



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: GOOSEBERRY PRESERVE LLC		Phone:	
Address: 2419 E SUMMERFIELD LN		Email:	
City: Sandy	State: UT	Zip: 84092	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Above Gooseberry Subdivision		Parcel ID: AV-1311-A-7-A	
Existing Zone: Planned Development		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel ^{69.85}		Acreage in Application ^{69.85}	
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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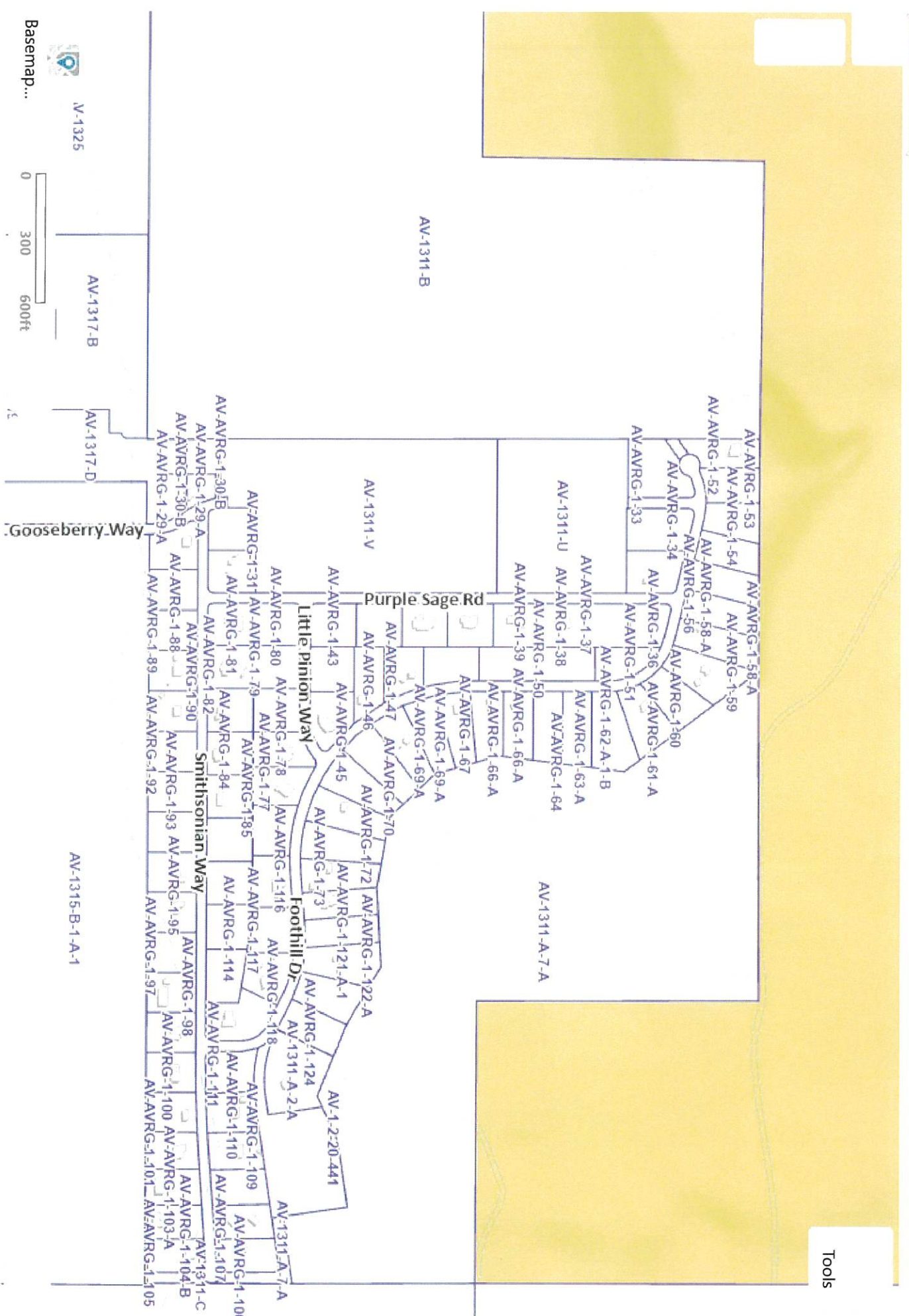
Official Use Only	Amount Paid: \$	Receipt No:
Date Received: ENTERED JUL 10 2024	Date Application Deemed Complete:	
By:	By:	

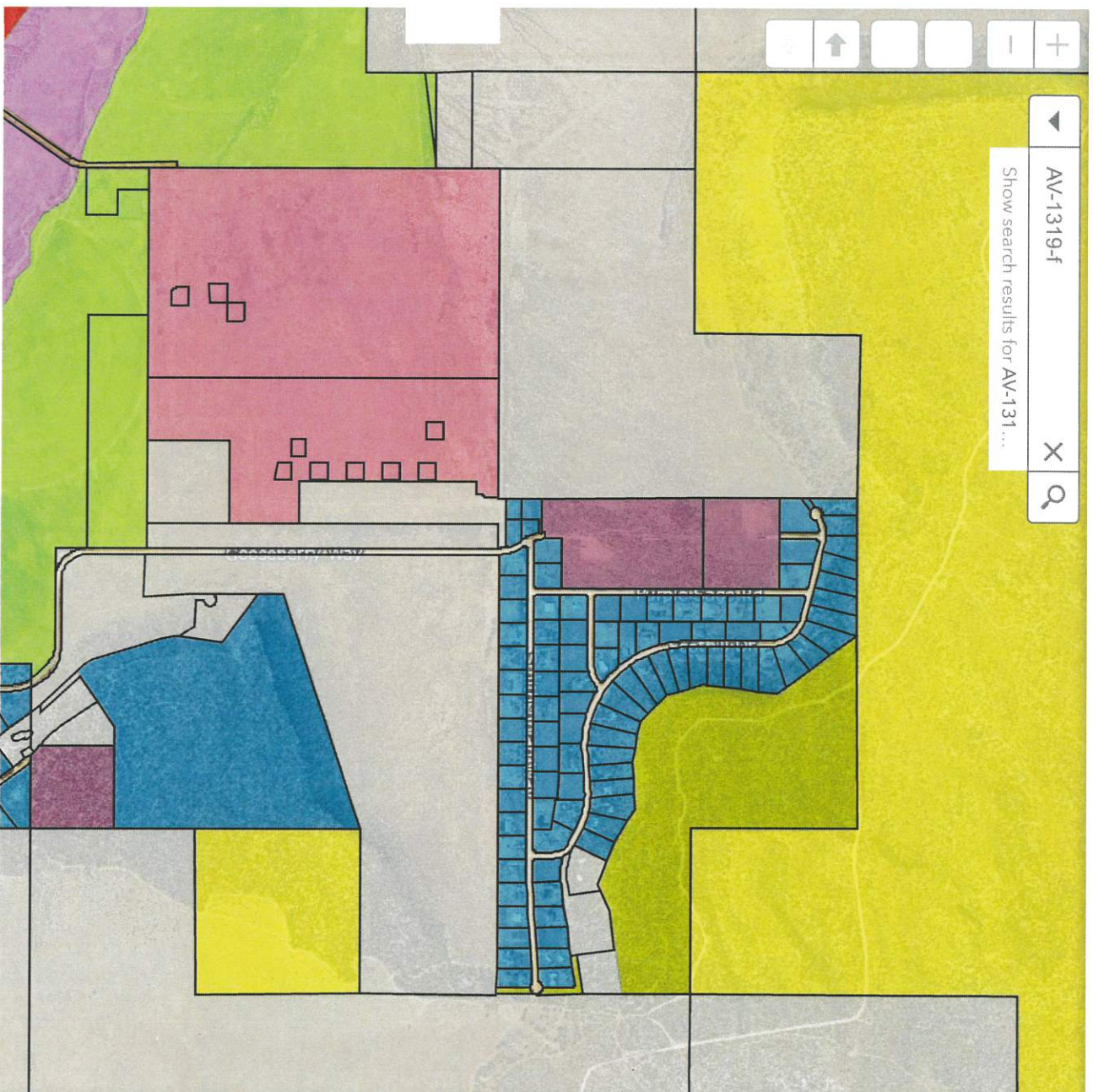


Search...

Sign in

Tools





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



Exhibit A

**GOOSEBERRY PRESERVE
LLC**

Account: 0431893

Parcel: AV-1311-A-7-A

3242 E ALTA HILLS DR
SANDY, UT 84093

Tax Area: 45 - Apple Valley Town
Acres: 69.850

Situs Address:

Legal Description

S: 18 T: 42S R: 11W S: 19 T: 42S R: 11W S: 20 T: 42S R: 11W BEG NW COR SEC 20 T42S R11W TH N 89°59'31" E ALG SECL 1320.18 FT TO NE COR NW1/4 NW1/4 SEC 20; TH S 0°04'22" E ALG 1/16 SECL 555 FT; TH S 81°49'22" W 668.26 FT; TH S 65°40' W 236 FT; TH N 68° W 360 FT; TH N 59°20' W 315 FT; TH S 87° W 375 FT; TH N 80° W 332 FT; TH N 43°50' W 295 FT; TH N 15°10' W 309 FT; TH N 07° E 597 FT; TH N 36°30' W 789 FT TO 1/16 SECL; TH S 89°49'34" E ALG 1/16 LN 1544.47 FT TO NE COR SE1/4 SE1/4 SEC 18; TH S 0°11'04" E 1318.13 FT TO POB

ALSO: BEG NW COR SEC 20 T42S R11W TH E 1322.23 FT; TH S 1562.26 FT; TH W 1320 FT TO ELN SEC 19; TH N 89°54'06" W 2640.62 FT TO C/S/L SEC 19; TH N 0°05'58" W 1564.51 FT TO NW1/4 COR SEC 19; TH N 1320 FT; TH E 2641.08 FT; TH S 1326.76 FT TO POB. LESS: 46.48 AC TO SILVER STATE MGMT CO. LESS: 1.035 AC TO ISOM. LESS: 1.007 AC TO ISOM. LESS: BEG AT NW COR SEC 20 TH N 89°59'31" E ALG SECL 1320.18 FT TO NE COR NW1/4 NW1/4 SEC 20; TH S 0°04'22" E ALG 1/16 SECL 555 FT; TH S 81°49'22" W 668.26 FT; TH S 65°40' W 236 FT; TH N 68° W 360 FT; TH N 59°20' W 315 FT; TH S 87° W 375 FT; TH N 80° W 332 FT; TH N 43°50' W 295 FT; TH N 16°10' W 309 FT; TH N 07° E 597 FT; TH N 36°30' W 789 FT TO 1/16 SECL; TH S 89°49'34" E ALG 1/16 LN 1544.47 FT TO NE COR SE1/4 SE1/4 SEC 18; TH S 0°11'04" E 1318.13 FT TO POB. LESS: LAND IN APPLE VALLEY RANCH GOOSEBERRY UNIT 1
LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'31" EAST 1320.18 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SAID SECTION 20; THENCE SOUTH 0°04'22" EAST 555.0 FEET ALONG THE 1/16TH SECTION LINE; THENCE SOUTH 81°49'22" WEST 358.217 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81°49'22" WEST 310.043 FEET; THENCE SOUTH 65°40' WEST 178.75 FEET; THENCE SOUTH 8°11'50" EAST 256.52 FEET; THENCE SOUTH 81°48'10" WEST 92.64 FEET TO A POINT OF TANGENCY WITH A 500 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 301.19 FEET, THROUGH A CENTRAL ANGLE OF 34°30'50"; THENCE NORTH 63°41' WEST 17.68 FEET TO A POINT ON A 187.31 FOOT RADIUS CURVE WITH A RADIUS LINE BEARING OF SOUTH 26°19' WEST, (SAID POINT BEING THE SOUTH EAST CORNER OF LOT 124 OF APPLE VALLEY RANCH SUBDIVISION, GOOSE BERRY UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH) THENCE SOUTH EASTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SUBDIVISION THROUGH THE FOLLOWING COURSES AND DISTANCES, TO THE RIGHT, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 38°37'25" A DISTANCE OF 126.273 FEET TO A POINT OF INTERSECTION WITH A NON TANGENT 550 FOOT RADIUS REVERSE CURVE TO THE LEFT WITH A RADIUS LINE BEARING OF NORTH 15°55'16" EAST; THENCE SOUTH EASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 231.319 FEET THROUGH A CENTRAL ANGLE OF 24°07'06"; THENCE NORTH 81°48'10" EAST 574.392 FEET; THENCE DEPARTING FROM THE BOUNDARY OF SAID APPLE VALLEY RANCH SUBDIVISION, GOOSEBERRY UNIT NO. 1 AND RUNNING NORTH 8°11'50" WEST 356.09 FEET TO THE TRUE POINT OF BEGINNING.

ALSO: COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 11 WEST, RUNNING THENCE NORTH 89°59'31" EAST 1320.18 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SAID SECTION 20; THENCE SOUTH 0°04'22" EAST 864.08 FEET ALONG THE 1/16 SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°04'22" EAST ALONG THE 1/16 SECTION LINE 373.24 FEET TO A POINT WHERE THE EASTERLY PROLONGATION OF THE CENTERLINE OF SMITHSONIAN WAY INTERSECTS WITH THE 1/16TH SECTION LINE; THENCE SOUTH 85°48'31" WEST, ALONG SAID CENTER LINE, 10 FEET TO A POINT OF CURVATURE OF A NON-TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A RADIUS LINE BEARING SOUTH 85°48'31" WEST, SAID POINT BEING ON THE EASTERLY BOUNDARY OF APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION; THENCE NORTH WESTERLY ALONG THE EASTERLY BOUNDARY OF SAID APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°00'16", A DISTANCE OF 77.671 FEET TO THE SOUTHEASTERLY CORNER OF LOT 106 OF SAID APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION THROUGH THE FOLLOWING COURSES AND DISTANCES, NORTH 0°04'22" WEST, 236.81 FEET TO BEGINNING OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 42.815 FEET, THROUGH A CENTRAL ANGLE OF 98°07'28"; THENCE SOUTH 81°48'10" WEST 802.46 FEET TO THE BEGINNING OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 229.81 FEET TO POINT OF INTERSECTION WITH A 187.318 RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°37'25", A DISTANCE OF 126.273 FEET TO THE SOUTHEASTERLY CORNER OF LOT 124 OF SAID APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID APPLE VALLEY RANCH GOOSEBERRY UNIT NO. 1 SUBDIVISION, SOUTH 63°41' EAST 17.68 FEET TO A POINT OF TANGENCY WITH A 500 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 301.19 FEET; THENCE NORTH 81°48'10" EAST 888.93 FEET TO THE TRUE POINT OF BEGINNING.

LESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'31" EAST 1320.18 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SAID SECTION 20; THENCE SOUTH 0°04'22" EAST 555.0 FEET ALONG THE 1/16TH SECTION LINE; THENCE SOUTH 81°49'22" WEST 358.217 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81°49'22" WEST 310.043 FEET; THENCE SOUTH 65°40' WEST 178.75 FEET; THENCE SOUTH 8°11'50" EAST 256.52 FEET; THENCE SOUTH 81°48'10" WEST 92.64 FEET TO A POINT OF TANGENCY WITH A 500 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 301.19 FEET, THROUGH A CENTRAL ANGLE OF 34°30'50"; THENCE NORTH 63°41' WEST 17.68 FEET TO A POINT ON A 187.31 FOOT RADIUS CURVE WITH A RADIUS LINE BEARING OF SOUTH 26°19' WEST, (SAID POINT BEING THE SOUTH EAST CORNER OF LOT 124 OF APPLE VALLEY RANCH SUBDIVISION, GOOSE BERRY UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH) THENCE SOUTH EASTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SUBDIVISION THROUGH THE FOLLOWING COURSES AND DISTANCES, TO THE RIGHT, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 38°37'25" A DISTANCE OF 126.273 FEET TO A POINT OF INTERSECTION WITH A NON TANGENT 550 FOOT RADIUS REVERSE CURVE TO THE LEFT WITH A RADIUS LINE BEARING OF NORTH 15°55'16" EAST; THENCE SOUTH EASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 231.319 FEET THROUGH A CENTRAL ANGLE OF 24°07'06"; THENCE NORTH 81°48'10" EAST 574.392 FEET; THENCE DEPARTING FROM THE BOUNDARY OF SAID APPLE VALLEY RANCH SUBDIVISION, GOOSEBERRY UNIT NO. 1 AND RUNNING NORTH 8°11'50" WEST 356.09 FEET TO THE TRUE POINT OF BEGINNING.

Account 0431893

Location

Account Number 0431893
Parcel Number AV-1311-A-7-A
Tax District 45 - Apple Valley Town
Acres 69.85
Situs 0, 0

Legal S: 18 T: 42S R: 11W S: 19 T: 42S R: 11W S:
20 T: 42S R: 11W BEG NW COR SEC 20 T42S
R11W TH N 89*59'31 E ALG SEC/L 1320.18 FT TO
NE COR NW1/4 NW1/4 SEC 20; TH S 0*04'22 E
ALG 1/16 SEC/L 555 FT; TH S 81*49'22 W 668.26
FT; TH S 65*40' W 236 FT; TH N 68* W 360FT; TH
N 59*20' W 315 FT; TH S 87* W 375FT; TH N 80*
W 332 FT; TH N 43*50' W 295 FT; TH N 15*10' W
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TO 1/16 SEC/L; TH S 89*49'34 E ALG 1/16 LN
1544.47 FT TO NE COR SE1/4 SE1/4 SEC 18; TH S
0*11'04 E 1318.13 FT TO POB

ALSO: BEG NW COR SEC 20 T42S R11W TH E
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LESS: 1.007 AC TO ISOM. LESS: BEG AT NW
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GOOSEBERRY UNIT 1
LESS: COMMENCING AT THE NORTHWEST
CORNER OF SECTION 20, TOWNSHIP 42
SOUTH, RANGE 11 WEST, SALT LAKE BASE
AND MERIDIAN AND RUNNING THENCE
NORTH 89*59'31" EAST 1320.18 FEET TO THE
NORTHEAST CORNER OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER
(NW 1/4 NW 1/4) OF SAID SECTION 20; THENCE
SOUTH 0*04'22" EAST 555.0 FEET ALONG THE
1/16TH SECTION LINE; THENCE SOUTH
81*49'22" WEST 358.217 FEET TO THE TRUE
POINT OF BEGINNING; THENCE SOUTH
81*49'22" WEST 310.043 FEET; THENCE SOUTH
65*40' WEST 178.75 FEET; THENCE SOUTH
8*11'50" EAST 256.52 FEET; THENCE SOUTH
81*48'10" WEST 92.64 FEET TO A POINT OF
TANGENCY WITH A 500 FOOT RADIUS CURVE
TO THE RIGHT; THENCE NORTHWESTERLY
ALONG THE ARC OF SAID CURVE 301.19 FEET,
THROUGH A CENTRAL ANGLE OF 34*30'50";

Owner

Name GOOSEBERRY PRESERVE LLC
2419 E SUMMERFIELD LN
SANDY, UT 84092-5632

Value

Market (2024)	\$864,400		
Taxable	\$864,400		
Tax Area: 45	Tax Rate: 0.006853		
Type	Actual Assessed Acres		
Non			
Primary	\$864,400	\$864,400	69.850
Land			

GOOSEBERRY PRESERVE, LLC

[Update this Business](#)

Entity Number: 10787269-0160

Company Type: LLC - Domestic

Address: 2419 SUMMERFIELD LN SANDY, UT 84092

State of Origin:

Registered Agent: RICHARD DESPAIN

Registered Agent Address:

2419 SUMMERFIELD LN

SANDY, UT 84092

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active  as of 04/09/2018

Renew By: 04/30/2024

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: 04/09/2018

Last Renewed: 05/03/2023

[Additional Information](#)

NAICS Code: 5313 **NAICS Title:** 5313-Activities Related to Real Estate

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Business Name: