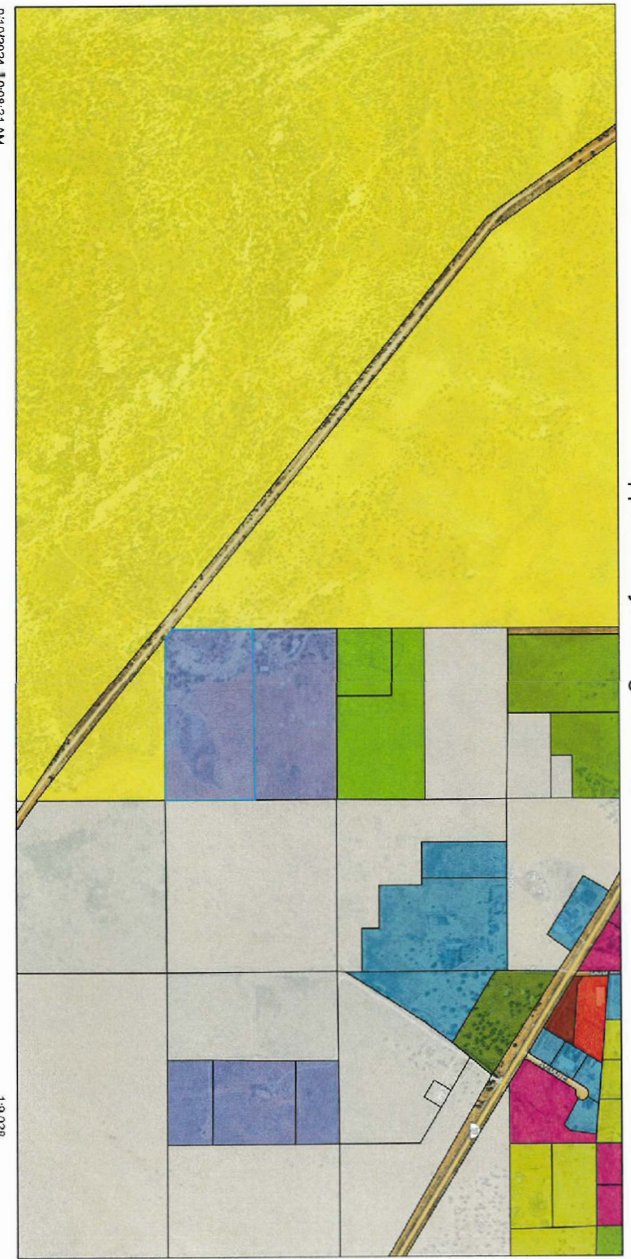
Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo  
Town Clerk



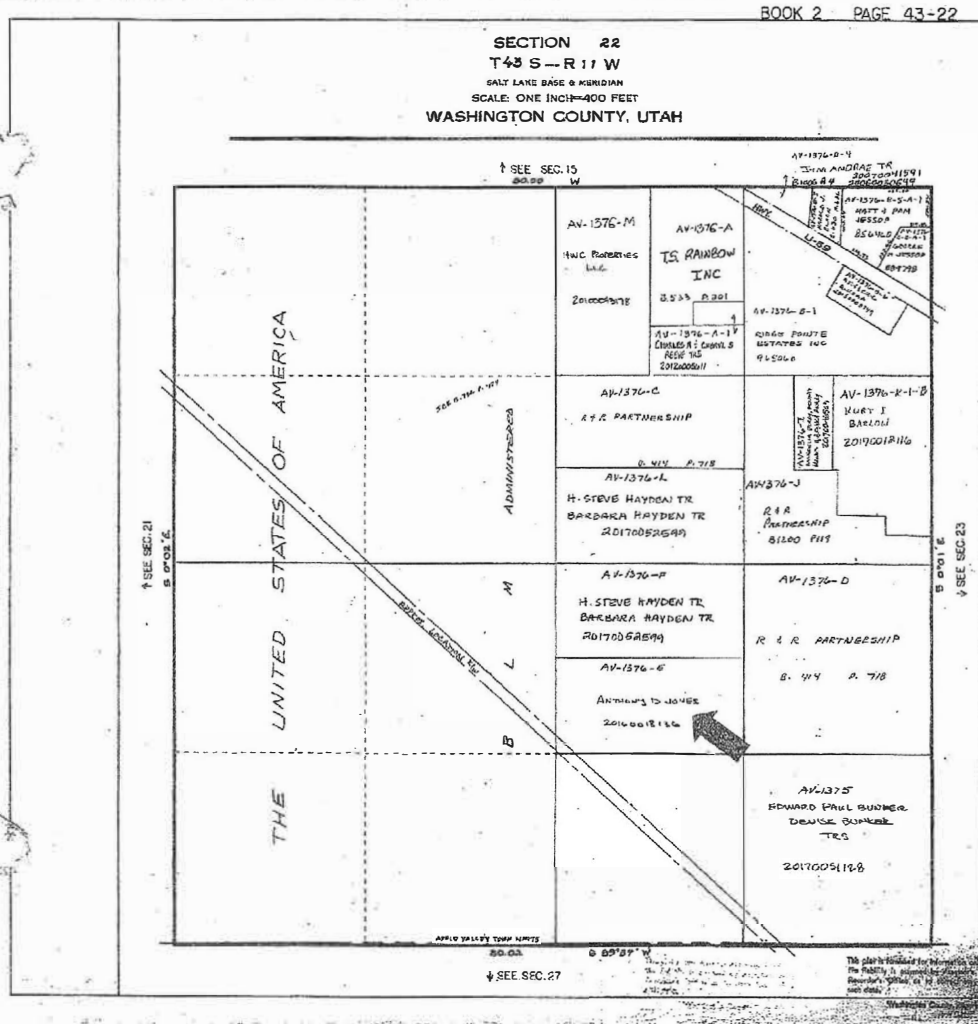
Apple Valley Zoning Districts



- 8/10/2024 1:00:27 AM
- Washington County Parcels
  - Future Annexation Boundary
  - Zoning Districts
  - A-5 - Agricultural > 5 Acres
  - A-10 - Agricultural > 10 Acres
  - A-20 - Agricultural > 20 Acres
  - C-1 - Convenience Commercial
  - C-3 - General Commercial
  - OS - Open Space Conservation
  - OST - Open Space Transition
  - PD - Planned Development
  - RE-1 - Rural Estate 1
  - RE-5 - Rural Estate 5
  - RE-20 - Rural Estate 20
  - Town Boundary



Source: Apple Valley  
Current Date: 8/10/2024



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



**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

Item 7.

## Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

|                                                                                                |                                   |
|------------------------------------------------------------------------------------------------|-----------------------------------|
| Owner: <u>TLW Investments LLC</u>                                                              | Phone: [REDACTED]                 |
| Address: [REDACTED]                                                                            | Email: [REDACTED]                 |
| City: [REDACTED]                                                                               | State: [REDACTED] Zip: [REDACTED] |
| Agent: (If Applicable) <u>Travis &amp; Libby Wells</u>                                         | Phone: [REDACTED]                 |
| Address/Location of Property:                                                                  | Parcel ID: <u>AV-1343-A1</u>      |
| Existing Zone: <u>DST</u>                                                                      | Proposed Zone: <u>AG-X</u>        |
| For Planned Development Purposes: Acreage in Parcel <u>40</u> Acreage in Application <u>40</u> |                                   |
| Reason for the request<br><u>turn to AG-X</u>                                                  |                                   |

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

- ☒ A. The name and address of owners in addition to above owner. Travis & Libby Wells
- ☒ 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. N/A 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. N/A Signed and notarized Acknowledgement of Water Supply (see attached).

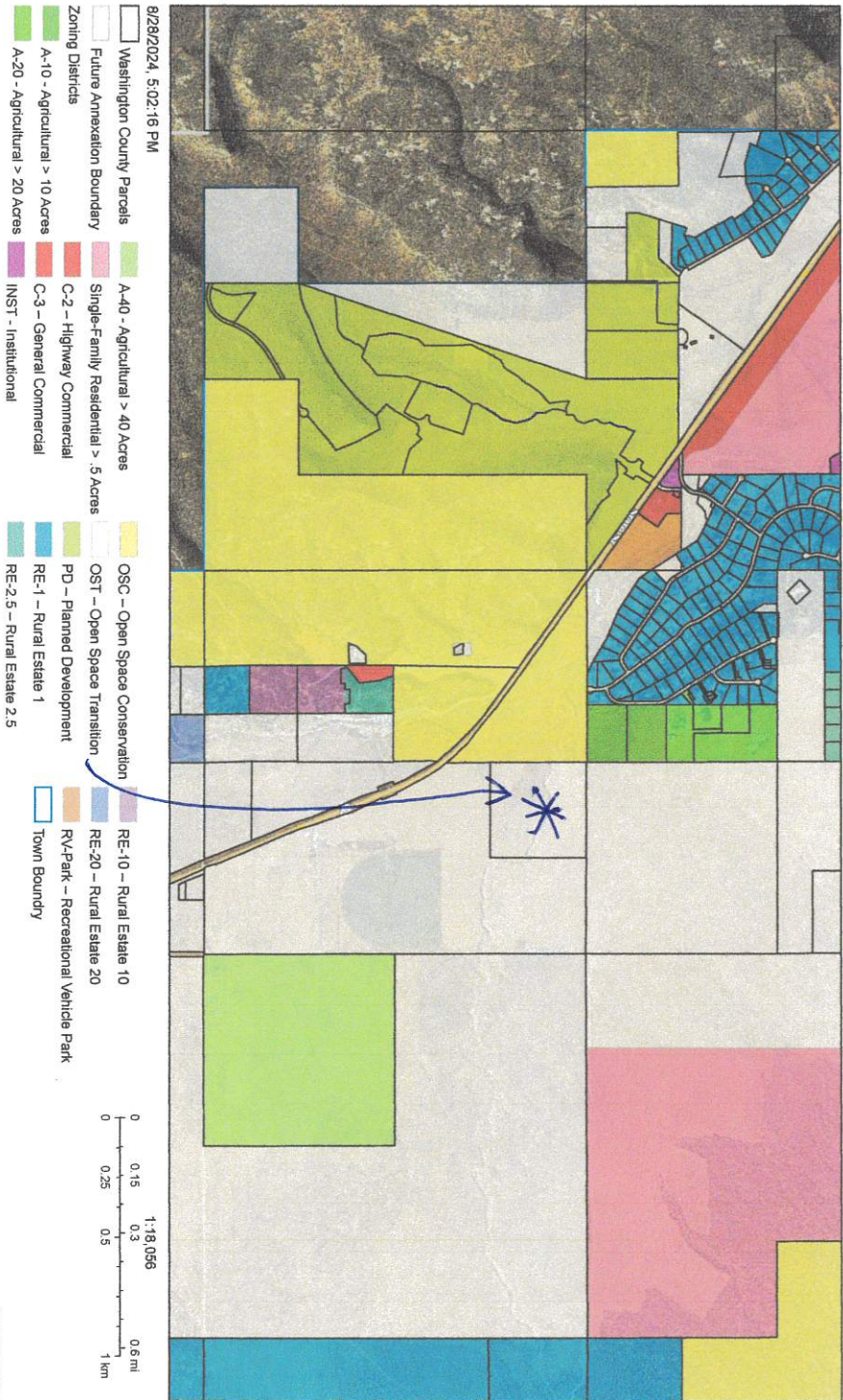
|                                           |                        |
|-------------------------------------------|------------------------|
| Applicant Signature<br><u>Libby Wells</u> | Date<br><u>8/28/24</u> |
|-------------------------------------------|------------------------|

|                               |                                   |             |
|-------------------------------|-----------------------------------|-------------|
| Official Use Only             | Amount Paid: \$                   | Receipt No: |
| Date Received: <u>8/28/24</u> | Date Application Deemed Complete: |             |
| By: <u>[Signature]</u>        | By:                               |             |



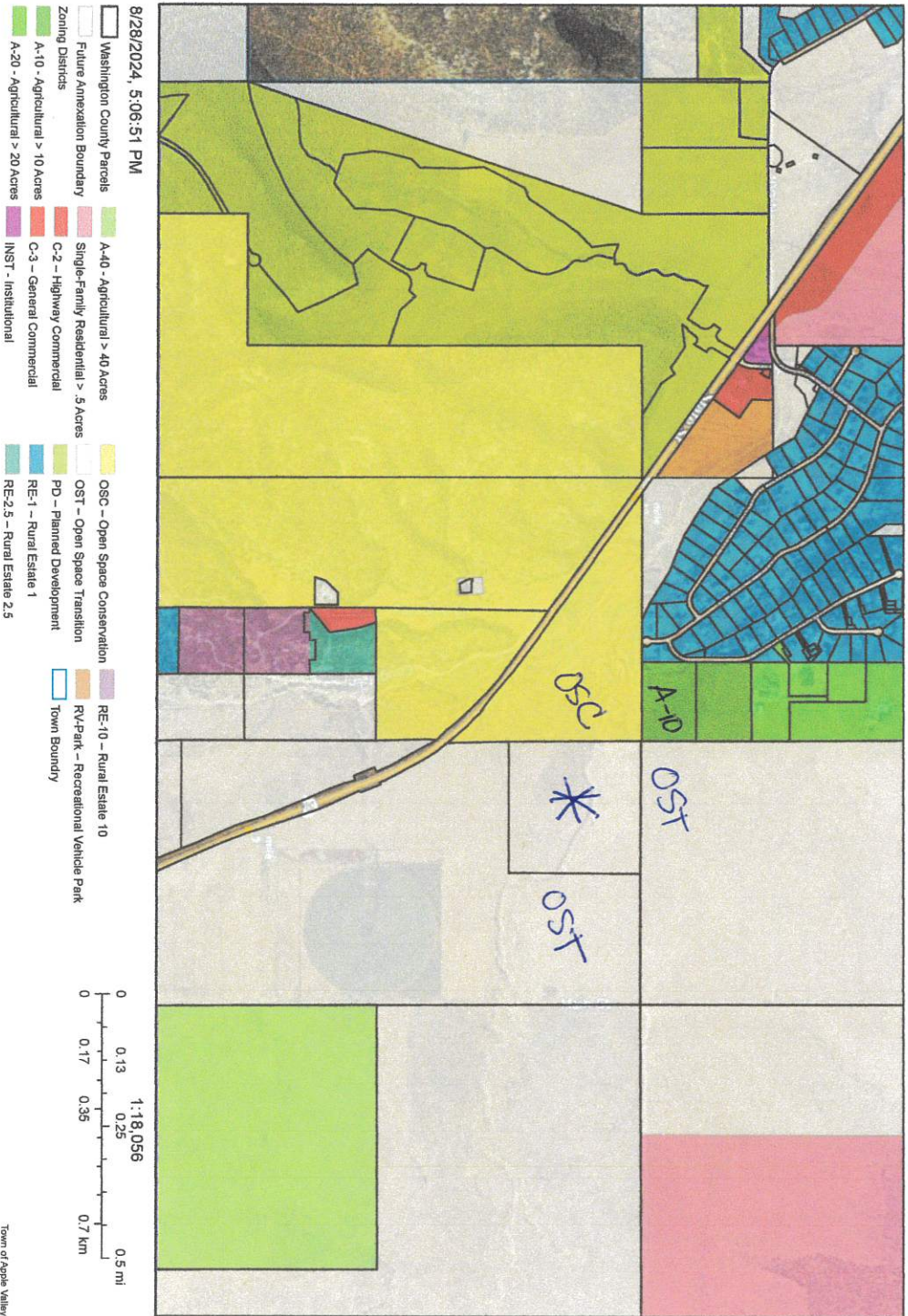
*Handwritten signature*

# Apple Valley Zoning Districts



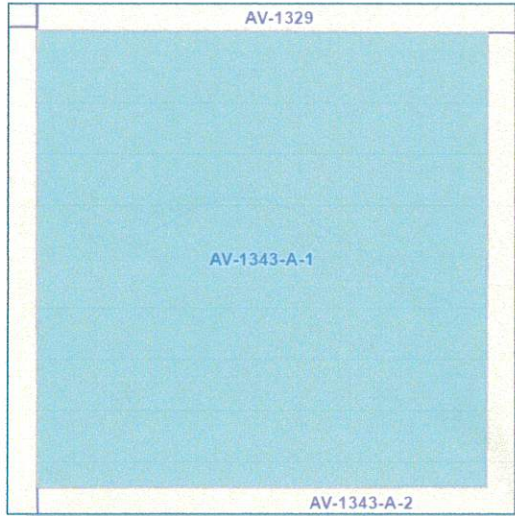
6

# Apple Valley Zoning Districts

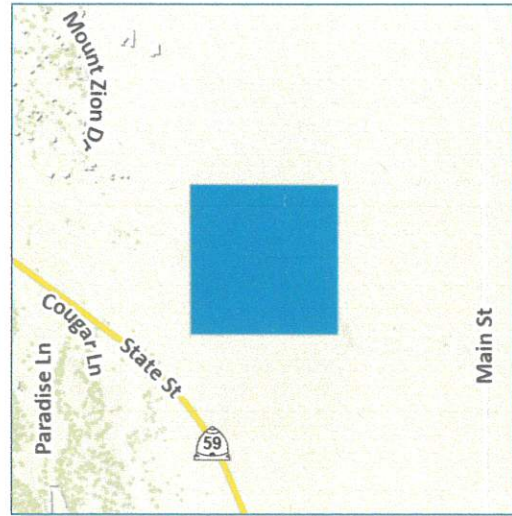




## Property Report for Parcel AV-1343-A-1



Parcel highlighted in blue.



Overview Map

NOTE: 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.

Report Generated 8/28/2024 by Washington County GIS

**Washington County, Utah**  
 County Administration Building  
 111 E. Tabernacle Street  
 St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)

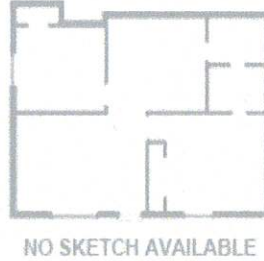


## Property Report for Parcel AV-1343-A-1

Data Updated: 8/25/2024



[Click here for images](#)



[Click here for sketches](#)

### Account Summary

**Account Number:** 0155138  
**Parcel ID:** AV-1343-A-1  
**Owner Name:** TIW Inv Llc

**Subdivision:** N/A  
**Situs Address:** N/A  
 Apple Valley, UT 84737

### Building Characteristics

**Building Number:** N/A  
**Property Type:** N/A  
**Year Built:** N/A  
**Square Feet:** N/A  
**Units:** N/A  
**Exterior:** N/A  
**Roof Cover:** N/A  
**HVAC Desc:** N/A

**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** N/A  
**Basement Sq. Ft. Finished:** N/A  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

NorthWest Quarter of the North east Quarter  
 of Section 32 Township 42 South,  
 Range 11 West, Salt Lake Base and Meridian

NOTE: 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.

Report Generated 8/28/2024 by Washington County GIS

**Washington County, Utah**  
 County Administration Building  
 111 E. Tabernacle Street  
 St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)



## Property Report for Parcel AV-1343-A-1

### Property Information

**Acres:** 40.00  
**Zoning:** Open Space Transition  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

### Voting Districts

**Washington County Precinct:** APV01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodvm.washco.utah> for more voting information.

### Tax Information

**Tax District:** Apple Valley Town  
**Residential Classification:** N/A  
**Book & Page:** N/A  
**Reference Document:** 20220053287

### Community/Public Services

**Law Enforcement:** Washington Co. Sheriff  
**Fire Protection:** Colorado City Fire Dept

\* In an emergency, ALWAYS dial 9-1-1!

#### Schools:

Three Falls Elementary  
 Hurricane Intermediate  
 Hurricane Middle  
 Hurricane High

\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

### Utilities

**Culinary Water:** N/A  
**Sewer:** On-site wastewater/septic (On-site/septic)  
**Electricity:** Rocky Mountain Power  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** TDS

\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

**Solid Waste Collection Day:** Thursday

\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

NOTE: 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.

Report Generated 8/28/2024 by Washington County GIS

### Washington County, Utah

County Administration Building  
 111 E. Tabernacle Street  
 St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)





Warranty Deed Page 1 of 3  
Gary Christensen Washington County  
Recorder  
08/02/2021 03:38:39 PM Fee \$40.00 By GT  
TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:  
1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

**GT TITLE**  
File No. W44447

Property Reference Information:  
Tax Parcel No(s): AV-1343-A-1  
Property Address(es) (if any):  
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

### WARRANTY DEED

GEDAR VISTA LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

TLW INVESTMENTS LLC, AN IDAHO limited liability company ("Grantee"),

in fee simple the following described real property located in WASHINGTON County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]



Information for reference purposes:

OT Title File No.: W44447

Tax Parcel No(s): AV-1343-A-1

Property Address(es) (if any):

ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 2nd day of AUGUST, 2021.

CEDAR VISTA LLC

By: [Signature]

JOHN BAGLEY

Its: MANAGER

STATE OF Idaho

COUNTY OF Madison

} ss.

On this 2nd day of August, 2021, personally appeared before me JOHN BAGLEY, who stated that he/she is the MANAGER of CEDAR VISTA LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



[Signature]  
NOTARY PUBLIC



September 10, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST  
Parcel Numbers: AV-1343-A-1  
Located: see map (on backside of this letter)

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 Transition Zone (OST) to A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” 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 links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

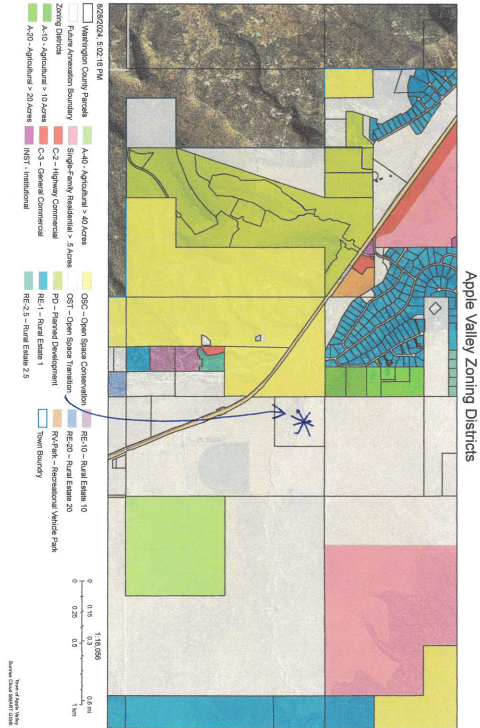
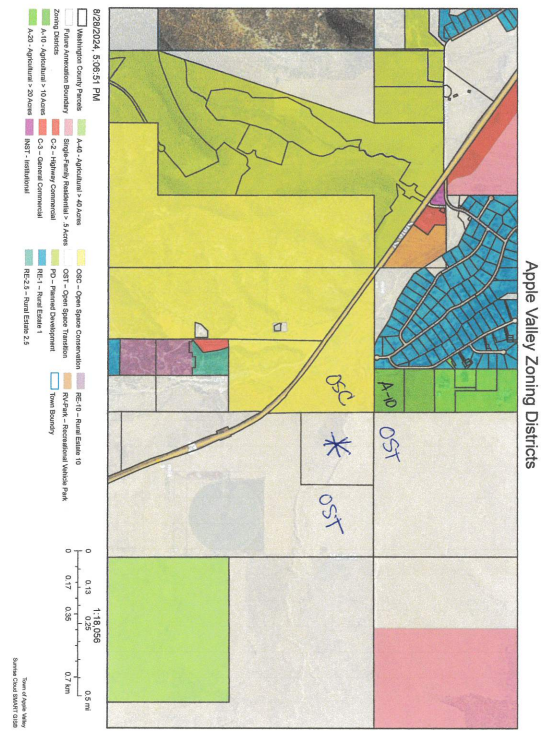
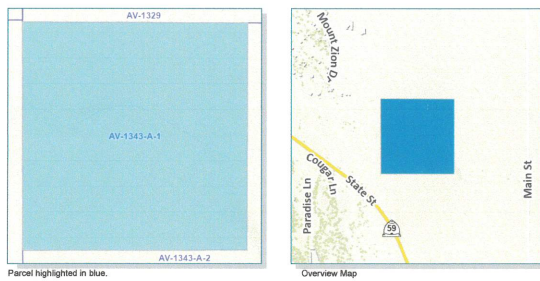
[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

The hearing will be held **Wednesday, October 2<sup>nd</sup> at 6:00 P.M.** 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, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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,

Jenna Vizcardo  
Town Clerk

**Property Report for Parcel AV-1343-A-1**

NOTE: 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.

Report Generated 8/28/2024 by Washington County GIS

**Washington County, Utah**  
County Administration Building  
111 E. Tabernacle Street  
St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)





**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

Item 8.

## Zone Change Application

### Applications Must Be Submitted By The First Wednesday Of The Month

|                                                                                       |                   |                      |  |
|---------------------------------------------------------------------------------------|-------------------|----------------------|--|
| Owner: Richard & Brittany Fischer                                                     |                   | Phone: [REDACTED]    |  |
| Address: [REDACTED]                                                                   |                   | Email: [REDACTED]    |  |
| City: [REDACTED]                                                                      | State: [REDACTED] | Zip: [REDACTED]      |  |
| Agent: (If Applicable)                                                                |                   | Phone:               |  |
| Address/Location of Property: 1241 South Desert                                       |                   | Parcel ID: AV-1372-C |  |
| Existing Zone: OST                                                                    |                   | Proposed Zone: AGG 5 |  |
| For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application 22.5 |                   |                      |  |
| Reason for the request<br><b>We have agg animals and also have children who</b>       |                   |                      |  |

*want to build next to us.*

### 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<br><i>Richard Fischer</i> | Date<br><i>8-29-2024</i> |
|-----------------------------------------------|--------------------------|

|                               |                                   |             |
|-------------------------------|-----------------------------------|-------------|
| Official Use Only             | Amount Paid: \$                   | Receipt No: |
| Date Received: <i>8/29/24</i> | Date Application Deemed Complete: |             |
| By: <i>[Signature]</i>        | By:                               |             |



| Location                                      | Owner                             | Value                             |
|-----------------------------------------------|-----------------------------------|-----------------------------------|
| Account Number 0793646                        | Name FISCHER RICHARD S & BRITTANY | Market (2024) \$804,200           |
| Parcel Number AV-1372-C                       | 1241 S DESERT DR                  | Taxable \$292,625                 |
| Tax District 45 - Apple Valley Town           | APPLE VALLEY, UT 84737            | Tax Area: 45 Tax Rate: 0.006853   |
| Acres 22.25                                   |                                   | Type Actual Assessed Acres        |
| Situs 1241 S DESERT DR , APPLE VALLEY         |                                   | Primary \$523,700 \$288,035 1.000 |
| Legal S: 17 T: 43S R: 11W BEG AT PT W ALG     |                                   | Improved                          |
| SEC/L, 1196.26 FT FM NE COR SEC 17 T43S       |                                   | Farm                              |
| R11W; TH S 1236.85 FT; TH N57*20 W 178.28 FT; |                                   | Land \$280,500 \$4,590 21.250     |
| TH N53*25 W 1013.00 FT; TH N37"00 W 672.18    |                                   | FAA                               |
| FT; TH N89*59'52 E 1368.04 FT TO POB.         |                                   |                                   |
| Parent Accounts 0155542                       |                                   |                                   |
| Parent Parcels AV-1372-A                      |                                   |                                   |
| Child Accounts                                |                                   |                                   |
| Child Parcels                                 |                                   |                                   |
| Sibling Accounts                              |                                   |                                   |
| Sibling Parcels                               |                                   |                                   |

Transfers

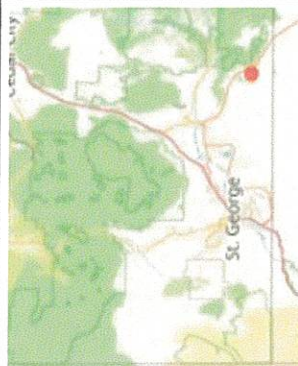
| Entry Number                | Recording Date                         |                                 |
|-----------------------------|----------------------------------------|---------------------------------|
| <a href="#">00156531</a>    | <a href="#">08/13/1973 12:00:00 AM</a> | <a href="#">B: 140 P: 415</a>   |
| <a href="#">00434469</a>    | <a href="#">05/26/1993 11:51:00 AM</a> | <a href="#">B: 730 P: 247</a>   |
| <a href="#">00840861</a>    | <a href="#">09/16/2003 04:48:00 PM</a> | <a href="#">B: 1582 P: 1493</a> |
| <a href="#">00995114</a>    | <a href="#">01/03/2006 04:42:00 PM</a> | <a href="#">B: 1830 P: 2409</a> |
| <a href="#">00998035</a>    | <a href="#">01/19/2006 09:21:00 AM</a> | <a href="#">B: 1835 P: 844</a>  |
| <a href="#">00998036</a>    | <a href="#">01/19/2006 09:21:00 AM</a> | <a href="#">B: 1835 P: 845</a>  |
| <a href="#">20060008468</a> | <a href="#">03/16/2006 01:14:18 PM</a> |                                 |
| <a href="#">20070056354</a> | <a href="#">11/27/2007 02:45:36 PM</a> |                                 |
| <a href="#">20070056355</a> | <a href="#">11/27/2007 02:45:36 PM</a> |                                 |
| <a href="#">20090045239</a> | <a href="#">11/30/2009 02:44:31 PM</a> |                                 |
| <a href="#">20100011450</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20100011451</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20100011452</a> | <a href="#">04/08/2010 04:35:19 PM</a> |                                 |
| <a href="#">20110025166</a> | <a href="#">08/18/2011 08:31:21 AM</a> |                                 |
| <a href="#">20110031703</a> | <a href="#">10/18/2011 02:16:28 PM</a> |                                 |
| <a href="#">20110031704</a> | <a href="#">10/18/2011 02:16:28 PM</a> |                                 |
| <a href="#">20130046730</a> | <a href="#">12/20/2013 02:54:08 PM</a> |                                 |
| <a href="#">20130046792</a> | <a href="#">12/23/2013 09:50:18 AM</a> |                                 |
| <a href="#">20190000956</a> | <a href="#">01/09/2019 11:15:43 AM</a> |                                 |
| <a href="#">20220051468</a> | <a href="#">11/30/2022 08:24:08 AM</a> |                                 |
| <a href="#">20220051469</a> | <a href="#">11/30/2022 08:24:08 AM</a> |                                 |
| <a href="#">20240013804</a> | <a href="#">05/03/2024 01:48:40 PM</a> |                                 |
| <a href="#">20240014516</a> | <a href="#">05/10/2024 10:13:32 AM</a> |                                 |
| <a href="#">20240017414</a> | <a href="#">06/04/2024 10:20:34 AM</a> |                                 |
| <a href="#">20240017416</a> | <a href="#">06/04/2024 10:20:34 AM</a> |                                 |

| Tax      | Images     |
|----------|------------|
| Tax Year | Taxes      |
| *2024    | \$2,005.36 |
| 2023     | \$2,018.55 |

- [GIS](#)



# Title



## Legend



### Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shiwiits 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

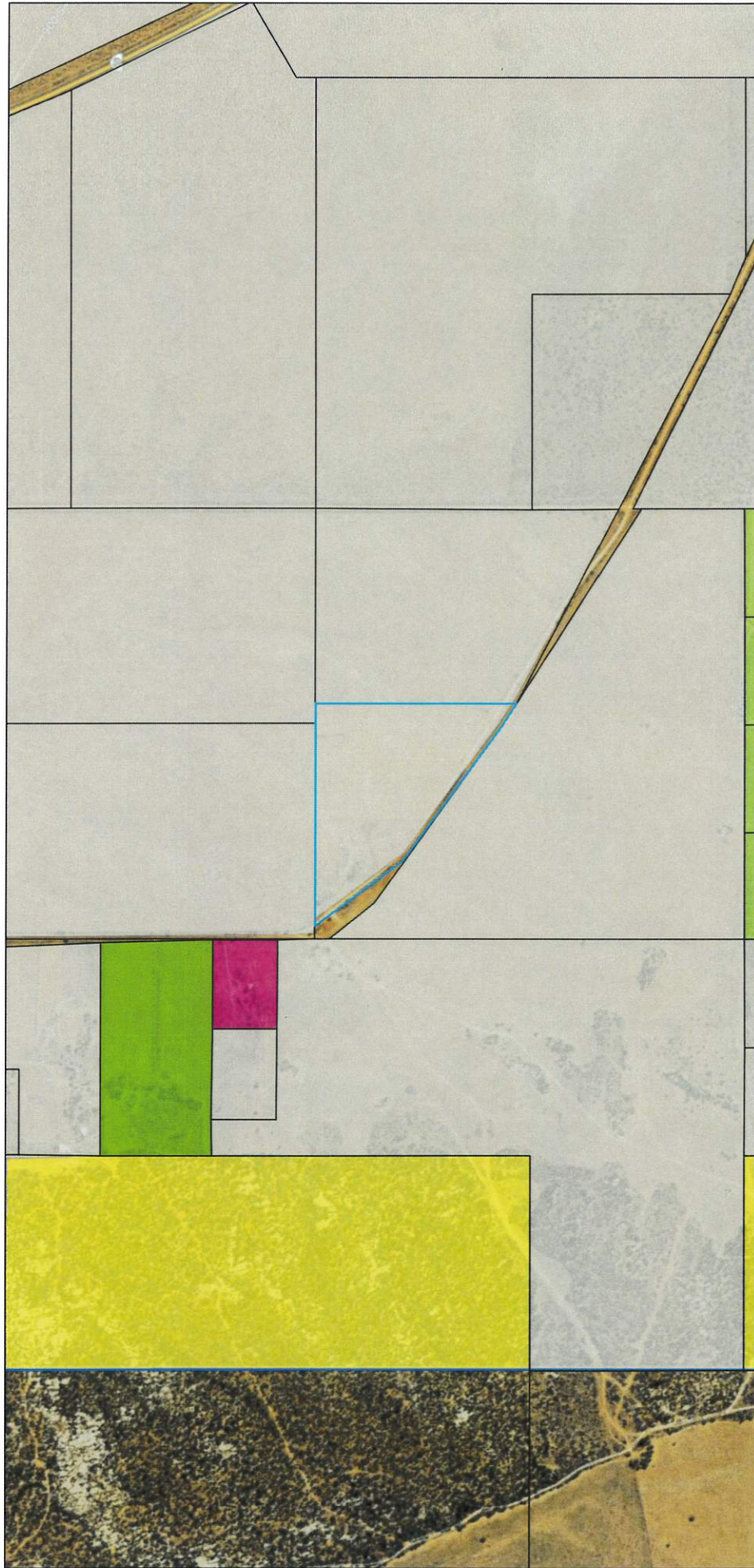
## Notes

1,504.7 0 752.33 1,504.7 Feet

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# Apple Valley Zoning Districts



9/9/2024, 12:50:32 PM

- Washington County Parcels
- Future Annexation Boundary
- Zoning Districts
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- OSC - Open Space Conservation
- OST - Open Space Transition
- RE-5 - Rural Estate 5
- Town Boundary

1:9,028  
0 0.07 0.13 0.15 0.25 0.3 mi  
0 0 0.13 0.25 0.5 km

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder

06/04/2024 10:20:34 AM Fee \$40.00 By US TITLE

INSURANCE AGENCY

Item 8.

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:

Richard Smith Fischer  
1241 South Desert Drive  
Apple Valley, UT 84737

**WARRANTY DEED**

File No.: 073379

APN: AV-1372-C

**Richard Smith Fischer,**

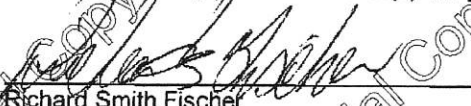
Grantor(s), of , County, State of , hereby convey(s) and warrant(s) to

**Richard Smith Fischer and Brittany Fischer, husband and wife as joint tenants,**

Grantee(s), of Apple Valley, Washington County, State of Utah, for the sum of ten dollars and other good  
and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

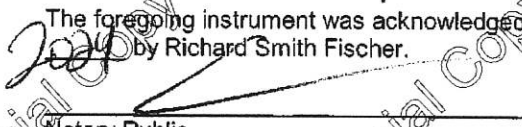
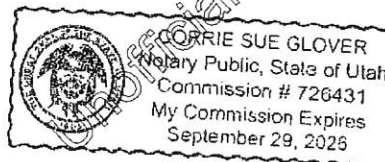
Witness the hand(s) of said Grantor(s) this 30 day of May, 2024.
  
Richard Smith Fischer

STATE OF UTAH )

:ss )

COUNTY OF Washington )

The foregoing instrument was acknowledged before me the 30 day of May,  
2024 by Richard Smith Fischer.

  
Notary Public




**EXHIBIT "A"**

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°57'28"W ALONG THE NORTH SECTION LINE 1776.74 FEET TO THE POINT OF BEGINNING;

THENCE S00°02'41"W 830.13 FEET; THENCE N54°08'04"W 800.05 FEET; THENCE N38°23'34"W 350.99 FEET TO THE QUARTER SECTION LINE; THENCE N00°04'49"E ALONG SAID LINE, 86.93 FEET TO THE CENTER SECTION CORNER; THENCE S89°57'28"E ALONG THE QUARTER SECTION LINE, 866.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF AN EXISTING ROADWAY.

Situated in Washington County

APN: AV-1372-C

| TAX_ID          | FIELD5                                      | FIELD6              | FIELD8       | FIELD10       |
|-----------------|---------------------------------------------|---------------------|--------------|---------------|
| AV-1371-NP      | MIDNIGHT PROPERTIES L C                     | 180 W 975 N # 23-12 | HURRICANE    | UT 84737-1735 |
| AV-1354-NP-11-B | BLACK TREVOR & DORIS D                      | 1094 S COYOTE RD    | APPLE VALLEY | UT 84737      |
| AV-1372-C       | FISCHER RICHARD S & BRITTANY                | 1241 S DESERT DR    | APPLE VALLEY | UT 84737      |
| AV-1354-A-1     | BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC | 1745 E 3850 S # 1   | SAINT GEORGE | UT 84790      |
| AV-1372-B       | MIDNIGHT PROPERTIES LC                      | 180 W 975 N         | HURRICANE    | UT 84737-1735 |
| AV-1372-A       | SCOW BOB J & CINDY H                        | 1705 W 400 S        | HURRICANE    | UT 84737-2454 |
| AV-1354-B       | BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC | 1745 E 3850 S # 1   | SAINT GEORGE | UT 84790      |



September 10, 2024

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Parcel Numbers: AV-1372-C  
Located: see map (on backside of this letter)

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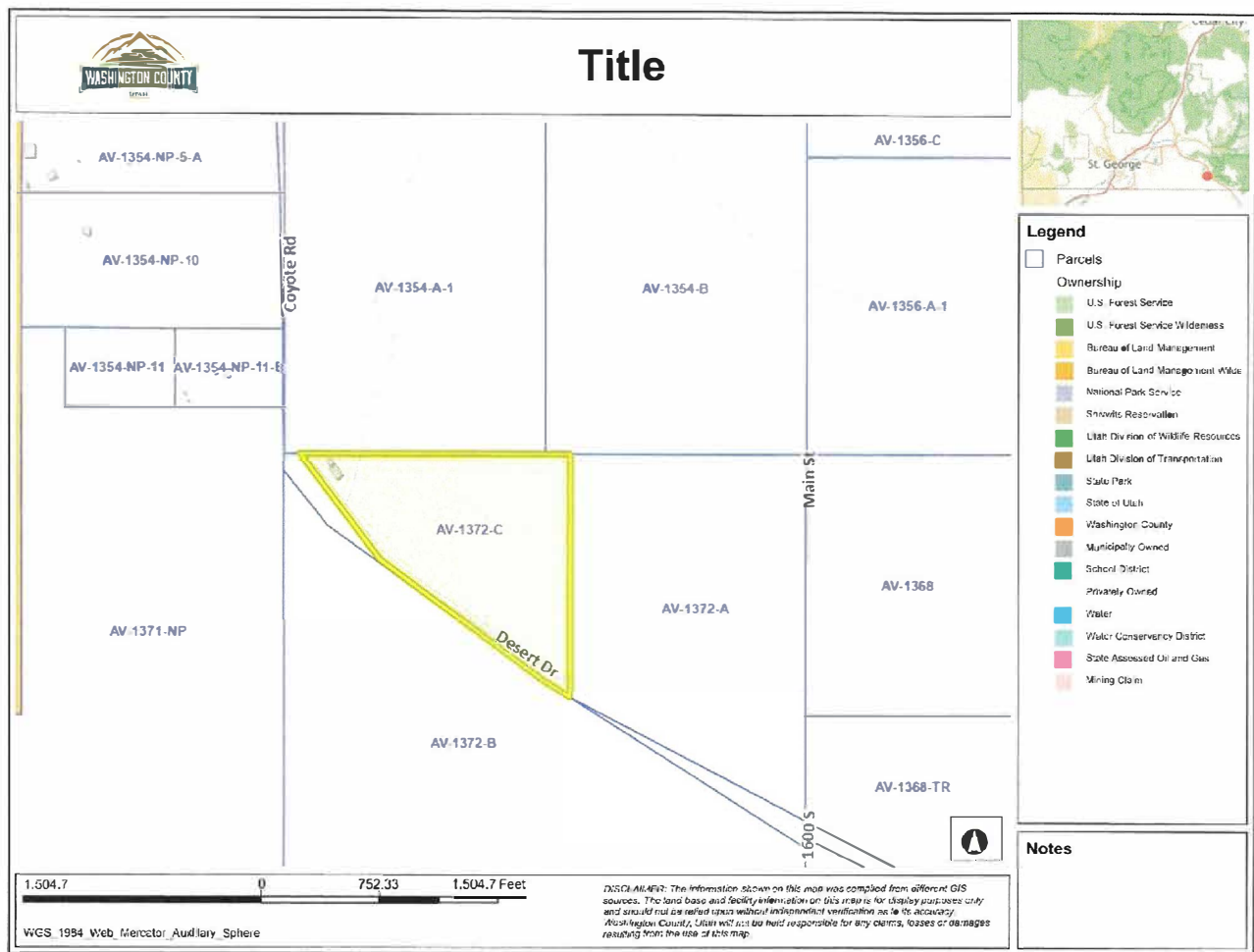
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Kind Regards,

Jenna Vizcardo  
Town Clerk





Item 8.

## Apple Valley Zoning Districts



Town of Apple Valley  
Source: Cloud Smart GIS