



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: SIMPLY 899 LLC		Phone:	
Address: 899 COYOTE GULCH CT		Email:	
City: IVINS	State: UT	Zip: 84738	
Agent: (If Applicable)		Phone:	
Address/Location of Property: North of 59 On Main Street		Parcel ID: AV-1327-B	
Existing Zone: Cabins or Tiny Homes - CTP		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel ⁴⁰		Acreage in Application ⁴⁰	
Reason for the request <i>To lower density to match general plan, to address water issues</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 	Date
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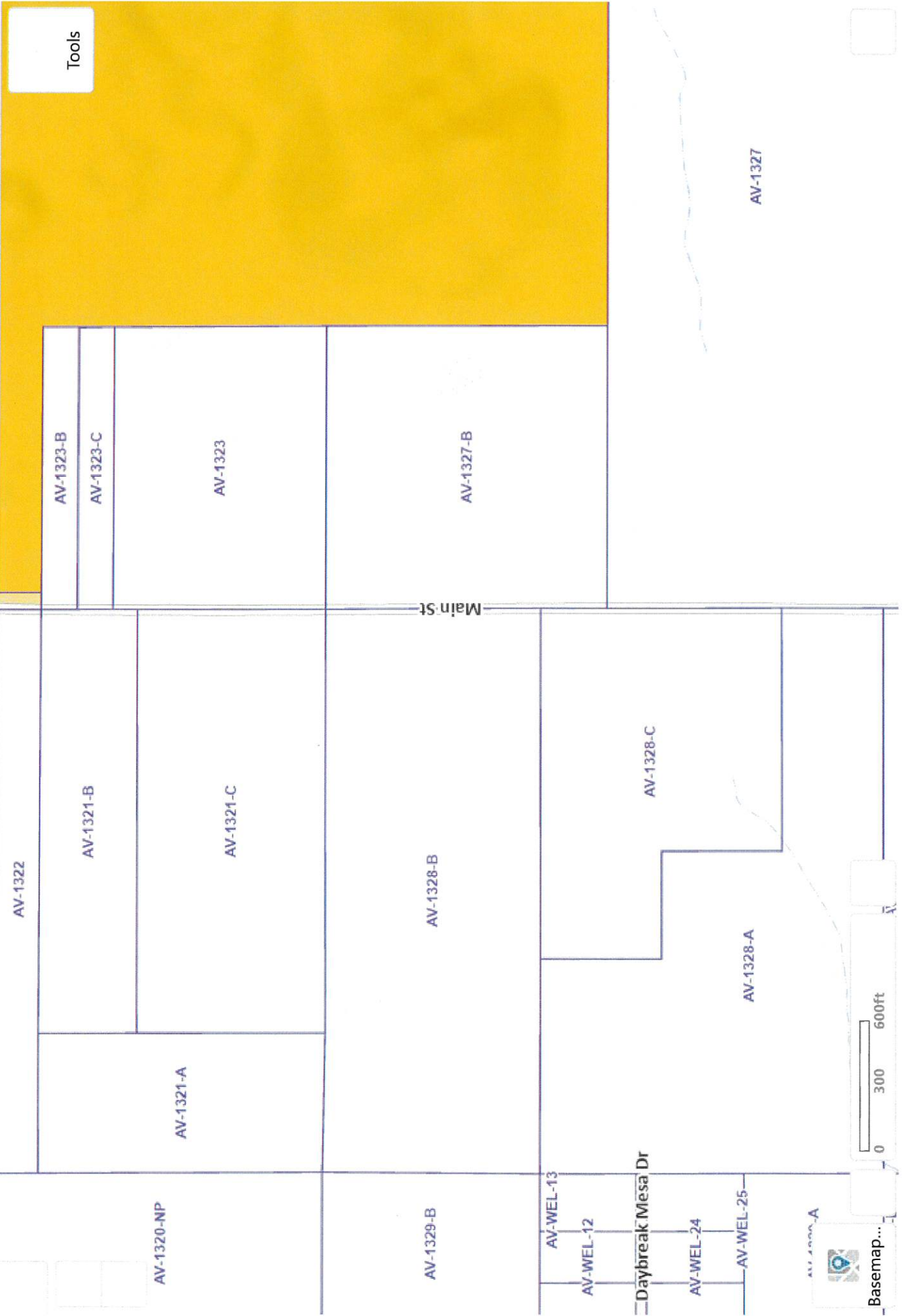
Official Use Only	Amount Paid: \$	Receipt No:
Date Received: ENTERED JUL 10 2024	Date Application Deemed Complete:	
By:	By:	



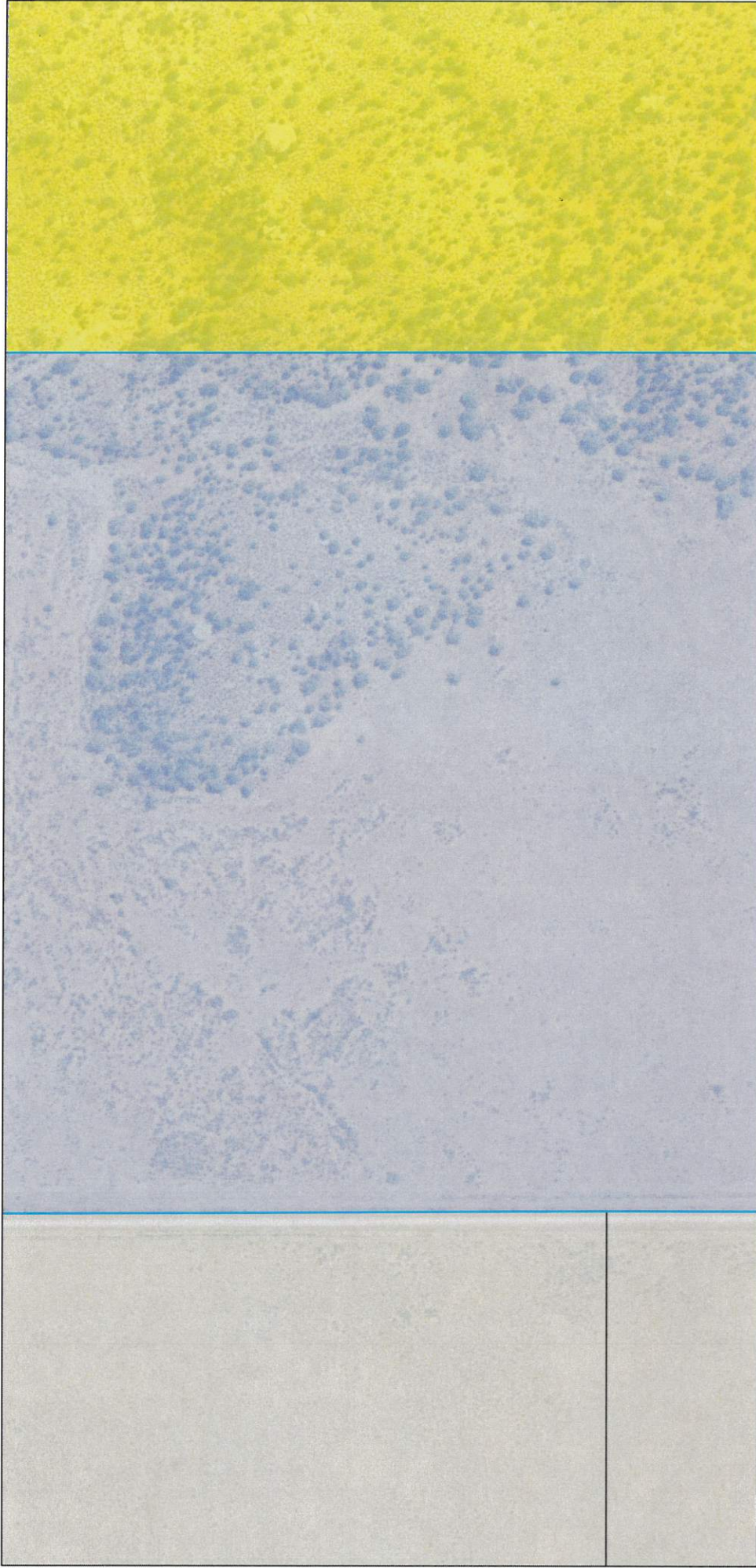
Sign in

Search...







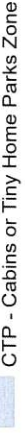
Tools

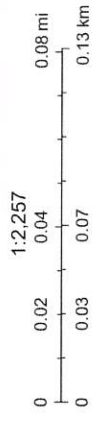


AV-1327-B



7/10/2024, 2:57:06 PM

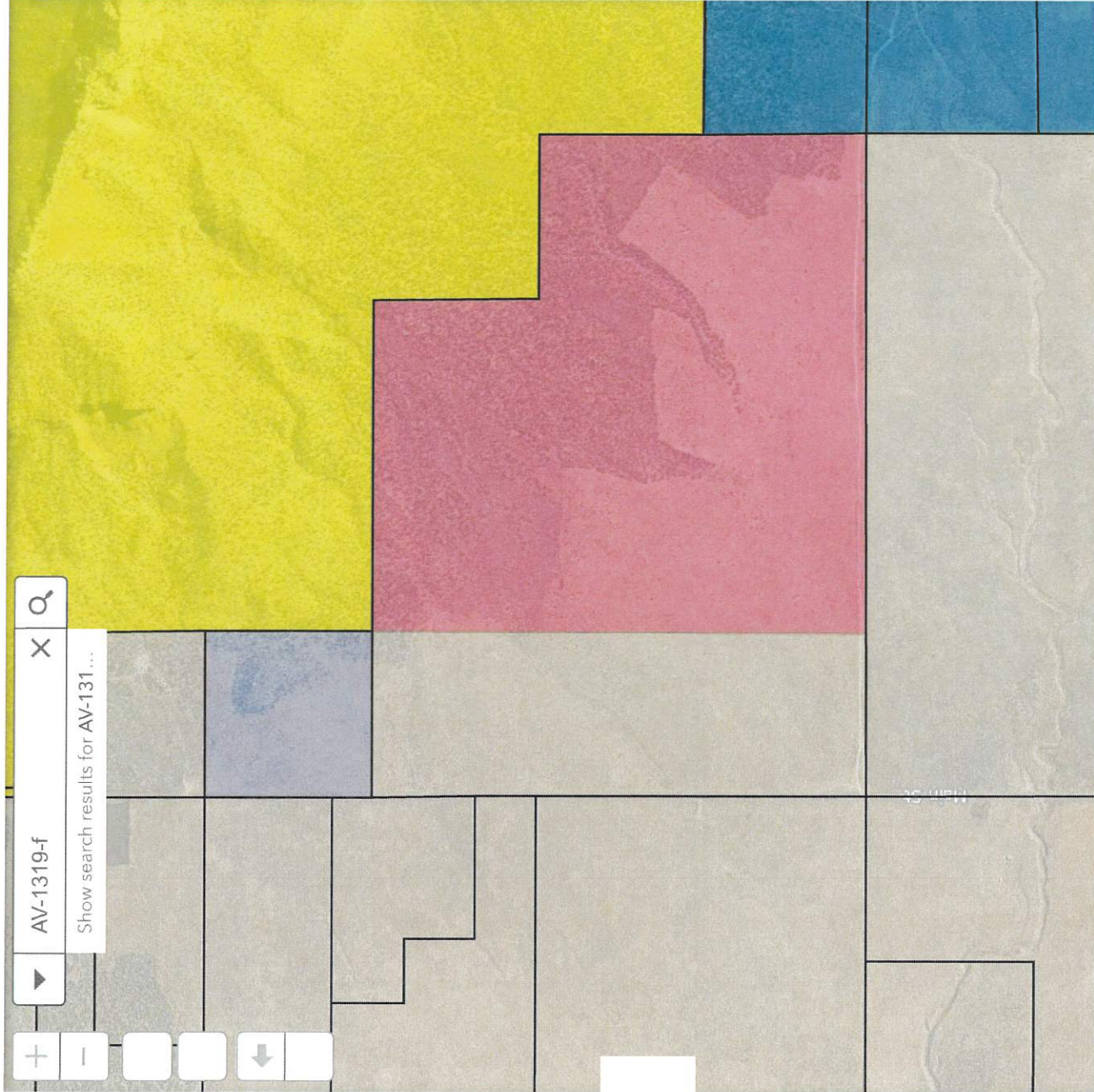
-  Washington County Parcels
-  Future Annexation Boundary
-  Zoning Districts
-  OSC – Open Space Conservation
-  OST – Open Space Transition
-  Town Boundary
-  CTP - Cabins or Tiny Home Parks Zone



Apple Valley Zoning Districts Viewer



Show search results for AV-1319-f



Legend

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
- 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

Future Annexation Boundary



113.067356, 37.101355 Degrees

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
12/03/2018 12:04:34 PM Fee \$14.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Simply 899, L.L.C.
899 Coyota Gulch Ct
Ivins, UT 84738



SOUTHERN UTAH TITLE
www.sutic.com
Doing Good Deeds for Over 60 Years

Order No. 202448 - EFP
Tax I.D. No. AV-1327

Space Above This Line for Recorder's Use

WARRANTY DEED

2000 Main, LLC, a Utah limited liability company, grantor(s), of Cannonville, County of Garfield, State of Utah, hereby CONVEY and WARRANT to

Simply 899 L.L.C., a Utah limited liability company, grantee(s) of Ivins, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UT:

The North half of the West half of the Northwest Quarter (N2 W2 NW1/4) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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 30th day of November, 2018.

2000 Main, LLC, a Utah limited liability company

By: Holm Global Properties, LLC
Its: Manager

By: [Signature]
Travis Holm, Manager

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

On the 30th day of November, 2018, personally appeared before me, Travis Holm, who being by me duly sworn, did say that he/she is the Manager of Holm Global Properties, LLC, Manager of 2000 Main, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Travis Holm acknowledged to me that said limited liability company executed the same.



ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05-19-2019
COMMISSION NO. 683389

[Signature]
NOTARY PUBLIC

My Commission Expires: 5-19-19

Account 1023986

Location

Account Number 1023986
Parcel Number AV-1327-B
Tax District 45 - Apple Valley Town
Acres 40.00
Situs 0, 0

Legal S: 28 **T:** 42S **R:** 11W NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N2 W2 NW1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

Parent Accounts 0154925

Parent Parcels AV-1327

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

20180047656

20190000956

20220051468

20220051469

Recording Date

12/03/2018 12:04:34 PM

01/09/2019 11:15:43 AM

11/30/2022 08:24:08 AM

11/30/2022 08:24:08 AM

Tax

Tax Year

Taxes

*2024

\$3.95

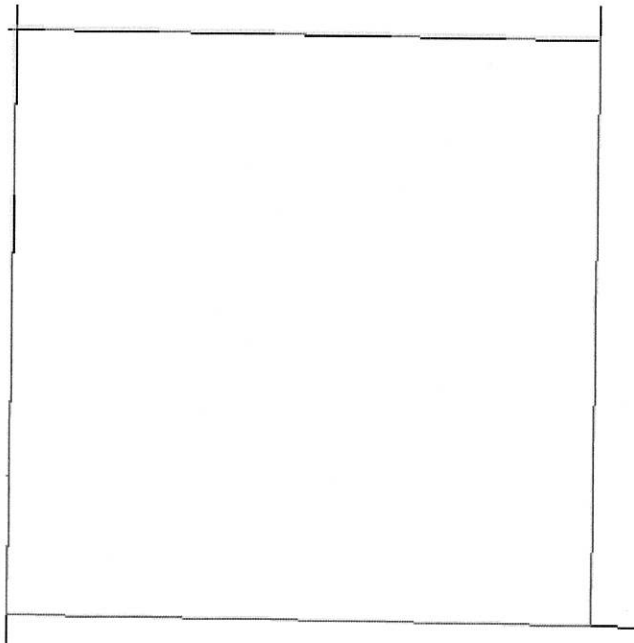
2023

\$3.46

* Estimated

Images

- [GIS](#)



Value

Market (2024) \$396,000

Taxable \$576

Tax Area: 45 **Tax Rate:** 0.006853

Type **Actual** **Assessed Acres**

Farm

Land \$396,000 \$576 40.000

FAA

SIMPLY 899, L.L.C.

[Update this Business](#)

Entity Number: 9485565-0160

Company Type: LLC - Domestic

Address: 899 COYOTE GULCH CT IVINS, UT 84738

State of Origin:

Registered Agent: STACY L CHRISTENSEN

Registered Agent Address:

899 COYOTE GULCH CT

IVINS, UT 84738

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active as of 08/16/2022

Renew By: 07/31/2024

Status Description: Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

Registration Date: 07/22/2015

Last Renewed: 08/11/2023

[Additional Information](#)

NAICS Code: 5311 **NAICS Title:** 5311-Lessors of Real Estate

[Former Business Names](#)

SIMPLY 899 L.L.C.

[<< Back to Search Results](#)

Business Name: