

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 NO FEE

	Zone Change	e Appli	cation		
	Applications Must Be Submitted By		Wednesda	y Of The Month	
Owner:	Aichael James and Jennifer Kay Gro	SS	Phone:		
Address:			Email:		
City:		State		Zip:	
	Applicable)		Phone:		
Address/	Location of Property: Same as above	Parcel ID:	AV-1378	-F, AV-1378-J, AV-1378-K	
Existing 2	tone: RE-20		Proposed Zone: AG-X		
For Plann	ned Development Purposes: Acreage in Parcel	Acreage in Application 5+10+5s 30			
Reason fo	or the request Is harmonious with the overall character of exis	ting develope	nent in the vicini	ity of the subject property and use.	
Submittal Requirements: The zone change application shall provide the following:					
VA.	A. The name and address of owners in addition to above owner.				
WB.	An accurate property map showing the existing and proposed zoning classifications				
yc.	All abutting properties showing present zoning classifications				
VO.	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				
□н.	Signed and notarized Acknowledgement of Water Supply (see attached).				
1	half & Dennifor Kon	15 5		Date 08/06/2024	
Official	Use Only Amo	unt Paid: \$		Receipt No:	
Date Received RECEIVED AUG 0 6 2024 Date Application Deemed				omplete:	
By:	Ву:	By:			

ZONE CHANGE APPLICATION

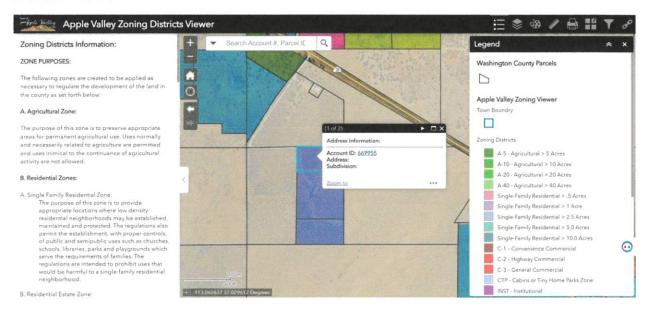
MICHAEL and JENNIFER GROSS 2499 S 1740 E Apple Valley, UT 84737

PARCELS = AV-1378-F, AV-1378-J, AV-1378-K

Parcel #: AV-1378-K

Acres: 5.00

ZONE: RE-20



Parcel #: AV-1378-F

Acres: 10.00

ZONE: RE-20



ZONE CHANGE APPLICATION

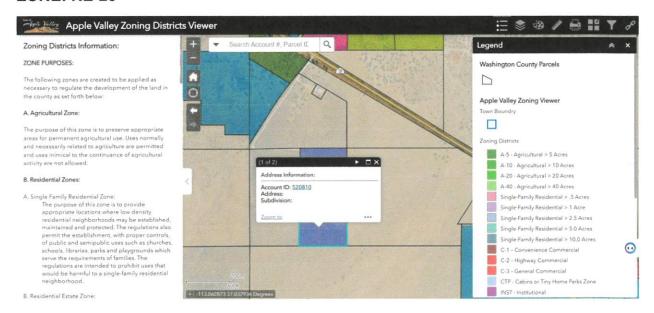
MICHAEL and JENNIFER GROSS 2499 S 1740 E Apple Valley, UT 84737

PARCELS = AV-1378-F, AV-1378-J, AV-1378-K

Parcel #: AV-1378-J

Acres: 5.00

ZONE: RE-20



ZONE CHANGE APPLICATION

MICHAEL and JENNIFER GROSS 2499 S 1740 E Apple Valley, UT 84737

PARCELS = AV-1378-F, AV-1378-J, AV-1378-K

NOTIFICATION

Parcel #: AV-1378-E, AV-1378-L	Owner: Michael Barrett
Acres: 22.12	1749 E. 2260 S.
ZONE: OST Open Space Transitional	APPLE VALLEY, UT 84737
Parcel #: AV-1378-G	Owner: CURTIS JASON & HOLLY
Acres: 20.00	545 S 1530 W
ZONE: OST Open Space Transitional	HURRICANE, UT 84737-2598
Parcel #: AV-1378-K, AV-1378-J, AV-1378-F Acres: 86.97 ZONE: OST Open Space Transitional	LAND DEVELOPMENT SOLUTIONS LLC PO BOX 71653 SALT LAKE CITY, UT 84121
Parcel #: AV-1378-D Acres: 19.58 ZONE: OST Open Space Transitional	PO BOX 71653 SALT LAKE CITY, UT 84121
Parcel #: AV-1378-C	LAND DEVELOPMENT SOLUTIONS LLC
Acres 52.51	PO BOX 71653
ZONE: OST Open Space Transitional	SALT LAKE CITY, UT 84121

When recorded mail deed and tax notice to:

Michael James Gross

22353 Glenn Rd 2499 S. 1740 E.

Mount Vernon, WA 98273 Apple Valley UT



This document has been recorded electronically. Please see the effected copy to view the County Executer's stante as it now appears in the public record.

Order No. 209046 - DES Tax I.D. No. AV-1378-F, AV-1378-K, and AV-1378-J

Space Above This Line for Recorder's Use

WARRANTY DEED

84737

Pamela Sue Ward, Sole Trustee of Stephen and Pamela Ward Revocable Trust dated April 15, 2003 , grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Michael James Gross and Jennifer K. Gross, Husband and Wife, as Joint Tenants , grantee(s) of Mount Vernon, County of Skagit, State of Washington, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

WITNESS the hand(s) of said grantor(s), this day of February, 2020.

Stephen and Pamela Ward Revocable Trust

dated April\15, 2003

Pamela Sue Ward, Sole Trustee

STATE OF Utah

:SS.

COUNTY OF Washington

On the 215th day of February, 2020, personally appeared before me, Pamela Sue Ward, Sole Trustee of Stephen and Pamela Ward Revocable Trust dated April 15, 2003, the signer of the within instrument who

duly acknowledged to me that he/she executed the same.

ELWIN F PRINCE Notary Public State Of Utah My Commission Expires 05-19-2023 COMMISSION NO. 683369

My Commission Expires:

Attachment to that certain Warranty Deed executed by Pamela Sue Ward, Sole Trustee of Stephen and Pamela Ward Revocable Trust dated April 15, 2003 grantor(s), to Michael James Gross and Jennifer K. Gross grantee(s).

Order No. 209046

Tax I.D. No. AV-1378-F, AV-1378-K, and AV-1378-J

EXHIBIT "A"

Parcel 1:

The East One-Half of the Northwest Quarter of the Southwest Quarter (E½NW¼SW¼) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Washington County Recorder, State of Utah.

LESS AND EXCEPTING THEREFROM the following described Parcels A and B:

- A. The South One-Quarter of the East One-Half of the Northwest Quarter of the Southwest Quarter (5½E½NW½SW¾) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Washington County Recorder, State of Utah.
- B. The North One-Quarter of the East One-Half of the Northwest Quarter of the Southwest Quarter (N½E½NW½SW½) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Washington County Recorder, State of Utah.

Parcel 2:

The North One-Quarter of the East One-Half of the Northwest Quarter of the Southwest Quarter (N¼E½NW¼SW¾) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Washington County Recorder, State of Utah.

Parcel 3:

The South One-Quarter of the East One-Half of the Northwest Quarter of the Southwest Quarter (\$½E½NW½SW½) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian, Washington County Recorder, State of Utah.

Parcel 4:

An Easement 50 feet in width for ingress and egress, as created by Warranty Deed recorded March 20, 1995, as Entry No. 495267, in Book 894, at Page 482, Official Washington County Records, the center line of which is described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW½NW½) of Section 23, Township 43 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°59'28" East along the 1/16 Section line 663.89 feet to the Southerly Right of Way line of Highway U-59; thence South 58°32'58" East along said Right fo Way line 160.80 feet to the True Point of Beginning; thence South 36°17'48" West 695.79 feet; thence South 32°40'38" West 719.81 feet to the West Section Line of Section 23; thence South to the 1/16 line of said Section. Said Easement shall continue as follows, being 50 feet South of the following described line: thence East along the 1/16 line 660 feet to Grantor's property.

Initials POU

DOC ID 20200009632

Warranty Deed Page 1 of 2 Russell Shirts Washington County Recorder 02/26/2020 09:20:03 AM Fee \$40.00 By SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to: Michael James Gross 2499 S. 1740 E. 22353 Glenn Rd -Mount-Vernon, WA 98273 Apple Valley Ut SOUTHERN UTAH

TITLE COMPANY

Space Above This Line for Recorder's Use

Order No. 209046 - DES Tax I.D. No. AV-1378-F, AV-1378-K, and AV-1378-J

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

day of February, 2020.

Stephen and Pamela Ward Revocable Trust dated April 15, 2003

Pamela Sue Ward, Sole Trustee

STATE OF Utah :SS. COUNTY OF Washington

(2) day of February, 2020, personally appeared before me, Pamela Sue Ward, Sole Trustee of Stephen and Pamela Ward Revocable Trust dated April 15, 2003, the signer of the within instrument who

duly acknowledged to me that he/she executed the same.

ELWIN F PRINCE Notary Public State Of Utah My Commission Expires 05-19-2023 COMMISSION NO. 683369

NOTARY PUBLIC

My Commission Expires: