



FILING FEE: \$4950.00 CK#0027 & #303
NON-REFUNDABLE
Date 7/8 & 7/27/24 Received by *MLR*

Town of Leeds

218 North Main Street, PO Box 460879, Leeds, UT 84746-0879
Phone: 435-879-2447 Fax: 435-879-6905
E-mail: clerk@leedstown.org // Website: www.leedstown.org

ZONE CHANGE/AMENDMENT APPLICATION

Project Name Silver Cliffs
Number of Lots Proposed 758 Acreage 369.33
Project Location Parcel Tax ID #(s) L-3179-A-3-B-GW, L-3282-D-2-GW, L-3282-F-GW, L-3283-G-GW, L-3284-A-1-GW, L-3284-B-GW, L-3284-B-GW, L-3287-GW, L-3281-A, L-3281-GW, L-3289-GW, L-3285-GW, L-3286-GW
Applicant Name Land Assist, LLC
Address 3747 Sagebrush Dr, Santa Clara, UT 84765
Phone [REDACTED] Fax [REDACTED] Cell same e-mail [REDACTED]om
Owner of Property Grapevine Development, LLC
Address 3747 Sagebrush Dr, Santa Clara, UT 84765
Phone [REDACTED] Fax [REDACTED] Cell same e-mail [REDACTED].com
or [REDACTED]
Contact Person of those listed above Paul Morris or Mike Wagstaff

EXISTING ZONING * _____ ZONE CHANGE(S) REQUESTED _____ * 369.33 ACREAGE

*See Exhibit following Application

*See Exhibit showing zone changes requested which are consistent with the density given by the current Zoning Agreement for the Grapevine Wash Properties.

Refer to Town of Leeds Zonings:

- | | | |
|---------------------------------------|---------------------------------|--------------------------------|
| R-R-5.....Rural Residential 5 acre | R-1-5.....Residential 5 acre | R-M-7.....Multiple Residential |
| R-R-2.....Rural Residential 2 acre | R-1-2.....Residential 2 acre | C.....Commercial |
| R-R-1.....Rural Residential 1 acre | R-1-1.....Residential 1 acre | OS.....Open Space |
| R-R-20.....Rural Residential 1/2 acre | R-1-20.....Residential 1/2 acre | M-H.....Mobile Home |
| | R-1-10.....Residential 1/4 acre | |

Attach complete legal description for the property/area requested. to be changed and provide all of the following information:

- Two sets of mailing labels for all property owners within a 300-foot radius from the border of the subject property. Maps & Names of Property Owners are available from Washington County Recorder's Office, 87 North 200 East, St. George, Utah 84770, ph. (435) 634-5709.
- Written justification describing the purpose for the zone change request and proof of concurrence with Town of Leeds General Plan.
- Required Building Plans as per Land Use and Zoning Ordinance #2008-04, including all tests, exhibits and studies.
- A copy of the requested legal description in a read-only CD/electronic format and e-mailed to clerk@leedstown.org
- A copy of the legal description provided in Microsoft Word Format on a read-only CD and e-mailed to clerk@leedstown.org.
- One 24" x 36" plat site exhibit of the requested zone change and 16 copies 8.5" x 11" or 11" x 17" all matching the legal description.
- One 24" x 36" site exhibit of the County Ownership Plat(s) identifying the existing parcel(s) included in the legal description.

Town of Leeds

**ZONE CHANGE/AMENDMENT
APPLICATION**



The following fees are due at the time of application. Incomplete applications will be returned. No exceptions.

- 1. Filing Fee (non-refundable): \$1,000.00
- 2. Addresses labels, envelopes, stamps and other associated mailing expenses are to be provided by Applicant.
- 3. Acreage Fees -
 - a. Less than 1 acre: No Fee
 - b. One – 100 acres: \$50.00 per acre
 - c. 101 – 500 acres: \$25.00 per acre
 - d. Over 500 acres: \$10.00 per acre

Note: For acreage designated as open space, no acreage fee assessed if open space is over 10 acres. Open space includes parks, golf courses, floodplains, hillsides and similar natural areas. This does not include required recreation areas and/or setback areas.

File the completed application at:

Town of Leeds
P.O. Box 461195
Leeds, UT 84746

Signature of Applicant  Date 6/28/2024
 Signature or Consent of Owner  Date 6/28/2024

APPLICANT AFFIDAVIT

I, Michael Wagstaff, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

 6/28/2024
 Owner/Agent Date

Applications must be presented to the Planning Commission and a Public Hearing must be held before submitting to the Town Council. The Planning commission meets at 7:00 p.m. on the first Wednesday of each month.

Application is hereby made for a zone change/amendment to the Leeds Zoning Map

B&G PROJECT NUMBER 231232

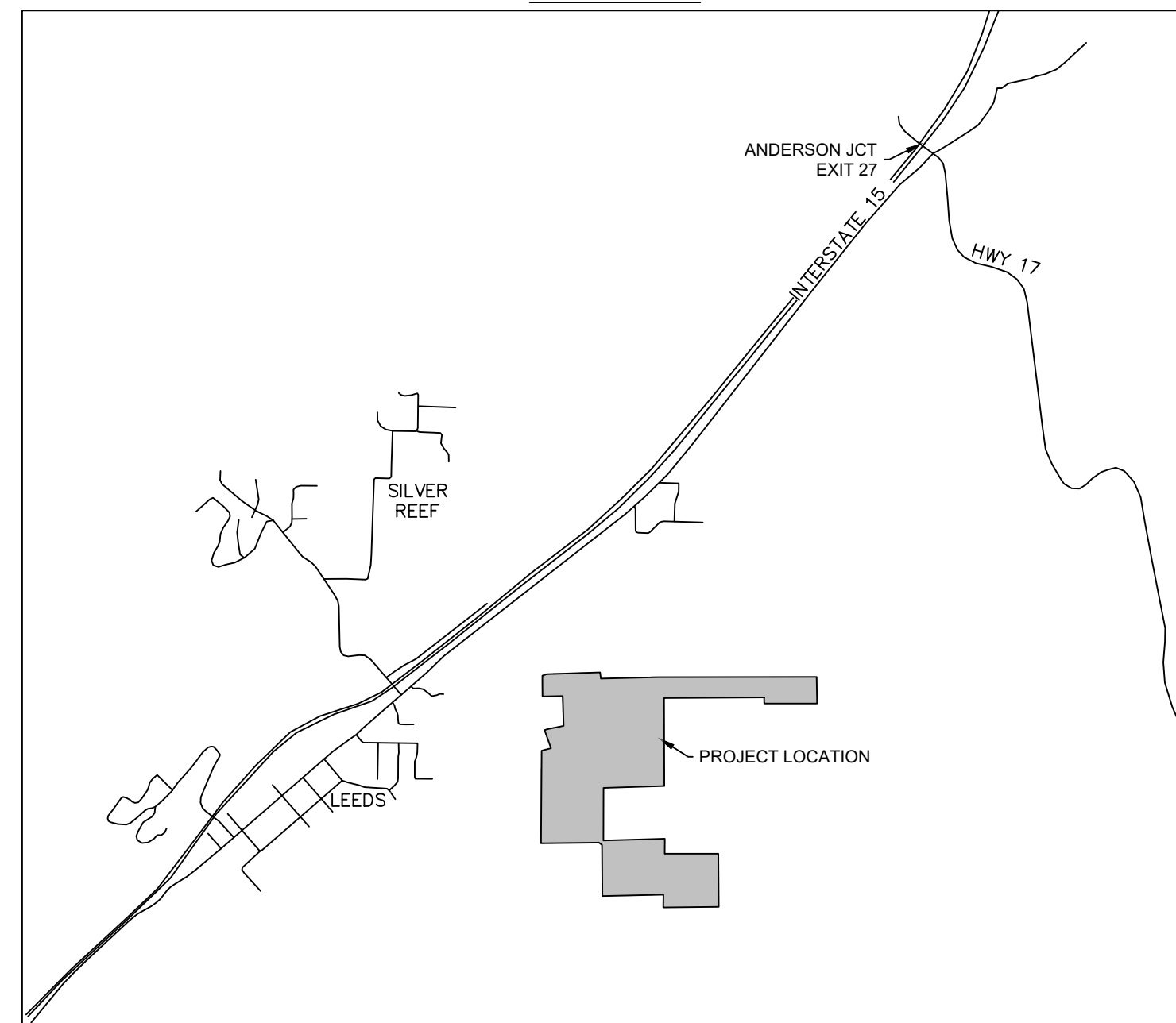
SILVER CLIFFS ESTATES

ZONE CHANGE

LOCATED IN LEEDS, UTAH

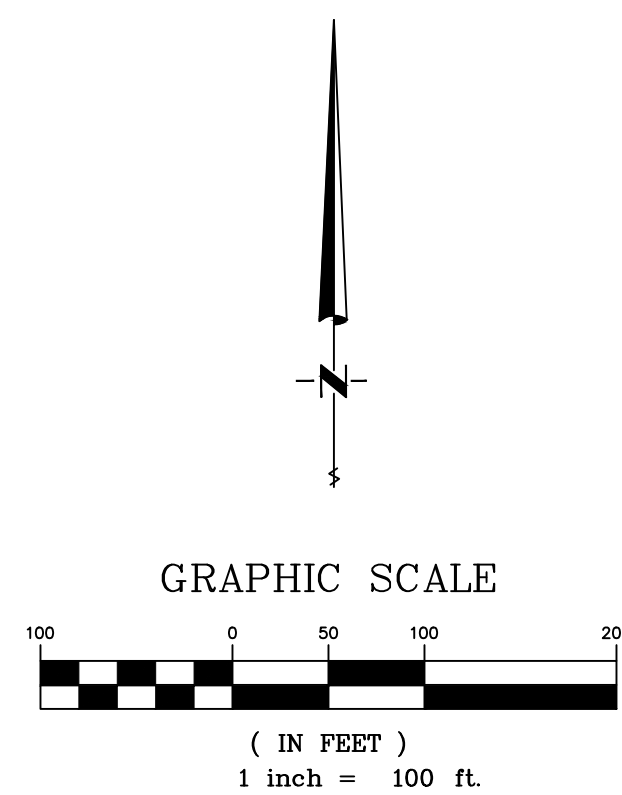
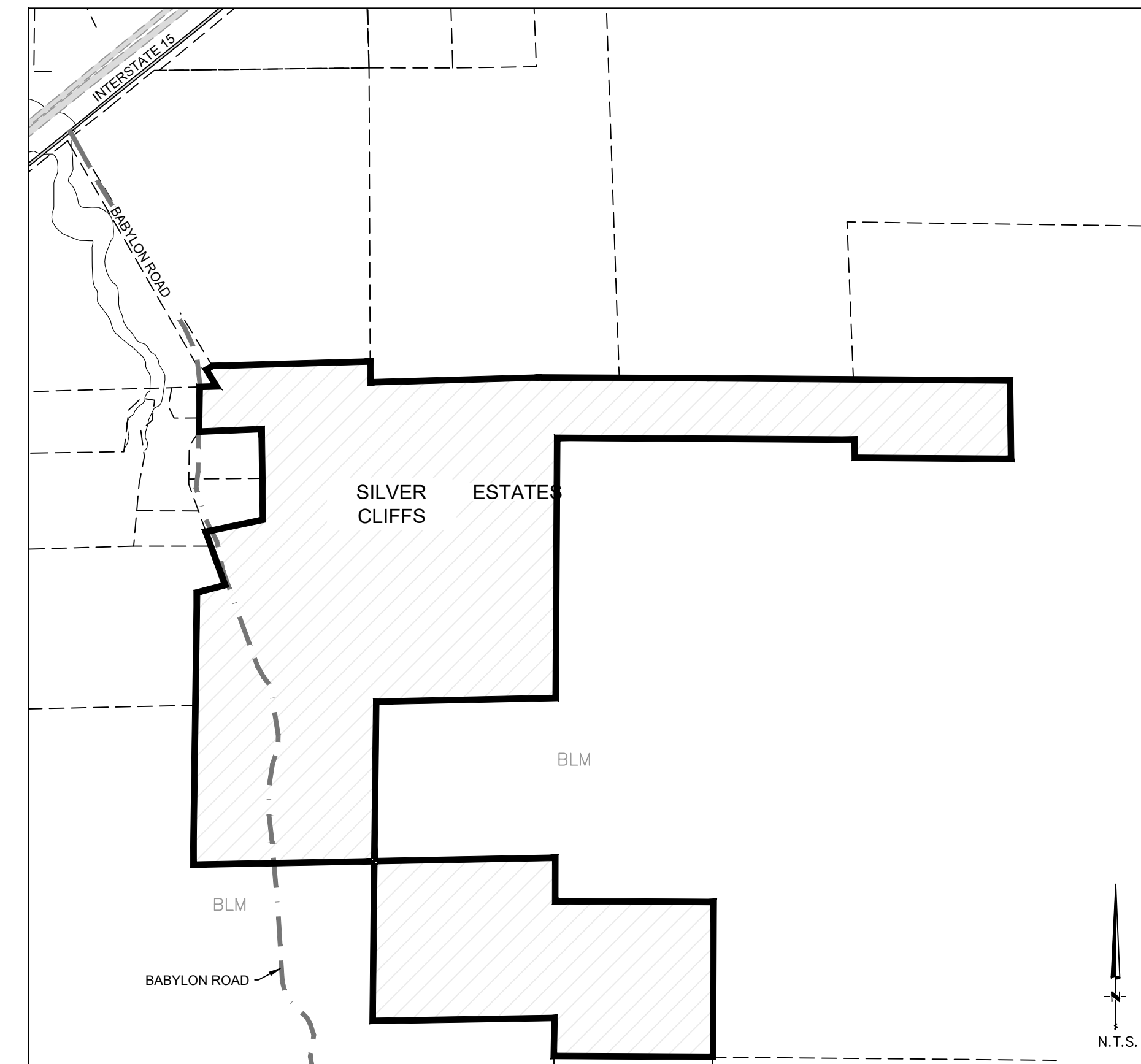
SECTION 8, T 41S, R 13 W, SLM

VICINITY MAP



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	EXISTING ZONING
4	PROPOSED ZONING

PROJECT MAP

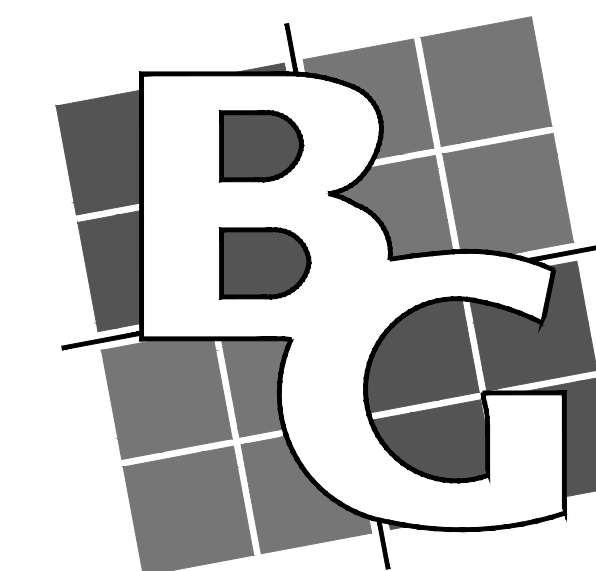


JUNE 2024
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle #4
 St. George, Utah 84770
 Phone (435) 673-2337

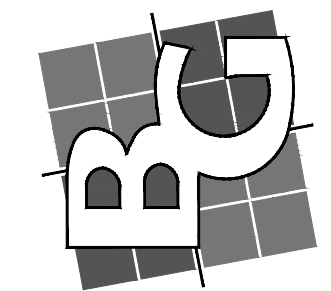


OWNER / DEVELOPER
 PAUL MORRIS
 912 WEST 1600 SOUTH, STE B-200
 ST. GEORGE, UTAH 84770
 (801)949-2602
 paul@landassistut.COM

ENGINEERING CONTACT
 BUSH AND GUDGELL, INC.
 205 EAST TABERNACLE #4
 ST GEORGE, UT 84770
 RICK MEYER - PROJECT MANAGER
 (435) 673-2337



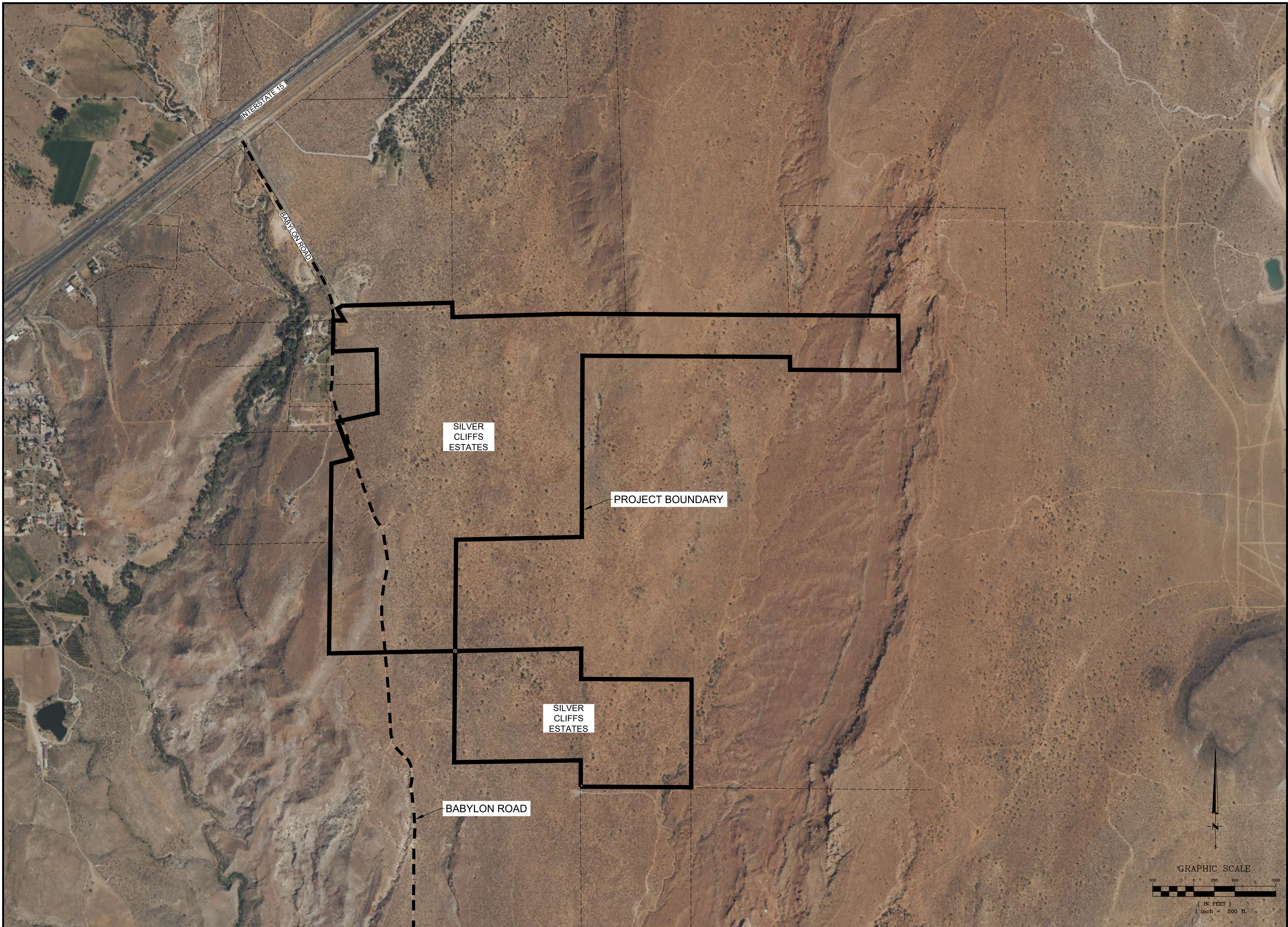
BUSH & GUDGELL, INC.
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 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: JULY 2024
 DRAWN: CBW
 APPROVED: WFM
 SCALE: NOTED
 JOB NO.: 231232

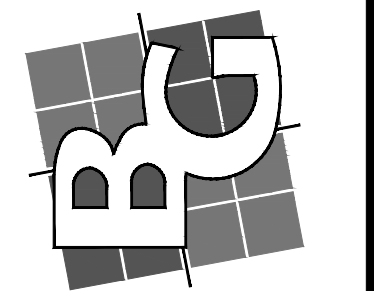
COVER SHEET
 SILVER CLIFFS ESTATES
 LOCATED IN LEEDS, UTAH

SHEET 1 OF 4 SHEETS
 FILE: 231232 ZC



No.	Date	By	Revision

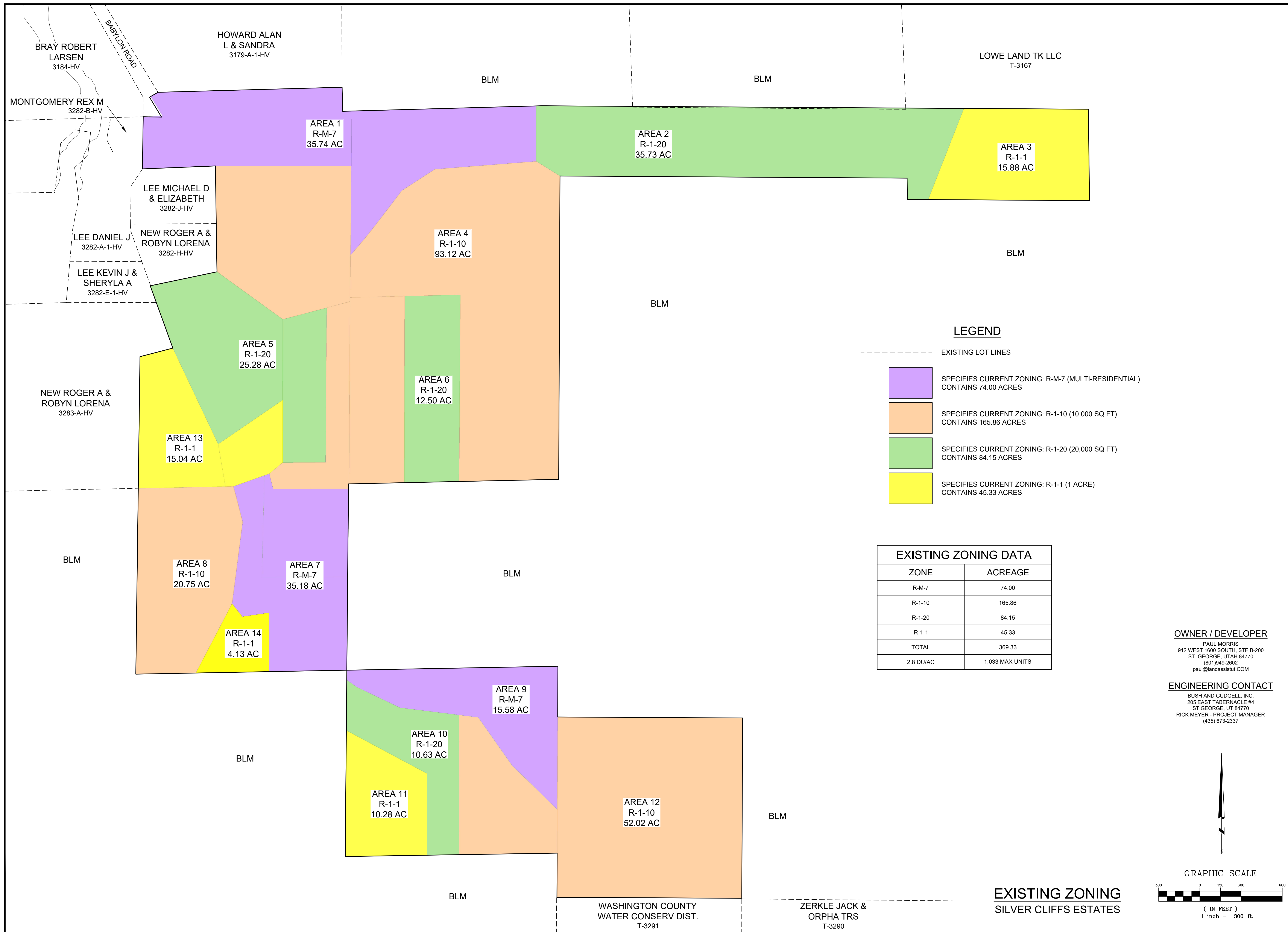
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 St. George, Utah 84770
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DATE: JULY 2024
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AERIAL IMAGERY
 SILVER CLIFFS ESTATES
 LOCATED IN LEEDS, UTAH

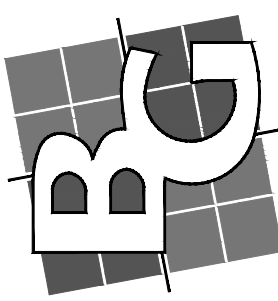
SHEET **2** OF **4**
 SHEETS
 FILE: 231232 ZC



X:\231000-231999\231232 - Grapevine Wash Leads\Drawings\Zone Change\231232 - Grapevine Wash ZC.dwg

No.	Date	By	Revision

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DATE: JULY 2024	DRAWN: CBW	APPROVED: WFM	SCALE: NOTED	JOB NO. 231232
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EXISTING ZONING
 SILVER CLIFFS ESTATES
 LOCATED IN LEEDS, UTAH

SHEET **3** OF **4** SHEETS
 FILE: 231232 ZC

LEGEND

-  EXISTING LOT LINES
-  SPECIFIES CURRENT ZONING: R-M-7 (MULTI-RESIDENTIAL)
CONTAINS 74.00 ACRES
-  SPECIFIES CURRENT ZONING: R-1-10 (10,000 SQ FT)
CONTAINS 165.86 ACRES
-  SPECIFIES CURRENT ZONING: R-1-20 (20,000 SQ FT)
CONTAINS 84.15 ACRES
-  SPECIFIES CURRENT ZONING: R-1-1 (1 ACRE)
CONTAINS 45.33 ACRES

EXISTING ZONING DATA

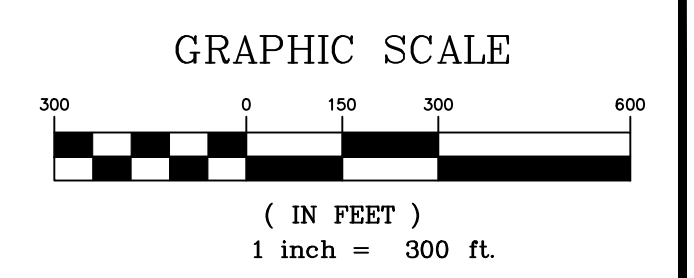
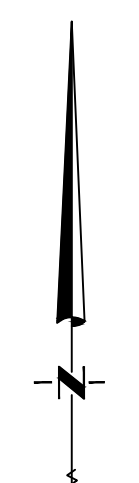
ZONE	ACREAGE
R-M-7	74.00
R-1-10	165.86
R-1-20	84.15
R-1-1	45.33
TOTAL	369.33
2.8 DU/AC	1,033 MAX UNITS

OWNER / DEVELOPER

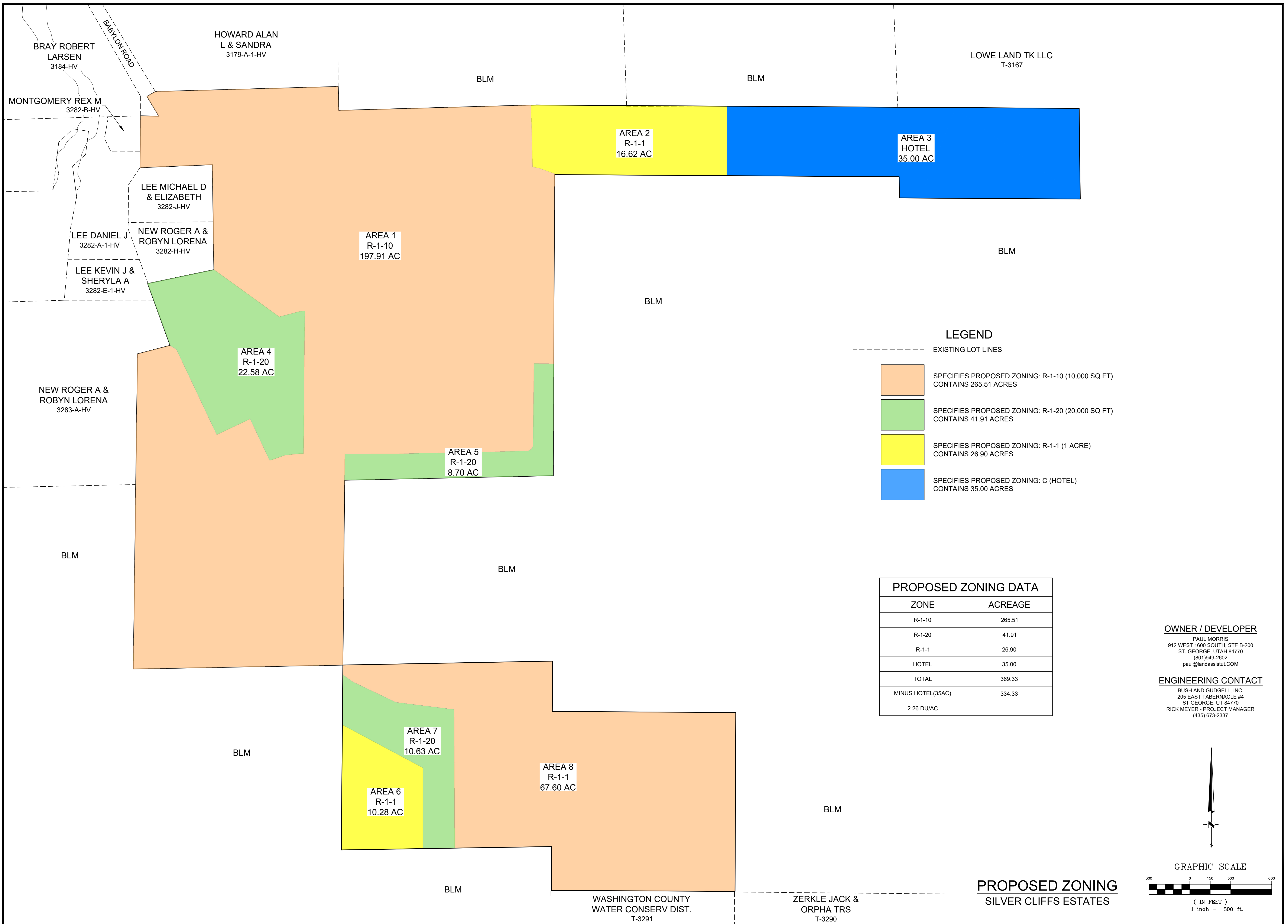
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 paul@landassistut.com

ENGINEERING CONTACT

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 ST. GEORGE, UT 84770
 RICK MEYER - PROJECT MANAGER
 (435) 673-2337



EXISTING ZONING
 SILVER CLIFFS ESTATES



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PROPOSED ZONING
SILVER CLIFFS ESTATES
LOCATED IN LEEDS, UTAH

SHEET 4 OF 4 SHEETS
FILE: 231232 ZC