



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: A&E Development LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: 2358 W HUSKY LN		Parcel ID: AV-2165, AV-2184, AV-2182	
Existing Zone: OST - Open Space Transition		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel 740.655		Acreage in Application 740.655	
Reason for the request RE-1			

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).

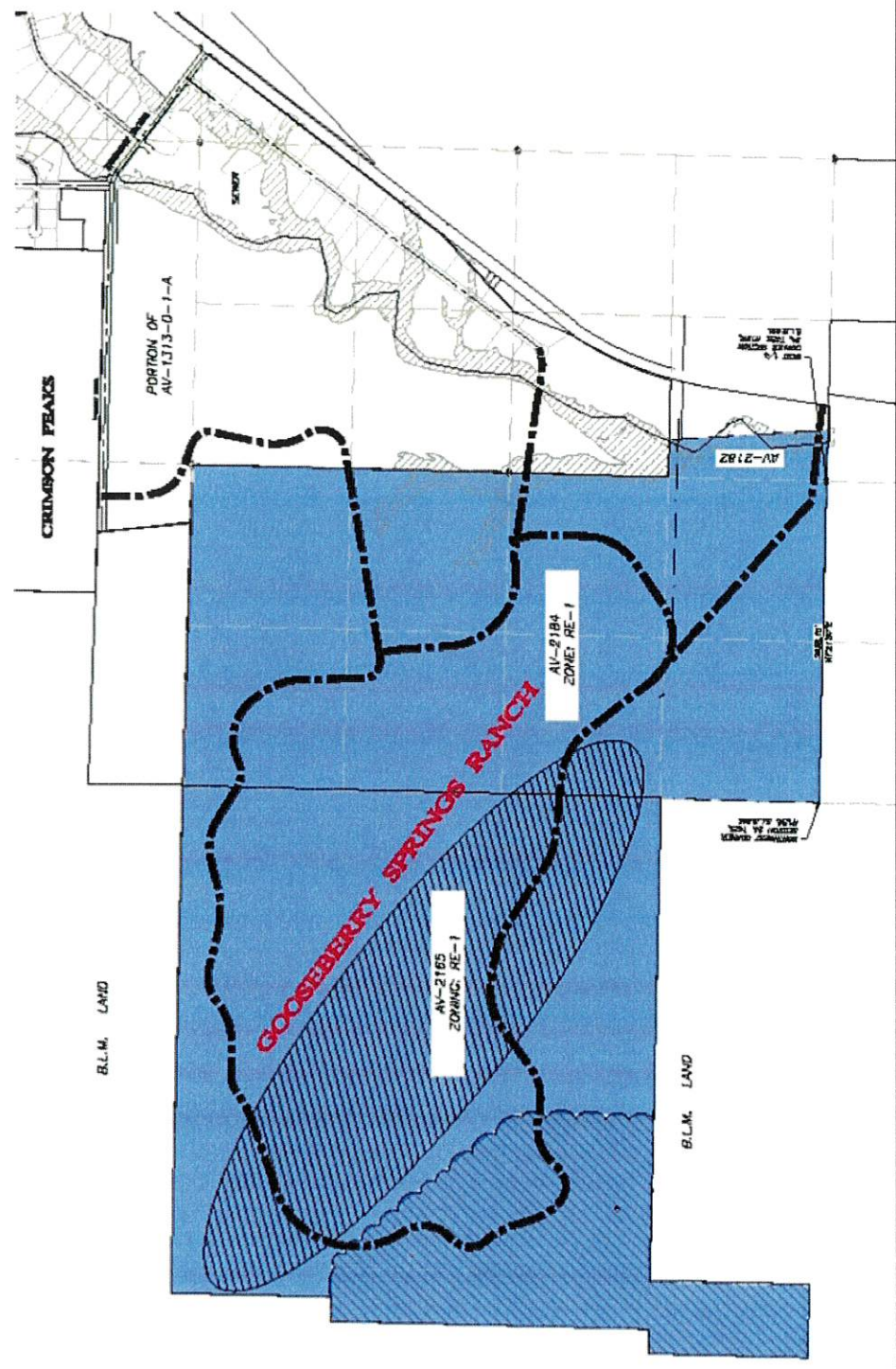
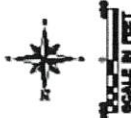
Applicant Signature <i>Travis Holm</i>	Date 3-12-25
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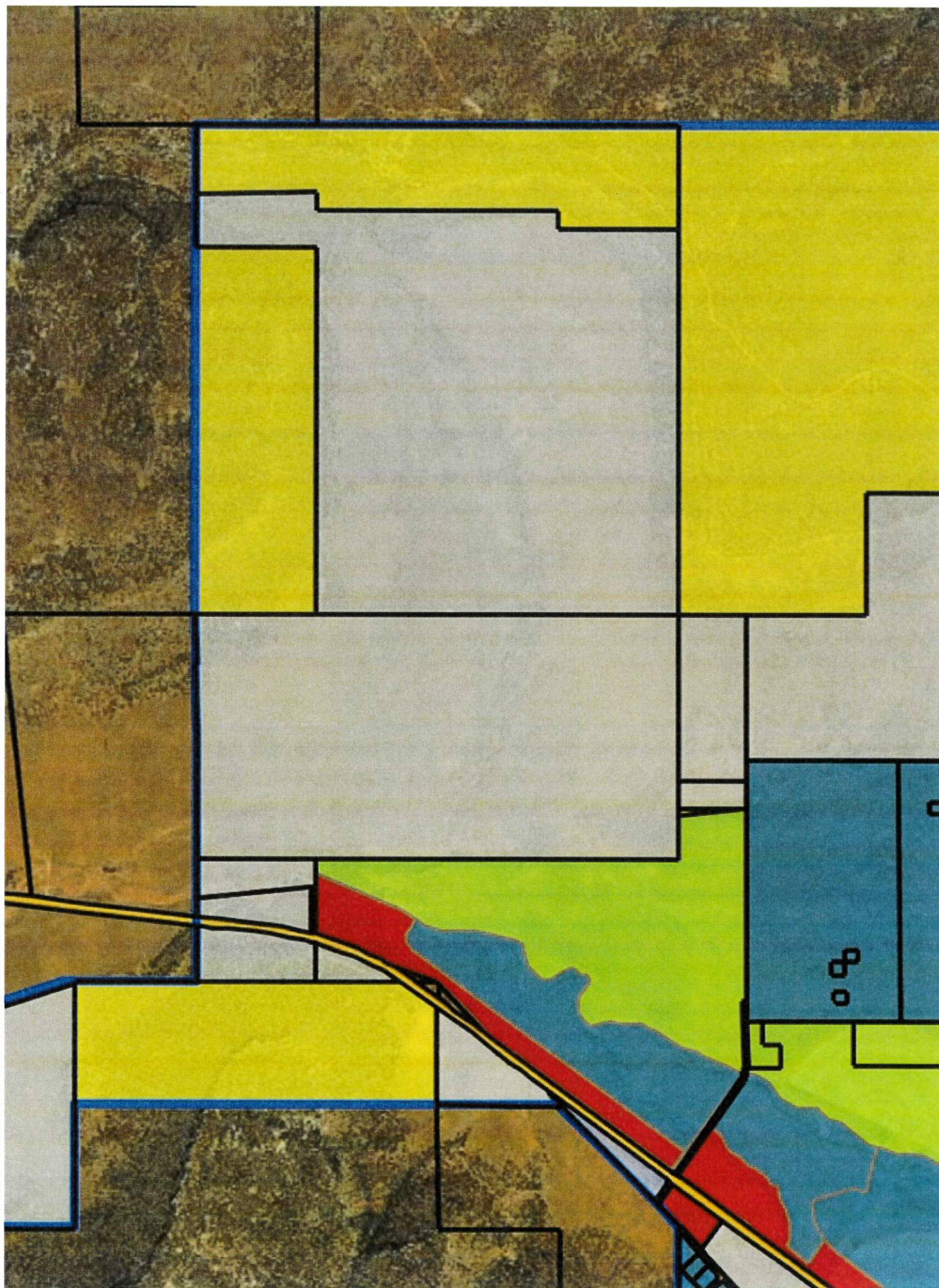
Official Use Only	Amount Paid: \$45,975.00	Receipt No: 55118
Date Received: RECEIVED MAR 12 2025	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	

EXHIBIT B FOR: **GOOSEBERRY SPRINGS RANCH - JAN. 28, 2025**

OWNER:
 GOOSEBERRY SPRINGS RANCH LLC
 2120 S COTTONWOOD CANYON # 136
 DAINPHILLE, UT 84718

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - FEED PROPERTY LINE
 - SECTION LINE
 - RE-1 ZONE
 - APPLICABLE MINIMUM LENGTH
 - NEW ADJUT OF ADJUTY ROAD, RAIL
 - CONCRETE LAYOUT OF ADJUTY OF
 - RE-1 ZONE





Zoning Districts

-  A-5 - Agricultural > 5 Acres
-  A-10 - Agricultural > 10 Acres
-  A-20 - Agricultural > 20 Acres
-  A-40 - Agricultural > 40 Acres
-  A-X - A Agriculture
-  Single-Family Residential > .5 Acres
-  C-1 - Convenience Commercial
-  C-2 - Highway Commercial
-  C-3 - General Commercial
-  CTP - Cabins or Tiny Home Parks Zone
-  INST - Institutional
-  MH - Manufactured Housing Park
-  OSC - Open Space Conservation
-  OST - Open Space Transition
-  PD - Planned Development
-  RE-1 - Rural Estate 1
-  RE-2.5 - Rural Estate 2.5
-  RE-5 - Rural Estate 5
-  RE-10 - Rural Estate 10
-  RE-20 - Rural Estate 20
-  RE-X - Rural Estate Zone Any Size
-  RV-Park - Recreational Vehicle Park

Legal Description of the Project

GOOSEBERRY SPRINGS RANCH LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°35'37"E ALONG THE SECTION LINE OF SECTION 24, 1316.01 FEET; THENCE N01°17'25"E ALONG THE SIXTEENTH LINE OF SECTION 13, 3950.04 FEET; THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET; THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET; THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 199.74 FEET; THENCE S88°45'33"E 1324.10 FEET; THENCE S01°15'53"W ALONG THE EAST SECTION LINE OF SECTION 13, 4163.92 FEET; THENCE S01°37'32"W 1310.51 FEET; THENCE S01°24'13"W 1321.48 FEET; THENCE N88°36'47"W 2638.12 FEET; THENCE N88°35'57"W 1325.86 FEET; THENCE S01°21'01"W 307.00 FEET; THENCE S86°26'11"W 1326.23 FEET TO THE WEST SECTION LINE OF SECTION 24; THENCE N01°21'30"E ALONG SAID LINE, 421.76 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.02 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.05 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 32262938 SQUARE FEET OR 740.655 ACRES.



March 12, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Zone Change – Parcel AV-2165, AV-2184, AV-2182 – Travis Holm

Ash Creek takes no exception to the proposed zone change for Parcels AV-2165, AV-2184, AV-2182.

The owners understand and agree that the minimum septic density for a conventional septic system is 7 acres. The proposed zoning exceeds the minimum septic density and the applicant agrees that feasibility is conditioned on the design and construction of a traditional collection and treatment system in accordance with Ash Creek Special Service District Design and Construction Standards.

Applicant agrees to pay all costs associated with the design, construction, and installation of the wastewater collection and treatment system in order to facilitate any property subdivision consistent with the approved zoning. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

171 EQUITY LLC	43 S 100 E STE 300	SAINT GEI UT	84770
A&E DEVELOPMENT LI	2975 N 7500 W	ABRAHAM UT	84635
BALLARD TONY RAND	139 W 390 N # 8-8	HURRICAN UT	84737-1639
BLAKE NICHOLAS B &	1379 W 300 S	HURRICAN UT	84737
CORBIN INV LLC	5566 BIRCHWOOD C	LAS VEGA NV	89120
EQUITY TRUST CO CU	1495 E 3300 S	SALT LAKE UT	84106
SOUTHERN UTAH HILL	43 S 100 E STE 300	SAINT GEI UT	84770
STANDARD DEV LLC	PO BOX 125	CANNONV UT	84718
UNITED STATES OF AM	440 W 200 S STE 500	SALT LAKE UT	84101-1345