



**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 Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: <b>Michael James and Jennifer Kay Gross</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <b>Same as above</b>		Parcel ID: <b>AV-1378-F, AV-1378-J, AV-1378-K</b>	
Existing Zone: <b>RE-20</b>		Proposed Zone: <b>AG-X</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>5+10+5+20</sup> _____	
Reason for the request <small>Is harmonious with the overall character of existing development in the vicinity of the subject property and use.</small>			

**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>Michael James and Jennifer Kay Gross</i>	Date <i>08/06/2024</i>
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received <b>RECEIVED AUG 06 2024</b>	Date Application Deemed Complete:	
By:	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**

**Apple Valley Zoning Districts Viewer**

**Zoning Districts Information:**

**ZONE PURPOSES:**

The following zones are created to be applied as necessary to regulate the development of the land in the county as set forth below:

**A. Agricultural Zone:**

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

**B. Residential Zones:**

**A. Single Family Residential Zone:**

The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

**B. Residential Estate Zone:**

**Legend**

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional

**Parcel #: AV-1378-F**

**Acres: 10.00**

**ZONE: RE-20**

**Apple Valley Zoning Districts Viewer**

**Zoning Districts Information:**

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**Legend**

Washington County Parcels

Apple Valley Zoning Viewer

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**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**

**Apple Valley Zoning Districts Viewer**

Search Account #, Parcel ID

**Zoning Districts Information:**

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**B. Residential Estate Zone:**

**Legend**

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundary

Zoning Districts

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Address Information:  
Account ID: S20810  
Address:  
Subdivision:  
Zoom to

37.0329734 Degrees

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



SOUTHERN UTAH  
TITLE COMPANY  
"Doing good Deeds for over 70 years"  
84737  
sutc.com

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp 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**

**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 21 day of February, 2020.

Stephen and Pamela Ward Revocable Trust  
dated April 15, 2003

By: Pamela Sue Ward  
Pamela Sue Ward, Sole Trustee

STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 21<sup>st</sup> 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

[Signature]  
NOTARY PUBLIC

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 (E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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 (S $\frac{1}{4}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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 (N $\frac{1}{4}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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 (N $\frac{1}{4}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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 (S $\frac{1}{4}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) 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 (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) 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 of 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 PSW

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  
~~22353 Glenn Rd~~ 2499 S. 1740 E.  
~~Mount Vernon, WA 98273~~ Apple Valley UT  
84737



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TITLE COMPANY  
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Space Above This Line for Recorder's Use

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**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 21 day of February, 2020.

Stephen and Pamela Ward Revocable Trust  
dated April 15, 2003

By: Pamela Sue Ward  
Pamela Sue Ward, Sole Trustee

STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 21<sup>st</sup> 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  
COMISSION NO. 683369

[Signature]  
NOTARY PUBLIC

My Commission Expires: