



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: TRU SOUTH LLC		Phone:	
Address: 2120 S COTTONWOOD CANYON		Email:	
City: CANNONVILLE		State: UT	Zip: 84718
Agent: (If Applicable)		Phone:	
Address/Location of Property: AV Proper by the Water Tanks		Parcel ID: AV-1319-A	
Existing Zone: RE-1		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel <small>65.58</small>		Acreage in Application <small>65.58</small>	
Reason for the request To lower density to match general Plan, to address water issues			

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 11 2024	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer



AV-1319-f

Show search results for AV-131...

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



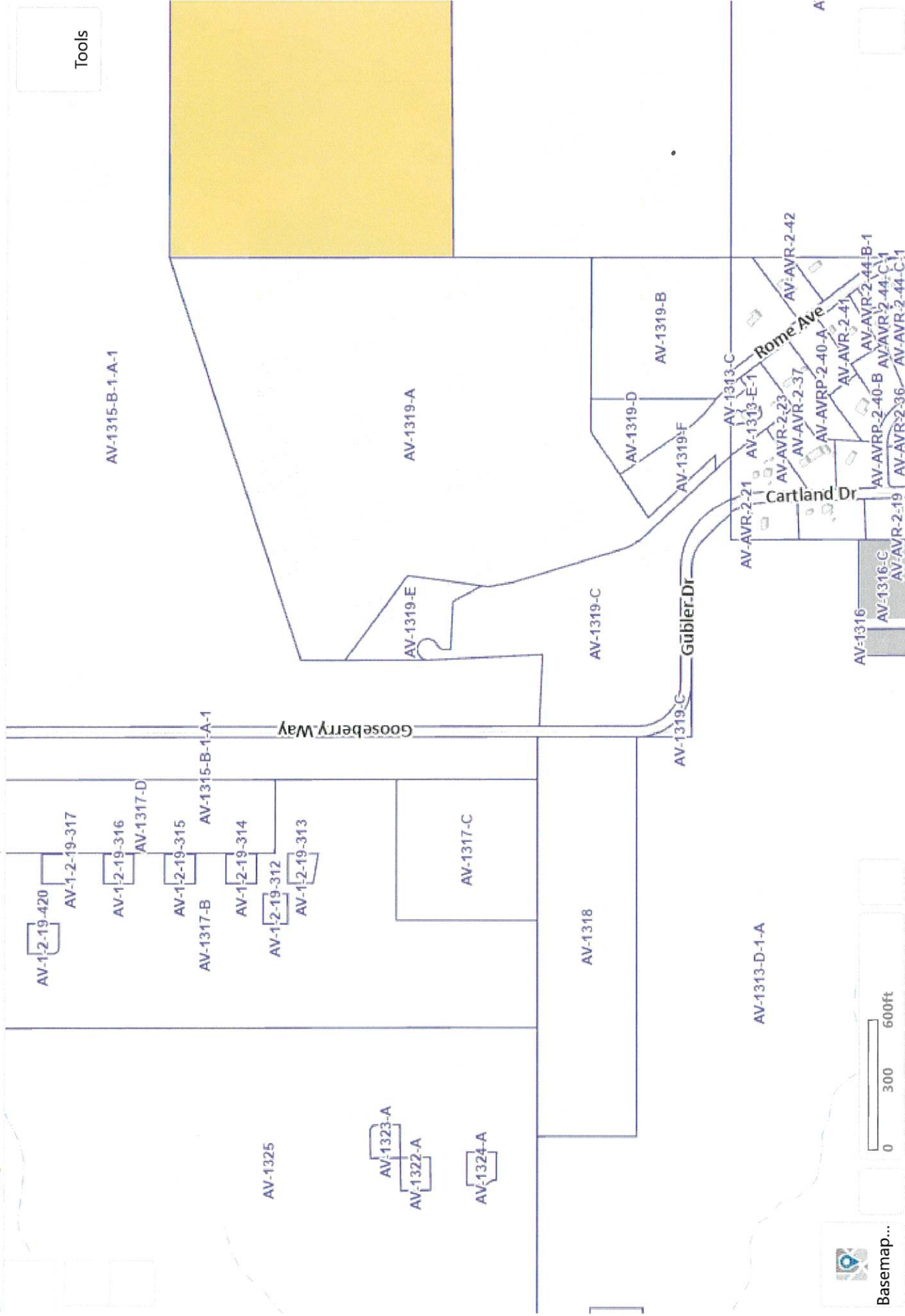
113.118262, 37.119904 Degrees



Search...

Sign in

Tools



Base map...



Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Tru South LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1319-A, AV-1319-B, AV-1319-C, AV-1319-D,
AV-1319-E & AV-1319-F

EXHIBIT "A"

PARCEL 3: (AV-1319-A)

BEGINNING AT A POINT WHICH IS SITUATED N. 0°05'51" W. ALONG THE SECTION LINE 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 89°59'43" W. 660.00 FEET, THENCE S. 89°59'26" W. 153.23 FEET, THENCE S. 55°59'06" W. 483.63 FEET, THENCE S. 42°42'45" E. 430.00 FEET, THENCE S. 89°58'49" W. 69.96 FEET, THENCE N. 42°38'01" W. 483.79 FEET, THENCE N. 30°10'41" W. 70.01 FEET TO A FOUND REBAR, THENCE N. 17°02'24" W. 561.71 FEET TO A FOUND REBAR, THENCE N. 9°55'52" W. 115.11 FEET TO A FOUND REBAR, THENCE N. 7°37'41" E. 381.13 FEET TO A FOUND REBAR, THENCE N. 53°32'10" W. 491.06 FEET TO A FOUND REBAR, THENCE N. 0°03'06" E. 204.20 FEET TO A FOUND REBAR, THENCE N. 71°35'39" E. 1981.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, THENCE S. 0°05'51" E. ALONG THE SECTION LINE 1979.95 FEET TO THE POINT OF BEGINNING.

PARCEL 12: (AV-1319-E)

Commencing at the South East Corner of Section 19, Township 42 South, Range 11 West, Salt Lake Baseline and Meridian, and running thence South 89°59' 23" West 1540.11 feet; thence North 00°01' 11" West 1139.66 feet; thence North 07°39' 06" East 29.02 feet to the TRUE POINT OF BEGINNING, running thence from the TRUE POINT OF BEGINNING North 07°39' 06" East 351.76 feet; thence North 53°30' 54" West 491.25 feet; thence South 00°06'46" East a distance of 386.62 feet to the cusp of a 50.0 foot radius curve to the right, bearing to the radius of which is North 89°56' 56" East; running thence along the arc of said curve through a central angle of 253°20'13" a distance of 221.08 feet to the point of a 20.0 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 73°23'54" a distance of 25.62 feet; thence South 00°06'46" East a distance of 46.69 feet; thence South 87°13'11" East 222.92 feet; thence South 28°47'32" East 154.69 feet to the TRUE POINT OF BEGINNING.

PARCEL 13: (AV-1319-A, AV-1319-B, AV-1319-C, AV-1319-D, AV-1319-E & AV-1319-F)

A 50.0 foot wide road way and utility easement being 25.0 feet on either side of the following described centerline, the sidelines of which shall be extended or trimmed back as necessary to eliminate any and all overlaps and/or gaps at the beginning, end, and along its entire outer boundary with itself and/or other identified boundaries; Commencing at the South East corner of Section 19, Township 42 South, Range 11 West, SLB&M and running thence South 89° 59' 23" West 562.67 feet along the section line to the center line of Rome Way a publicly dedicated road way situated in the Apple Valley Ranch Subdivision Phase II according to the official plat thereof on file in the office of the Washington County Recorder, State of Utah said point is the TRUE POINT OF BEGINNING OF THE CENTERLINE DESCRIPTION, running thence from THE TRUE POINT OF BEGINNING North 37° 00' 54" West 18.84 feet to the point of a 453.647 foot radius curve to the left; thence along the arc of said curve through a central angle of 16° 34' 33" a distance of 128.602 feet to the point of a 550.00 foot radius reverse curve to the right; running thence along the arc of said curve through a central angle of 19° 14' 33" a distance of 184.716 feet; thence North 34° 00' 54" West 392.36 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 37° 18' 13" a distance of 97.66 feet; thence North 03°17'19" East 90.76' to the point of a 150.0 foot radius curve to the

left; thence along the arc of said curve through a central angle of 25° 09' 33" a distance of 65.866 to the center of an intersection; thence from the intersection South 68° 07' 46" West 162.75 feet to the point of a 150 foot radius curve to the right; running thence along the arc of said curve through a central angle of 97° 01' 35" a distance of 254.01 feet; thence North 14° 50' 39" West 134.81 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 03° 31' 39" a distance of 9.23 feet; thence North 61° 09' 00" West 101.40 feet to the point of a 150 foot radius curve to the left; thence along the arc of said curve through a central angle of 17° 28' 32" a distance of 45.75; thence North 28° 47' 32" West 119.17 feet to the point of a 300.0 foot radius curve to the right; thence along the arc of said curve through a central angle of 33° 53' 35" a distance of 177.46 feet to the point of a 150.0 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 185° 12' 49" a distance of 484.89 feet thence South 00° 06' 46" East 514.06 feet to the point of a 340.96 foot radius curve to the left; thence along the arc of said curve through a central angle of 36° 29' 08" a distance of 217.12; thence South 36° 35' 54" East 143.62 feet to the point of a 514.21 foot radius curve to the right; running thence along the arc of said curve through a central angle of 36° 35' 17" a distance 328.37 feet; thence South 00° 00' 37" East 48.21 feet more or less to a point where this 50.0 foot wide easement has joined into Cartland drive a road located within APPLE VALLEY RANCH SUBDIVISION, GOOSEBERRY UNIT I a subdivision according to the official plat thereof on file in the office of the Washington County Recorders office, State of Utah.

Also there is a 15.0 foot wide utility easement which is in addition to and which runs along the westerly side of the 50.0 foot easement just described this easement would run from the north end of said Rome Way roadway northerly along the westerly side of the 50.0 foot wide easement and would continue northerly to the intersection above described and then would continue along the left side of the road easement all the way to where the road easement connects into Cart Land drive as above described.

PARCEL 14: (AV-1319-C)

A road way easement over the following described circular plot of land; COMMENCING at the South East Corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; and running thence South 89°59'23" West 1833.75 feet; thence North 00°00'37" West 1422.62 feet to the TRUE POINT OF BEGINNING said point also being the center of 50.0 foot radius circle; Running thence from the TRUE POINT OF BEGINNING 50 feet in all directions.

Initials

Account 0154834

Location

Account Number 0154834
 Parcel Number AV-1319-A
 Tax District 45 - Apple Valley Town
 Acres 65.58
 Situs 0, 0

Owner

Name TRU SOUTH LLC
 2120 S COTTONWOOD CANYON # 125
 CANNONVILLE, UT 84718

Value

Market (2024) \$649,200
 Taxable \$649,200
 Tax Area: 45 Tax Rate: 0.006853
 Type Actual Assessed Acres
 Non
 Primary \$649,200 \$649,200 65.580
 Land

Legal S: 19 T: 42S R: 11W BEGINNING AT A POINT WHICH IS SITUATED N. 0°05'51" W. ALONG THE SECTION LINE 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 89°59'43" W. 660.00 FEET, THENCE S. 89°59'26" W. 153.23 FEET, THENCE S. 55°59'06" W. 483.63 FEET, THENCE S. 42°42'45" E. 430.00 FEET, THENCE S. 89°58'49" W. 69.96 FEET, THENCE N. 42°38'01" W. 483.79 FEET, THENCE N. 30°10'41" W. 70.01 FEET TO A FOUND REBAR, THENCE N. 17°02'24" W. 561.71 FEET TO A FOUND REBAR, THENCE N. 9°55'52" W. 115.11 FEET TO A FOUND REBAR, THENCE N. 7°37'41" E. 381.13 FEET TO A FOUND REBAR, THENCE N. 53°32'10" W. 491.06 FEET TO A FOUND REBAR, THENCE N. 0°03'06" E. 204.20 FEET TO A FOUND REBAR, THENCE N. 71°35'39" E. 1981.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, THENCE S. 0°05'51" E. ALONG THE SECTION LINE 1979.95 FEET TO THE POINT OF BEGINNING. (PARCEL 3)

Parent Accounts

Parent Parcels

Child Accounts 0416506
 0425028
 0883721

Child Parcels 1319-C

1313-D
 AV-1319-D

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

Recording Date

<u>00366507</u>	<u>06/07/1990 03:21:00 PM</u>	<u>B: 563 P: 145</u>
<u>00385392</u>	<u>06/12/1991 02:48:00 PM</u>	<u>B: 605 P: 782</u>
<u>00434468</u>	<u>05/26/1993 11:48:00 AM</u>	<u>B: 730 P: 245</u>
<u>00468246</u>	<u>05/24/1994 02:29:00 PM</u>	<u>B: 822 P: 699</u>
<u>00478915</u>	<u>09/16/1994 03:01:00 PM</u>	<u>B: 851 P: 148</u>
<u>00481333</u>	<u>10/14/1994 10:59:00 AM</u>	<u>B: 857 P: 286</u>
<u>00725851</u>	<u>06/25/2001 11:19:00 AM</u>	<u>B: 1414 P: 1930</u>
<u>20090021079</u>	<u>05/29/2009 04:00:08 PM</u>	
<u>20090021081</u>	<u>05/29/2009 04:00:08 PM</u>	
<u>20090021082</u>	<u>05/29/2009 04:00:08 PM</u>	
<u>20100010267</u>	<u>03/31/2010 11:22:52 AM</u>	
<u>20110031703</u>	<u>10/18/2011 02:16:28 PM</u>	

TRU SOUTH, LLC

[Update this Business](#)

Entity Number: 12918567-0160

Company Type: LLC - Domestic

Address: 1780 SKY CANYON RANCH RD (CANNONVILLE UT 84718) PO BOX 185
TROPIC, UT 84776

State of Origin:

Registered Agent: DIXIE COMMERCIAL SERVICES

Registered Agent Address:

1173 SOUTH 250 WEST #206

Saint George, UT 84770

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active as of 11/04/2023

Renew By: 06/30/2025

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: 06/28/2022

Last Renewed: 07/10/2024

Additional Information

NAICS Code: 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

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Business Name: