APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, August 02, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Michael Farrar
Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:
https://us02web.zoom.us/j/88262735265
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. **Public Hearing**: Adopt Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.
2. **Public Hearing:** Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Consider Recommendation of Approval for Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.
4. Consider Recommendation of Approval for Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.

   *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.
5. Consider Recommendation of Approval for Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

   *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.
6. Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm.

   *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.
7. Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House.

   *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.

8. Consider Recommendation of Approval for Adopting Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

APPROVAL OF MINUTES

9. Minutes: June 28, 2023.

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report: August 2, 2023

Agenda Item: Public Hearing on a Zone Change Request from Planned Development (PD) to Residential Estates 5 acres (RE-5) on 20 acres, located at approximately 1800 East 1900 South.

Applicant: Dean Monson, owner (Jerry Eves, Agent)
General Plan: Mixed Use
Acres: 20 acres
Property: Parcel # AV-1365-D

Purpose for requesting the zone change: To change the zoning from PD to RE-5, large lot zoning. **The PC shall make a recommendation to the Town Council regarding the zone change after holding a public hearing on this request**.

The General Plan designates this property as Mixed Use which was appropriate for the PD Zone. The General Plan Land Use Map appears to show a light green color (ie, Mixed Use) on this and adjoining parcels to the south. The purpose of the General Plan is to provide a guide to zoning and development of the property. The General Plan is advisory only and the PC and Town Council have discretion to zone property in a manner they feel is in the interest of the town. The RE-5 zone (5 acre minimum lot size) appears to be compatible with surrounding uses and is the requested zoning by the applicant.

Staff recommends approval of the requested RE -5 zoning. Periodically the General Plan should be updated to reflect zoning decisions made by the town. This could be done at the end of each year, with any other General Plan modifications that the PC and Town Council feel are needed to maintain the General Plan as an effective guide for growth decisions.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0 based on the information presented in the staff report.

Example of a motion to Deny this application:

I make the motion we recommend denial to the Town Council for the zoning change for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0 for the following reasons:[list reasons]

Example to approve with conditions:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0) with the following conditions. [list conditions]

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

$1600.00

Fee: $1,100.00 + Acreage Fee	
1 – 100 Acres:	$25.00/Acre
101 – 500 Acres:	$15.00/Acre
501 + Acres:	$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Dean Monson		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable) Jerry Eves		Phone: [redacted]	
Address/Location of Property: 1900 South 1800 East		Parcel ID: AV-1365-D	
Existing Zone: PUD		Proposed Zone: RE-5	
For Planned Development Purposes: Acreage in Parcel 20		Acreage in Application 20	
Reason for the request: Amend the current PUD to obtain rural estate large lot zoning			

Submittal Requirements: The zone change application shall provide the following:

- [X] A. The name and address of owners in addition to above owner.
- [X] B. An accurate property map showing the existing and proposed zoning classifications
- [X] C. All abutting properties showing present zoning classifications
- [X] D. An accurate legal description of the property to be rezoned
- [X] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- [X] 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
- [X] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- [X] H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date
Dean Monson	6/29/23

Official Use Only	Amount Paid: $ 1,600.00	Receipt No: 45765
Date Received: July 6, 2023	Date Application Deemed Complete:	
By: JW	By:	

Parcel ID# AV-1365-D

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dean Monson am/are the applicant(s) of the application known as Monson 20 Acres Zone Change located on parcel(s) AV-1365-D within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
Dean Monson	owner	6/29/23

State of Utah)
)§
County of Washington)

On this 29 day of June, in the year 2023, before me, ~~Dean Monson~~ Brandee Walker a notary public, personally appeared Dean Monson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Witness my hand and official seal. Bwalker
(notary signature)

(seal)

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Dean Monson, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this 29 day of June, 2023.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Notary Public

Residing in: Washington Co

My Commission Expires: 5/5/2026

AGENT AUTHORIZATION

I (We), Dean Monson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jerry Eves to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 29 day of June, 2023.

BRANDEE WALKER
Notary Public State of Utah
My Commission Expires on:
May 05, 2026
Comm. Number: 724506

Notary Public

Residing in: Washington Co

My Commission Expires: 5/5/2026

SUBDIVISION APPROVAL PROCESS

	PROJECT NAME		
	PROCESS (Must be done in this order)		
1	SUBMIT FOR A ZONING CHANGE (IF NEEDED) TO PLANNING MANAGER		
	PLANNING BRING TO JUC FOR INPUT & COLLECTS WILL SERVE LETTERS (WATER,POWER & SEWER)		
2	PLANNING COMMISSION MEETS AND SUBMITS RECOMMENDATION FOR ZONING TO TC		
3	TOWN COUNCIL MEETS AND CONSIDERS AND VOTES ON ZONING CHANGE (IFAPPROVEDGONEXTSTEP)		
4	SUBMIT PRELIMINARY PLAT TO JUC (Joint Utility Committee) FOR COMMENTS		
5		OBTAIN WATER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
6		OBTAIN SEWER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
7		OBTAIN POWER COMPANY PRELIMINARY Will-SERVE LETTER FOR SUBDIVISION	
8		OBTAIN PHONE COMPANY PRELIMINARY Will-SERVE LETTER FOR SUBDIVISION	
9		OBTAIN COMMENTS FROM APPLE VALLEY PUBLIC WORKS DEPARTMENT	
10		OBTAIN COMMENTS FROM UDOT IF APPLICABLE	
11		OBTAIN COMMENTS FROM APPLE VALLEY FIRE DEPARTMENT	
12		OBTAIN COMMENTS FROM PLANNNING AND ZONING	
13	PLANNING SUBMITS PRELIM. PLAT TO PLANNING C. FOR VOTE W/WILL-SERVE LETTRS&COMMENTS		
14	PLANNING WILL SUBMIT PRELIMINARY PLAT TO TOWN COUNCIL FOR THEIR VOTE		
15	IF APPROVED SUBMIT PROPOSED CONSTRUCTION PLANS TO PUBLIC WORKS MANAGER		
16	P.W. MGR WILL DISTRIBUTE PLANS TO JUC MEMBERS FOR PLANS TO BE REDLINED		
17	PUBLIC WORKS MANAGER RETURN REDLINES TO DEVELOPER FOR CORRECTIONS		
18	DEVELOPER SUBMIT CORRECTED MASTER PLANS TO PUBLIC WORKS MANAGER		
19		Power Signs off on Master Plans (All Signatures collected by Public Works Manager)	
20		Water Signs off on Master Plans	
21		Phones Signs off On Master Plans	
22		Sewer Signs off On Master Plans	
23		FIRE CHIEF SIGNS OFF ON PLAN	
24		UDOT SIGNS OFF ON PLANS IF APPLICABLE	
25		Town Engineer signs off on Master plans	
26		PUBLIC WORKS SIGN OFF ON PLANS (ROADS, STORM WATER & PLANS MEET ALL CODES)	
27	SUBMIT FINAL PLAT TO TOWN PLANNING MANAGER (WHO COLLECTS ALL SIGNATURES)		
28	FINAL PLAT REVIEWED AND SIGNED BY TOWN ENGINEER		
29	FINAL PLAT IS APPROVED AND SIGNED BY MAYOR		
30	FINAL PLAT IS REVIEWED AND SIGNED BY PLANNING COMMISSION CHAIRMAN		
31	FINAL PLAT IS REVIEWED AND APPROVED BY TOWN ATTORNEY		
32	DEVELOPER TO SUBMIT ENGINEERS ESTIMATE FOR SUBDIVISION IMPROVEMENT COSTS		
33	DEVELOPER TO PROVIDE GUARANTEE BOND IF RECORDING PRIOR TO COMPLETION		
34	OR COMPLETE IMPROVEMENTS FIRST		
35	DEVELOPER PROVIDES 1 YEAR WARRANTY BOND OF 10-20 % OF COST		
36	PUBLIC WORKS MANAGER ISSUE NOTICE TO PROCEED ON CONSTRUCTION		
37	FINAL PLAT IS RECORDED BY TOWN ATTORNEY WITH RECORDING PAID BY DEVELOPER		

SUBDIVISION APPROVAL PROCESS

38	DEVELOPER CAN START SELLING LOTS OR BUILDING HOMES	
39	AFTER 1 YEAR SUBDIVISION IS INSPECTED AND PUNCH LIST PROVIDED TO DEVELOPER	
40	DEVELOPER FINISHES PUNCH LIST AND REQUEST RELEASE OF WARRANTY BOND	
41	PUBLIC WORKS MANAGER INSPECTS IF PUNCH LIST IS COMPLETE	
42	IF PUNCH LIST IS COMPLETE THE WARRANTY BOND IS RELEASED	

DOC ID 20220010379

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/22/2022 11:21:55 AM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
956 W 360 S
HURRICANE UT 84737

GT TITLE
File No. W48003

Property Reference Information:
Tax Parcel No(s).: **AV-1365-D**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

WARRANTY DEED

NEXT STEP HOMES LLC, a CALIFORNIA limited liability company ("Grantor"),

in exchange for good and valuable consideraiton, hereby conveys and warrants to

DEAN MONSON ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF THE NORTH ONE-HALF (½) OF THE SOUTHEAST ONE-QUARTER (¼) OF THE SOUTHWEST ONE-QUARTER (¼) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Unofficial Copy

Information for reference purposes:
GT Title File No.: W48003
Tax Parcel No(s).: AV-1365-D
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 17 day of **FEBRUARY, 2022**.

NEXT STEP HOMES LLC

By: _____
ARSENIO AYON
Its: **MANAGER**

STATE OF ~~UTAH~~ Virginia
ss.
COUNTY OF Fairfax

On this 17th day of **February, 2022**, personally appeared before me **ARSENIO AYON**, who stated that he/she is the **MANAGER** of **NEXT STEP HOMES LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

DANIEL PATRICK KANE
NOTARY PUBLIC
REGISTRATION # 103895
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2025

NOTARY PUBLIC

Unofficial Copy

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

May 5, 2023

Dean Monson
[redacted]

Re: Monson Subdivision

Located: Parcel Number AV-1365-D

Dear Dean Monson:

After reviewing the proposed preliminary plat for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

May 5, 2023

Apple Valley
Frank Lindhardt
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Monson 20 Acres

Frank,

Ash Creek SSD is providing a will serve letter for the Monson 20 acre two-lot subdivision.

The proposed project meets the required septic density for Apple Valley. The developers understand and agree that they will need to get plan approval for the septic system. After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | **FAX** 435.652.8416

May 11, 2023

Preliminary Water Service Letter
For
Monson 20 Acres
(2 lots)
Brandee Walker (Engineer)

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. Proposed connection into Cedar Pointe water system.
    a. We will need engineering calculations to ensure proper culinary requirements, fire flows and pressures throughout the development's system.
2. If current infrastructure is unable to meet flow requirements; and upon discussion and approval of the District you may be required to bring source, build a tank and infrastructure designed to meet culinary, irrigation, and fire suppression needs as requisite by the District.
3. Municipal/Culinary water rights will be required to be deeded to the District at 1 Acft per connection.
4. Standard impact and connection fees will apply.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system and easements will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a Preliminary Plat Application, and it is NOT a Will Serve Letter.

This letter will Expire in 6 months from the date on this letter which is Nov 11th, 2023.

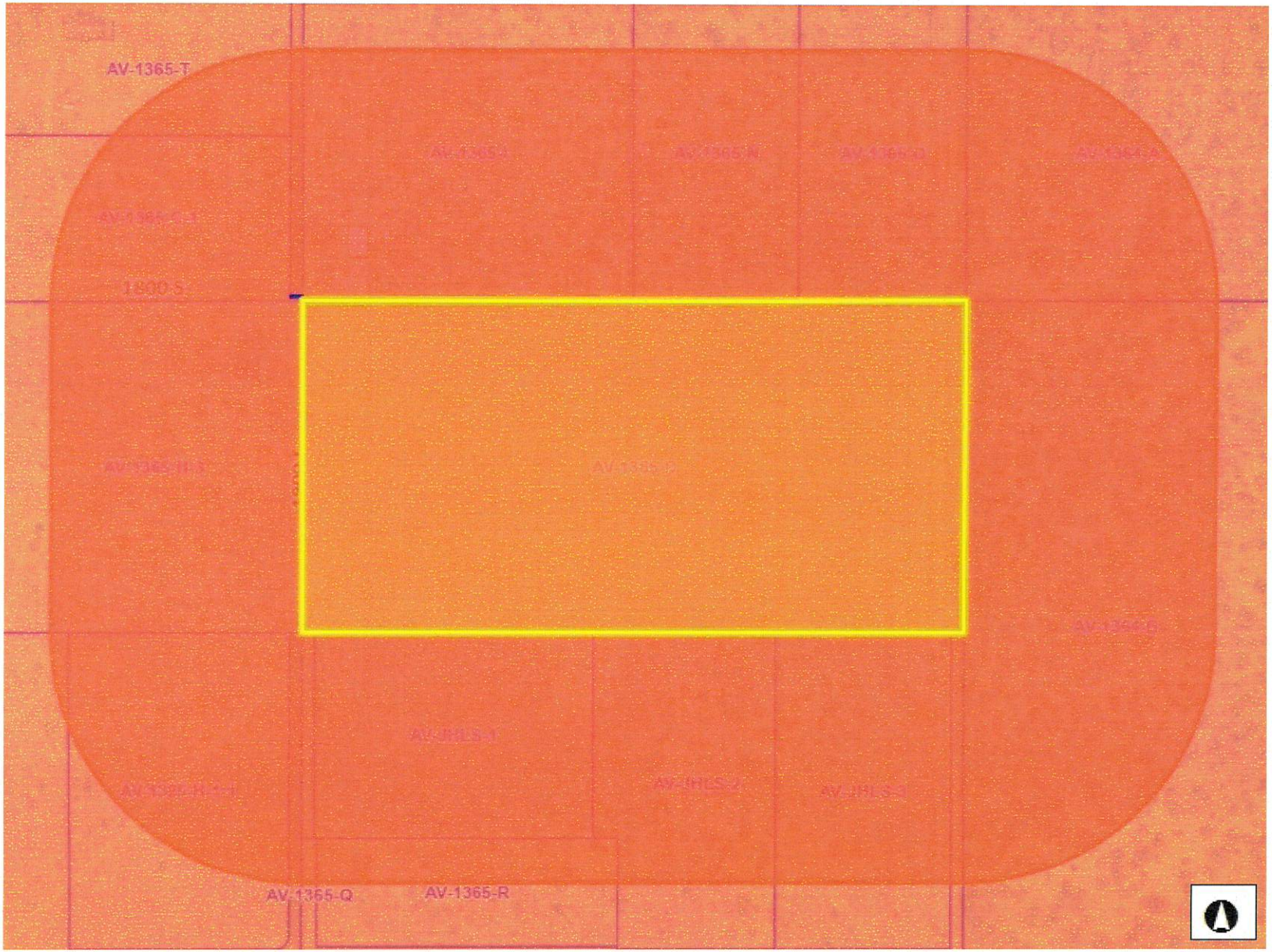
Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

Nathan Wallentine
Big Plains Special Service District - District Engineer

Monson Zone Change





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

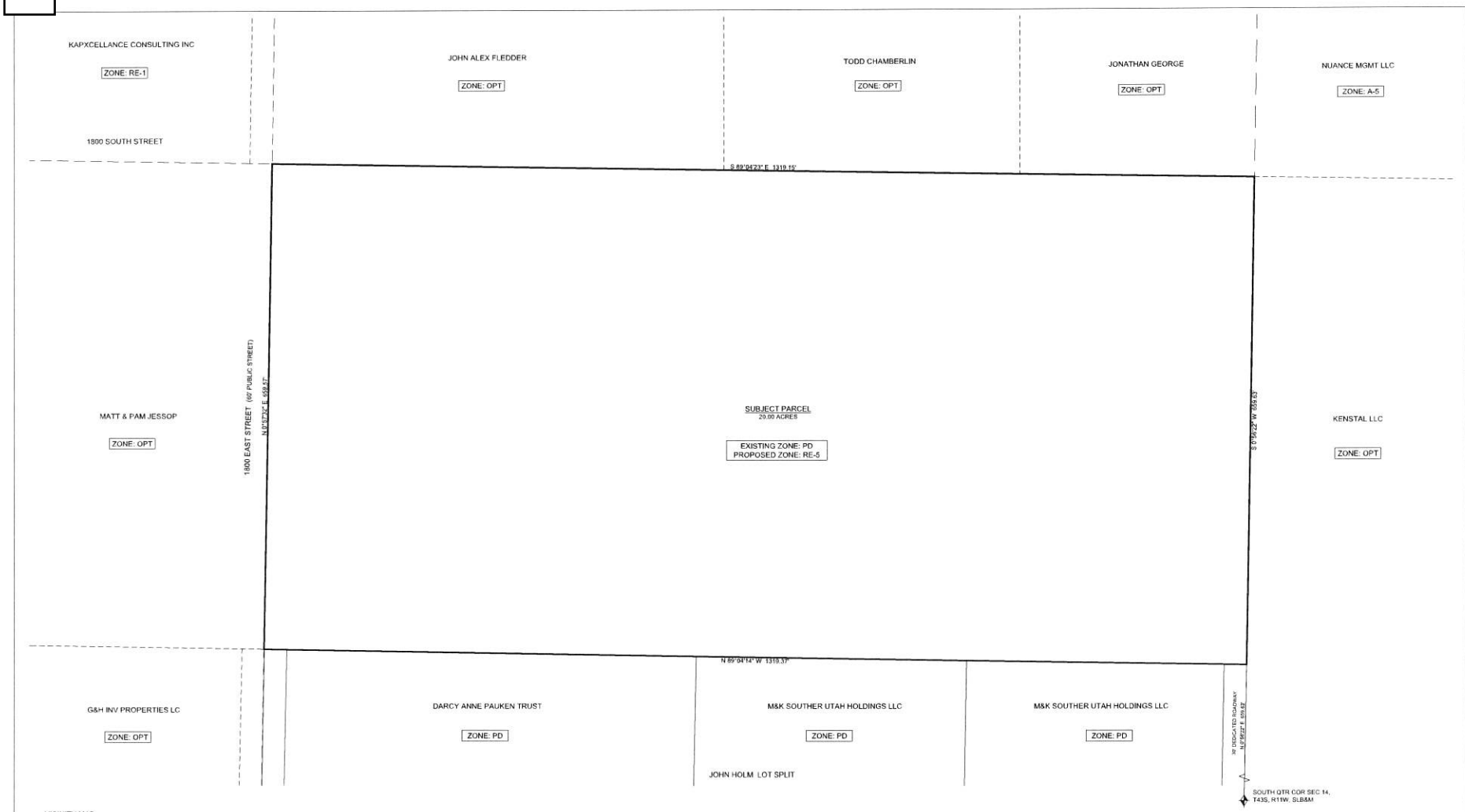
Notes

500' RADIUS
6/30/2023

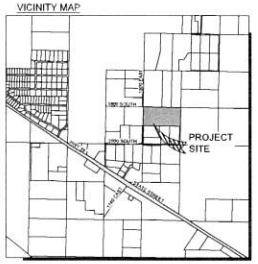
752.3 0 376.17 752.3 Feet

1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



VICINITY MAP



SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGAL DESCRIPTION
WARRANTY DEED

ALL OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 20.00 ACRES

NARRATIVE

THE PURPOSE OF THIS ZONE CHANGE REQUEST IS TO CHANGE THE EXISTING PD ZONING TO RE-5, RURAL ESTATE 5 ACRE ZONING.

PROPERTY OWNER
DEAN MONSON
956 W 360 S
HURRICANE, UT 84737

JERRY EVES
435-773-8187

ZONE CHANGE
MONSON 20 ACRES

PARCEL AV-1365-D
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

ZONE CHANGE
MONSON 20 ACRES
LOCATED IN
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M

PROJ. # FF22260
DRAWN BY: BLN
DATE: 9/30/2023
CHECKED BY: KCS
SCALE OF SHEET
HOR. SCALE: 1" = 60'

SHEET
1
OF
1

1777 North Meadowlark
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

July 17, 2023

RE:	NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers:	AV-1365-D
Address:	Approx: 1900 South 1800 East
Located:	see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Planned Development Zone (PD) to RE Rural Estates Zone (RE-5.0) for the stated purpose of "Amend the current PUD to obtain rural estate large lot zoning." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link: **https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone**

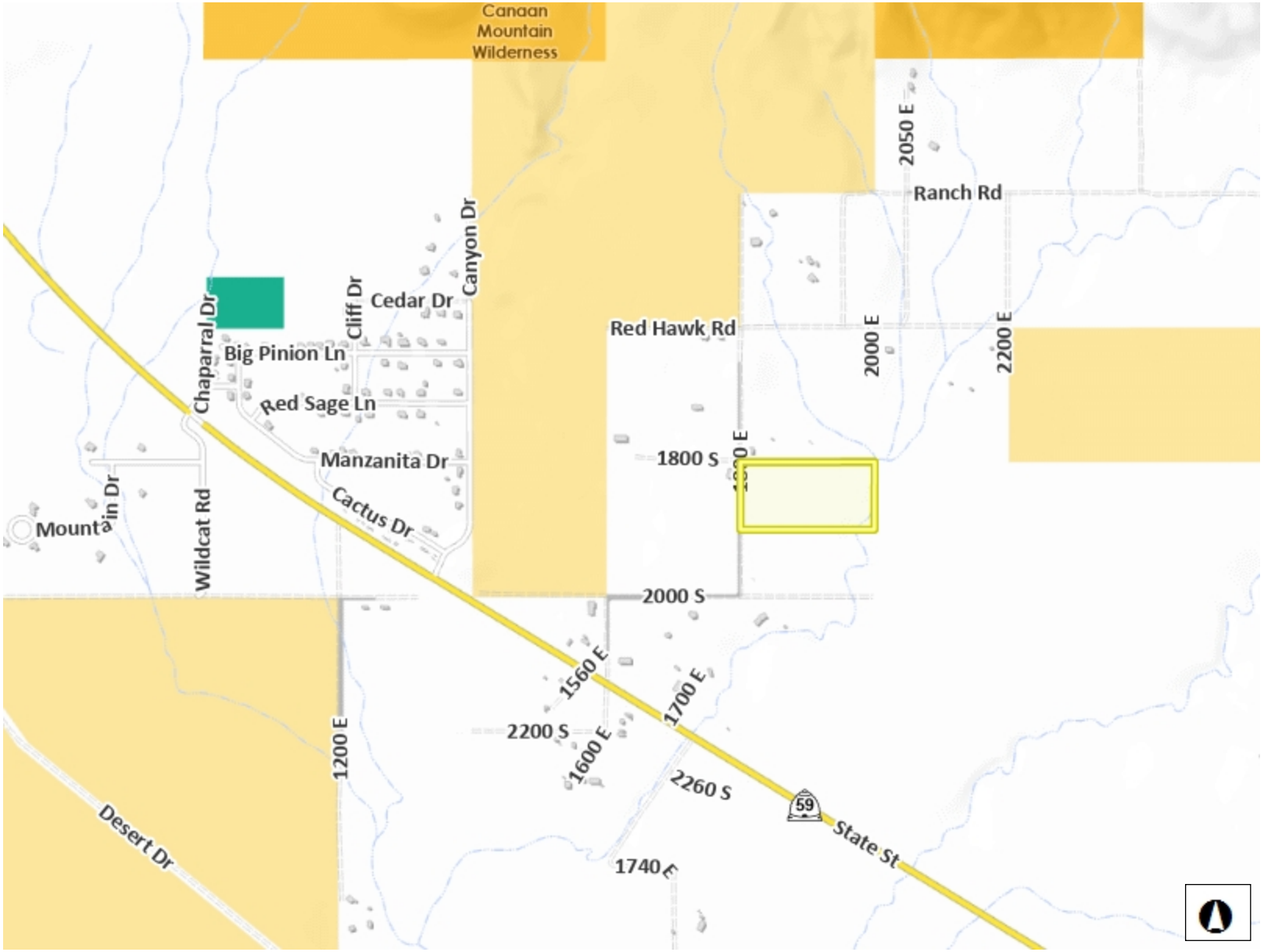
The hearing will be held **August 2, 2023 at 6:00 PM** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

AV-1365-D





Legend

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

3,699.9 0 1,849.95 3,699.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Planning Commission agenda report for June 28, 2023: Preliminary Plat for Monson 20 Acre subdivision with 2 lots. (updated 6/27/2023)

Zone: Single Family Residential 5 acre /lot
Acres: 20 acres this Preliminary Plat
Project location: 1900 South and 1800 East
# of Lots: 2 (also known as a Lot Split)
Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 2 lots located at 1900 S. 1800 East. The subdivision is also called a lot split since one parcel is divided into 2 lots. This plat shows that each lot has 9.57 acres. The parcel # is AV-1365-D.

Streets and Utilities: The proposed subdivision (2 lots) fronts on 1800 East street. Please note that 1800 East street is designated on the Master Road Plan as a future local street and may need road improvements to bring up to city standard. Also the Master Road Plan shows that 2000 East Street is a proposed future collector street and street improvements may be needed along the west side of the proposed 2-lot subdivision. Road dedication and possibly street improvements are needed for 2000 East Street.

The Big Plains Water District has issued a water serve letter for the 2 lots from the water line in 1800 East Street. The Ash Creek SS District states that each lot meets the septic tank density standard and therefore septic tanks can be used subject to final approval from the Health Dept. Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat approval.

Staff Comments: The Preliminary Plat for the 2 lots is ready for approval, subject to the road dedication (road right of way) and possibly improvements for the 2000 East Street frontage, and also possible improvements on 1800 East Street.

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Dean Monson	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Jerry Eves	Phone: [redacted]
Address/Location of Property: 1900 South 1800 East	Parcel ID: AV-1365-D
Subdivision Name: Monson 20 Acres	Phase: na
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application_____ # of Lots_____
Proposed Use: 2 Single Family Lots	
Signature: Dean Monson	Title: Owner Date: 5/9/23

Official Use Only	Amount Paid: $ 2700.00	Receipt No: 44885
Date Received: RECEIVED MAY 10 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

☒ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- x a. The proposed name of the subdivision
- x b. The location of the subdivision, including the address and section, township and range.
- x c. The names and addresses of the owner or subdivider, if other than named above.
- x d. Date of preparation, and north point.
- x e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.

■ 2. Existing Conditions: The preliminary plat shall show:
- x a. The location of the nearest monument.
- x b. The boundary of the proposed subdivision and the acreage included.
- x c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- x d. The location, width and names/numbers of all existing streets within two hundred (200)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

__na__ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.

__x__ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

__x__ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

__x__ h. Contours at vertical intervals not greater than five (5) feet.

__na__ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

__x__ j. Information on whether property is located in desert tortoise take area.

■ 3. Proposed Plan: The subdivision plans shall show:

__x__ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

__x__ b. The layout, numbers and typical dimensions of lots.

__x__ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

__x__ d. Easements for water, sewers, drainage, utilities, lines and other purposes.

__x__ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

__x__ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

__na__ g. Approximate radius of all center line curves on highways or streets.

__x__ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

__na__ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

__na__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

__X__ k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

__no__ l. Will this subdivision be phased? If yes, show possible phasing lines.

__x__ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

__X__ a. Three copies of all full-scale drawings.

__X__ b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

■ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

☒ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when tow un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

Parcel ID# _____

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as Monson 20 Acres Preliminary Plat located on parcel(s) AV-1365- within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

X _____	X _____	X 5/5/23
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date
_____	_____	_____
Name	Applicant/Owner	Date

State of _____)
)§
County of _____)

On this 5th day of May, in the year 2023, before me, Spencer Crocco a notary public, personally appeared Monson Monson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. _____
(notary signature)

(seal)

NOTARY PUBLIC
SPENCER CROCCO
COMM. # 727786
MY COMMISSION EXPIRES
NOVEMBER 4, 2026
STATE OF UTAH

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Dean Monson, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making thisapplication.

K Dean Monson
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of May, 2023.

Notary Public

NOTARY PUBLIC
SPENCER CROCCO
COMM. # 727786
MY COMMISSION EXPIRES
NOVEMBER 4, 2026
STATE OF UTAH

Residing in: Hurricane, UT My

Commission Expires: Nov-4-2026

AGENT AUTHORIZATION

I (We), Dean Monson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brandon Walker / Civil Science to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

K Dean Monson
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of May, 2023.

Notary Public

NOTARY PUBLIC
SPENCER CROCCO
COMM. # 727786
MY COMMISSION EXPIRES
NOVEMBER 4, 2026
STATE OF UTAH

Residing in: Hurricane, UT My

Commission Expires: Nov-4-2026

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

May 5, 2023

Dean Monson
[redacted]

Re: Monson Subdivision

Located: Parcel Number AV-1365-D

Dear Dean Monson:

After reviewing the proposed preliminary plat for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

May 5, 2023

Apple Valley
Frank Lindhardt
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Monson 20 Acres

Frank,

Ash Creek SSD is providing a will serve letter for the Monson 20 acre two-lot subdivision.

The proposed project meets the required septic density for Apple Valley. The developers understand and agree that they will need to get plan approval for the septic system. After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

Brandee Walker

From: (Jenna) Town Clerk <clerk@applevalleyut.gov>
Sent: Thursday, May 4, 2023 10:24 AM
To: Brandee Walker
Cc: Andy McGinnis
Subject: Will Serve - Monson 20 Acres
Attachments: 22280 Monson_PRE PLAT_050323.pdf

Hello Brandee, this is handled by the Water District Chairman, Andy McGinnis and he has been sent this information with the attachment. Thank you.

Thank You and Enjoy Your Day,

Jenna Vizcardo
Town of Apple Valley
Town Clerk and Recorder
Ph: (435) 877-1190
Website: www.applevalleyut.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

On Wed, May 3, 2023 at 4:30 PM Brandee Walker <bwalker@civilscience.com> wrote:

> We are requesting a will serve letter as required by Apple Valley preliminary plat application for a two-lot subdivision as per the attached. The proposed subdivision is located at approximately 1900 South 1800 East Street. The development is requesting two connect to water meters to the existing main water line located in 1800 East Street.
>
> Thank you,

CivilScience
Engineers Surveyors Solutions
1453 S Dixie Drive, Ste 150
St George, UT 84770

Brandee Walker

Senior Project Manager

435 668 4023 c

DOC ID 20220010379

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/22/2022 11:21:55 AM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
956 W 360 S
HURRICANE UT 84737

GT TITLE
File No. W48003

Property Reference Information:
Tax Parcel No(s).: **AV-1365-D**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

WARRANTY DEED

NEXT STEP HOMES LLC, a CALIFORNIA limited liability company ("Grantor"),

in exchange for good and valuable consideraiton, hereby conveys and warrants to

DEAN MONSON ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF THE NORTH ONE-HALF (½) OF THE SOUTHEAST ONE-QUARTER (¼) OF THE SOUTHWEST ONE-QUARTER (¼) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Unofficial Copy

Information for reference purposes:
GT Title File No.: W48003
Tax Parcel No(s).: AV-1365-D
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 17 day of **FEBRUARY, 2022**.

NEXT STEP HOMES LLC

By: _____
ARSENIO AYON
Its: **MANAGER**

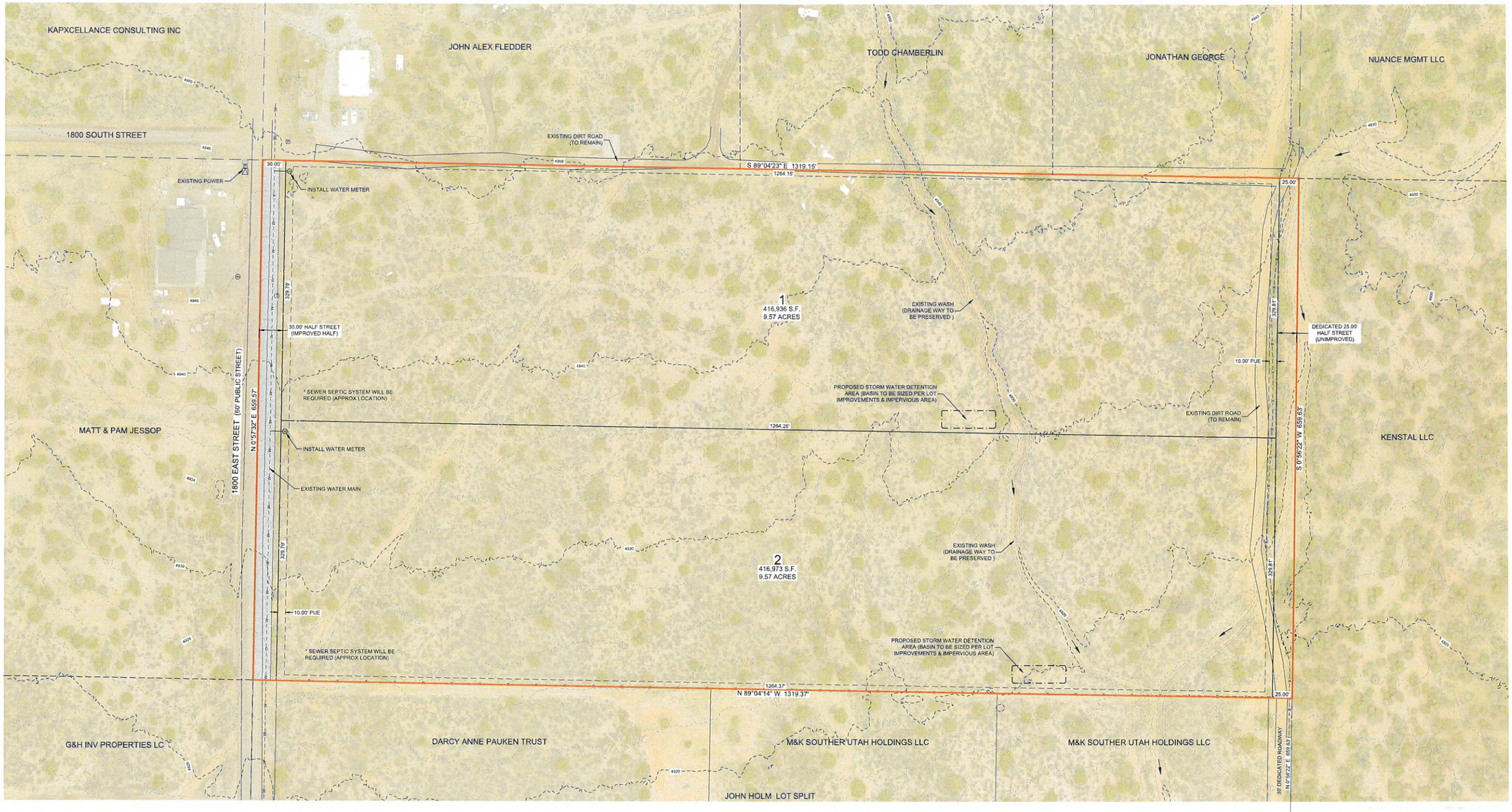
STATE OF ~~UTAH~~ Virginia)
) ss.
COUNTY OF Fairfax)

On this 17th day of **February, 2022**, personally appeared before me **ARSENIO AYON**, who stated that he/she is the **MANAGER** of **NEXT STEP HOMES LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

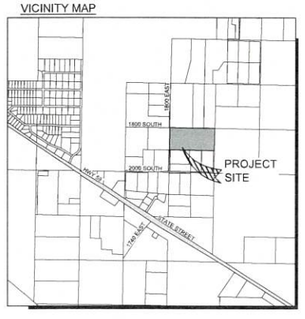
DANIEL PATRICK KANE
NOTARY PUBLIC
REGISTRATION # 103895
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2025

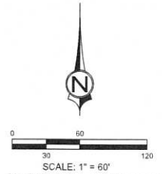
NOTARY PUBLIC

Unofficial Copy



VICINITY MAP



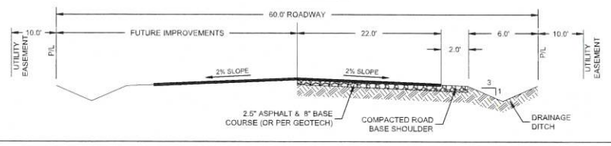


SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- PROJECT BOUNDARY
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- DRAINAGE FLOW DIRECTION
- PROPOSED STORM WATER BASIN (TO BE CONSTRUCTED PER LOT)

1800 EAST STREET



USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE REDBANK FINE SANDY LOAM & PALMA LOAMY FINE SAND
- SHALLOW GROUND WATER: NOT AFFECTED

PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN A SINGLE PHASE THAT CONTAINS 2 LOTS ON 20.0 ACRES.
2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

THERE ARE TWO EXISTING NATURAL DRAINAGE WASHES THAT ARE LOCATED ON SITE. THESE WASHES WILL BE PRESERVED AND CONTINUE TO CONVEY HISTORICAL FLOWS. EACH LOT WILL BE REQUIRED TO DETAIN POST DEVELOPMENT FLOWS IN A DRAINAGE BASIN TO BE SIZED AT TIME OF HOME DEVELOPMENT. THE 1800 EAST PUBLIC RIGHT OF WAY WILL PROVIDE A DRAINAGE DITCH ALONG THE STREET SHOULDER. CHECK DAMS SHOULD BE INSTALLED AT INTERVALS DETERMINED BY AN DRAINAGE STUDY AT TIME OF CONSTRUCTION DOCUMENTS TO DETAIN AND SLOW STREET RUNOFF.

LEGAL DESCRIPTION

ALL OF THE NORTH ONE-HALF (½) OF THE SOUTHEAST ONE-QUARTER (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.
CONTAINS 20.0 ACRES MORE OR LESS

PROPERTY OWNER
DEAN MONSON
956 W 360 S
HURRICANE, UT 84737

JERRY EVES
435-773-8187

PRELIMINARY PLAT
MONSON 20 ACRES

PARCEL AV-1365-D
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PRELIMINARY PLAT
MONSON 20 ACRES
LOCATED IN
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M

PROJ. #:	FF22280
DRAWN BY:	BLW
DATE:	05/03/2023
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 60'
SHEET	1
OF	1

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, deposed and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

: Mark-Linn Bryan, TTEE
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that.
California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

:Mark-Lynn:Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this document is attached, and not to the truthfulness, accuracy, or validity of that document.

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report: June 28, 2023

Agenda Item: Public Hearing on a Zone Change Request from Open Space Transition (OST) to Single Family-Residential Half-acre on 12.47 acres, located approximately east of Gooseberry Way at intersection with Coral Ridge Drive within the proposed Crimson Peaks subdivision.

Applicant: Travis Holm, agent (Mark Bryan, owner)
General Plan: R2 Residential Medium 1 -6.99 acres/unit
Acres: 12.47 acres
Project location: within the proposed Crimson Peaks Subdivision, east of Gooseberry Way at intersection with Coral Ridge Drive
Total # of lots: 16 proposed half-acre lots, plus a portion of the proposed pool & play common area

Purpose for requesting the zone change: To allow 16 proposed half-acre lots (20,000 sq ft minimum lots) on 12.47 acres located within a portion of the preliminary plat area of the Crimson Peaks plat area. A preliminary plat showing the subject 12.47 acre area has been provided along with other preliminary plat information. **The PC shall make a recommendation to the Town Council regarding the zone change after holding a public hearing on this request**.

The General Plan designates this property for future low density housing development, with a R2 Medium designation with lot sizes ranging from 1 to 6.99 acres. The proposed lot sizes are within the R1 High land use designation, but the General Plan is an advisory document and compliance with it is not mandatory. It should be noted that the property to the east of the subject site is now zoned Single Family 0.5 to allow half acre (20,000 sq ft minimum) lot sizes. So the proposed rezone request is consistent with the adjacent zoning. Staff will try to determine if the General Plan Land Use Map has been updated since the document was approved and posted online in 2022. As a matter of good practice, the General Plan should be updated periodically to reflect the zoning decisions made by the Town Council. Perhaps once a year (every December for example), the General Plan should be updated to reflect any zoning decisions that are made and not consistent with the General Plan.

The subject area is not within a Desert Tortoise take area, and is also not within a FEMA designated flood hazard area, but the adjacent washes could potentially pose a flood hazard.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre based on the information presented in the staff report.

Example of a motion to Deny this application:

I make the motion we recommend denial to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre for the following reasons:[list reasons]

Example to approve with conditions:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre with the following conditions. [list conditions]

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: $1,100.00 + Acreage Fee	
1 – 100 Acres:	$25.00/Acre
101 – 500 Acres:	$15.00/Acre
501 + Acres:	$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Mark Bryan	Phone: 702-701-1443
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Travis Holm	Phone: [redacted]
Address/Location of Property: Crimson Peaks	Parcel ID: AV-1317-D
Existing Zone: OST	Proposed Zone: SF 1/2
For Planned Development Purposes: Acreage in Parcel 12.47	Acreage in Application 12.47
Reason for the request: To match zoning to the Crimson Peaks subdivision	

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
[signature]	4-1-23

Official Use Only	Amount Paid: $ Due: 1411.75 Paid: 1425.00	Receipt No: 44494
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By: [signature]	By:	

ZONE CHANGE MAP FOR:
CRIMSON PEAKS PARCEL AV-1317-D

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED

ZONE LEGEND

- PROPOSED SF0.5 ZONE SINGLE FAMILY >0.5 ACRES
- EXISTING SF0.5 ZONE SINGLE FAMILY >0.5 ACRES
- EXISTING OST ZONE OPEN SPACE TRANSITION
- EXISTING A-40 ZONE AGRICULTURAL > 40 ACRES
- EXISTING RE-1 ZONE RURAL ESTATE 1

N

W E

S

250 0 250

SCALE IN FEET

OWNERS:

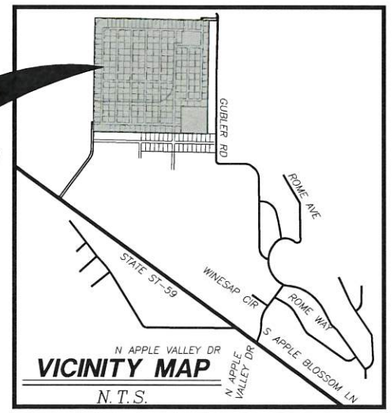
MARK BRYAN TRUST

LEGAL DESCRIPTION

BEGINNING AT THE POINT S89°59'43"E ALONG THE SECTION LINE 3612.19 FEET AND N0°05'58"W 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S90°00'00"W 343.02 FEET; THENCE N0°00'00"W 1403.85 FEET; THENCE S90°00'00"E 110.74 FEET; THENCE N0°00'00"W 58 FEET TO POINT ON A 25 FOOT RADIUS CURVE BEARING N0°00'00"W; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N0°00'00"W 95.95 FEET; THENCE S89°54'06"E 4.55 FEET; THENCE N0°05'58"W 62.53 FEET; THENCE S89°54'06"E 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 107°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS S72°25'33"W; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE S0°05'58"E 12.32 FEET; THENCE N89°54'06"W 197.95 FEET; THENCE S0°05'58"E 1582.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.47 ACRES

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

COPYRIGHT © 2023 PROVALUE ENGINEERING, INC.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
90 S 100 E, Suite 104
APPLE VALLEY City, Utah 84737
Phone: (435) 668-3301

ZONE CHANGE MAP FOR:
CRIMSON PEAKS PARCEL AV-1317-D

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

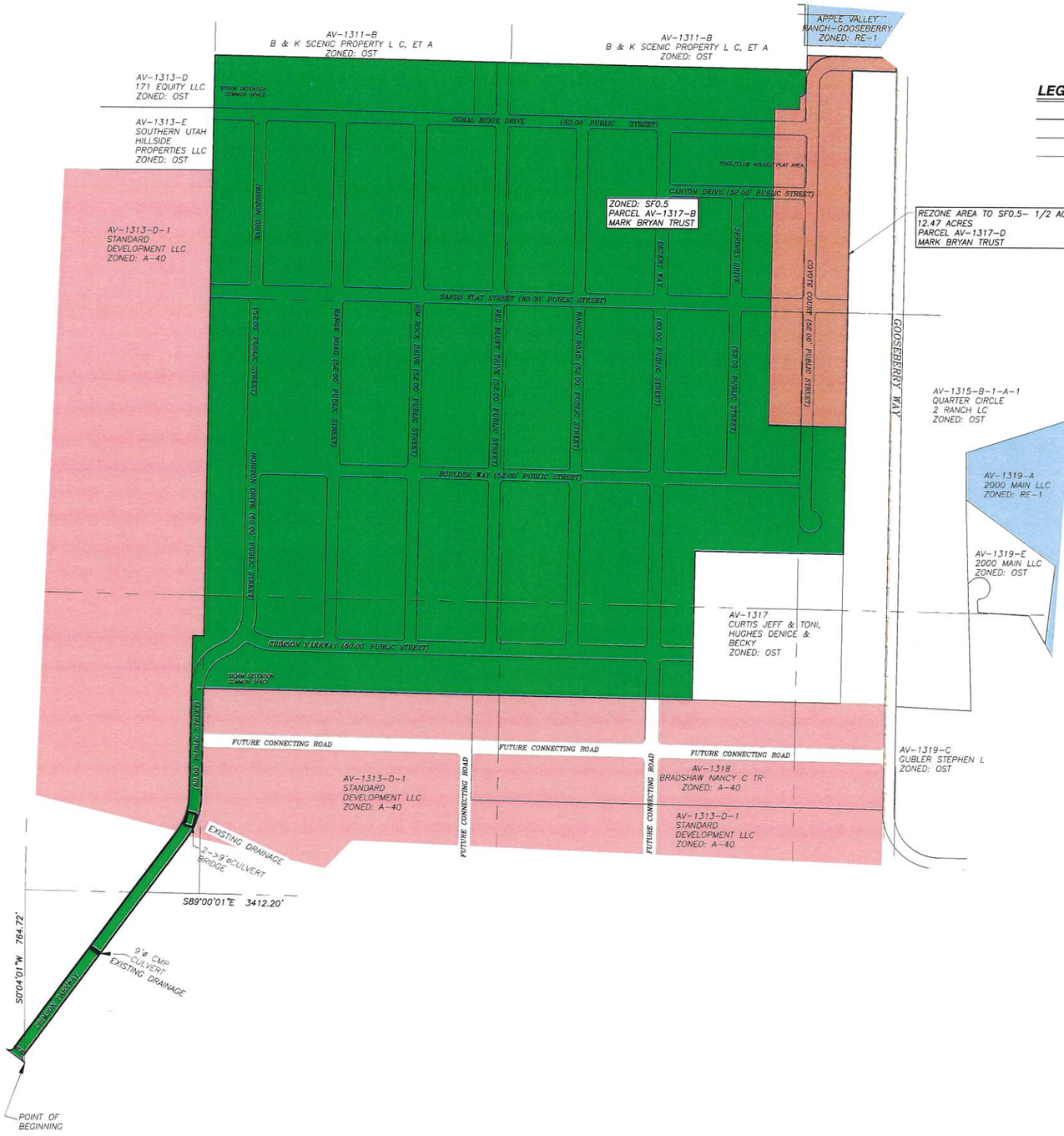
DATE: 04/05/2023
SCALE: 1"=250'

JOB NO.
216-029

SHEET NO:
1

ZONE CHANGE MAP FOR:
CRIMSON PEAKS PARCEL AV-1317-D

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED

ZONE LEGEND

- PROPOSED SF0.5 ZONE SINGLE FAMILY >0.5 ACRES
- EXISTING SF0.5 ZONE SINGLE FAMILY >0.5 ACRES
- EXISTING OST ZONE OPEN SPACE TRANSITION
- EXISTING A-40 ZONE AGRICULTURAL > 40 ACRES
- EXISTING RE-1 ZONE RURAL ESTATE 1

N

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250 0 250

SCALE IN FEET

OWNERS:

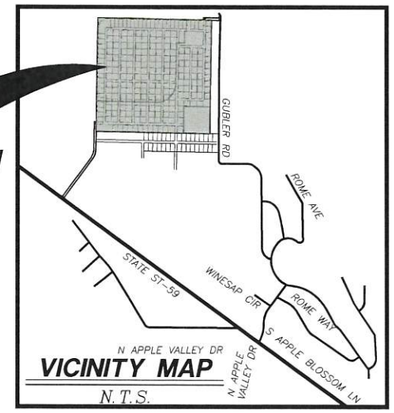
MARK BRYAN TRUST

LEGAL DESCRIPTION

BEGINNING AT THE POINT S89°59'43"E ALONG THE SECTION LINE 3612.19 FEET AND N0°05'58"W 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S90°00'00"W 343.02 FEET; THENCE N0°00'00"W 1403.85 FEET; THENCE S90°00'00"E 110.74 FEET; THENCE N0°00'00"W 58 FEET TO POINT ON A 25 FOOT RADIUS CURVE BEARING N0°00'00"W; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N0°00'00"W 95.95 FEET; THENCE S89°54'06"E 4.55 FEET; THENCE N0°05'58"W 62.53 FEET; THENCE S89°54'06"E 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 107°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS S72°25'33"W; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE S0°05'58"E 12.32 FEET; THENCE N89°54'06"W 197.95 FEET; THENCE S0°05'58"E 1582.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.47 ACRES

PROJECT LOCATION



VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
APPLE VALLEY City, Utah 84737
Phone: (435) 668-8367

ZONE CHANGE MAP FOR:
CRIMSON PEAKS PARCEL AV-1317-D

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/08/2013
SCALE: 1"=250'

JOB NO.
276-029

SHEET NO:
1

April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1355 South Sandhill Road, Hurricane UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

Big Plains Water Special Service District
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022
Travis Holm
[redacted]
Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.
The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.
A Final Water Service Letter(Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen
[redacted]

Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

DOC ID 20210072012

Quit Claim Deed Page 1 of 5
Gary Christensen Washington County Recorder
11/09/2021 08:54:43 AM Fee $46.00 By MARK BRYAN, TRUSTEE

When Recorded Mail Deed and Tax Notice To:
Mark Bryan, Trustee
PO Box 240
Victorville, CA 95253

QUIT-CLAIM DEED
Corporate Form

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead, Counsulting, Inc., a Utah corporation, organized and existing under the laws of the State of Utah, with its principal office at St. George, of County of Washington, State of Utah, State of Utah, grantor(s), hereby **QUIT-CLAIMS to**

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), of Victor California, County of San Joaquin, State of California, 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 Exhibit "A" - Attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th of ~~October~~ November, 2021.

JW

Fountainhead Consulting, Inc.

Brandon Hansen, President

STATE OF UTAH)
ss
County of Washington JW)

On the 4th day of ~~October~~ November, 2021, personally appeared before me, Brandon Hansen, who being by me duly sworn, did say, that he is the President of Fountainhead Consulting, Inc., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and he duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public

JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

Attachment to that certain Quit-Claim Deed executed by Fountainhead Consulting, Inc., a Utah corporation, wo also appears of record as Fountainhead, Counsulting, Inc., a Utah corporation, grantor(s), to Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantee(s):

EXHIBIT "A"

PARCEL 1: (AV-1317-B)

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 2,840.76; THENCE SOUTH 0°05'58" EAST 2,806.50 FEET; THENCE NORTH 89°58'49" WEST 2,840.18 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS SAID PROPERTY. THIS RESERVATIION (EASEMENT) SHALL RUN FROM GUBLER ROAD, WEST AND SOUTH TO GRANTORS WEST PROPERTY LINE AND SHALL AUTOMATICALLY EXPIRE IF DEDICATED ACCESS IS PROVIDED ACROSS THE ABOVE LAND TO GRANTOR'S REMAING PROPERTY ADJACENT TO THE WEST.

LESS AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING SOUTH 0°06'40" EAST ALONG THE LOT LINE 412.46 FEET AND SOUTH 89°58'49" EAST 2,840.18 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°58'49" WEST 660.35 FEET; THENCE NORTH 0°00'00" EAST 660.12 FEET; THENCE NORTH 90°00'00" EAST 659.20 FEET; THENCE SOUTH 0°05'58" EAST 660.35 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 0°06'40" WEST ALONG THE LOT LINE 528.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE 1,896.93 FEET; THENCE SOUTH 89°54'06" EAST 1680.00 FEET; THENCE SOUTH 00°06'41" EAST 2805.36 FEET; THENCE NORTH 89°58'49" WEST 1680 FEET; THENCE NORTH 0°06'40" WEST ALONG THE LOT LINE OF LOT 11, 910.73 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 07°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO BEING ALL OF LOT 201 DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 2936.09 FEET AND 3138.61 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE WEST 114.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE NORTH 119.02 FEET; THENCE EAST 139.78 FEET; THENCE SOUTH 00°00'59" EAST 144.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 75 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3076.37 FEET AND NORTH 2073.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUNNING THENCE SOUTH 89°58'23" WEST 140.22 FEET; THENCE NORTH 00°00'39" WEST 114.84 FEET, THENCE NORTH 89°58'03" EAST 140.18 FEET; THENCE SOUTH 00°01'57" EAST 114.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 79 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 1929.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 80°12'09" WEST 140.69 FEET TO A POINT OF THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°12'19" WEST); THENCE ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 09°49'49" A DISTANCE OF 8.58 FEET; THENCE NORTH 00°01'57" WEST 110.40 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 81 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.44 FEET AND NORTH 2215.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 83 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3264.12 FEET AND NORTH 2500.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 85 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.95 FEET AND NORTH 2786.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF LOT 87 OF THE PROPOSED DESERT ROSE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 3263.99 FEET AND NORTH 3072.15 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH 89°58'23" WEST 137.84 FEET; THENCE NORTH 00°01'57" WEST 142.80 FEET; THENCE SOUTH 89°58'23" EAST 137.84 FEET; THENCE SOUTH 00°01'57" EAST 142.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (AV-1317-D)

BEGINNING AT THE POINT SOUTH 89°59'43" EAST ALONG THE SECTION LINE 3612.19 FEET AND NORTH 0°05'58" WEST 2132.66 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 90°00'00" WEST 343.02 FEET; THENCE NORTH 0°00'00" WEST 1403.85 FEET; THENCE SOUTH 90°00'00" EAST 110.74 FEET; THENCE NORTH 0°00'00" WEST 58 FEET TO POINT ON A 25 FEET RADIUS CURVE BEARING NORTH 0°00'00" WEST; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 0°00'00" WEST 95.95 FEET; THENCE SOUTH 89°54'06" EAST 4.55 FEET; THENCE NORTH 0°05'58" WEST 62.53 FEET; THENCE SOUTH 89°54'06" EAST 361.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 46.98 FEET THROUGH A CENTRAL ANGLE 107°40'11" TO THE END OF SAID CURVE AND ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY WITH A RADIUS LINE OF 275.90 FEET BEARS SOUTH 72°25'33" WEST; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 84.15 FEET THROUGH CENTRAL ANGLE 17°28'28"; THENCE SOUTH 0°05'58" EAST 12.32 FEET; THENCE NORTH 89°54'06" WEST 197.95 FEET; THENCE SOUTH 0°05'58" EAST 1582.45 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (AV-1313-D-2)

BEGINNING AT A POINT SOUTH 0°10'48" WEST, ALONG THE SECTION LINE, 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE RUNNING NORTH 54°09'33" WEST, ALONG THE RIGHT-OF-WAY LINE, 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, WITH RADIUS LINE BEARING NORTH 35°50'27" EAST, THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'; THENCE NORTH 35°50'27" EAST 1,200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY TO THE LEFT, ALONG THE ARC OF SAID CURVE 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE NORTH 0°06'40" WEST 707.83 FEET; THENCE SOUTH 89°58'49" EAST 50.00 FEET; THENCE SOUTH 0°06'40" EAST 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY, TO THE RIGHT, ALONG THE ARC OF SAID CURVE 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'07"; THENCE SOUTH 35°50'27" WEST 1,200.72 FEET TO THE BEGINNING A 25.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY U-59; THENCE NORTH 54°09'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 18.20 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, being duly sworn, deposed and say that I am the owner of the property identified in the attached subdivision application for CRIMSON PEAKS SUBDIVISION and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Lini Bryan.
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ **(Seal)**

D. PATEL
COMM # 2245358
NOTARY PUBLIC · CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, am the owner of the real property described in the attached application, do authorize as my agent, STANDARD DEVELOPMENT/TRAVIS HOLMES, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my argent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn: Bryan.
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

D. PATEL
COMM # 2245358
NOTARY PUBLIC • CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

Parcel ID# AV-1317-D

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Zone change Application 12.47 acres located on parcel(s) AV-1317-D within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
Travis Holm	Travis Holm	4-5-23
Name	Applicant/Owner	Date
Name	Applicant/Owner	Date

State of Utah)
)§
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. Sophie McDougal
(notary signature)

(seal)

Sophie McDougal
Notary Public State of Utah
My Commission Expires on:
July 30, 2025
Comm. Number: 719516

Acreage Price Tier		AV-1317-D (12.47 Acres)			
From	*To*	**Cost per Acre**	*Acreage*	*Acreage Charge*	
0	100	$ 25	12.47	$ 311.75	
100	500	$ 15		$ -	
Over 500		$ 5			
				$ 311.75	Total Acreage Charge
				$ 1,100.00	Base Charge
				$ 1,411.75	Total Zone Change Fee

Account 0798641

Location

Account Number 0798641

Parcel Number AV-1317-D

Tax District 45 - Apple Valley Town

Acres 12.47

Situs 0, 0

Legal S: 19 T: 42S R: 11W BEG PT S89*59'43E ALG SEC/L 3612.19 FT & N0*05'58W 2132.66 FT FM SW COR SEC 19 T42S R11W TH S90*W 343.02 FT; TH N0*W 1403.85 FT; TH S90*E 110.74 FT; TH N0*W 58 FT TO PT 25 FT RAD CUR BEARING N0*W; TH NELY LFT ALG ARC CUR 39.27 FT THRU CTRL ANG 90*; TH N0*W 95.95 FT; TH S89*54'06E 4.55 FT; TH N0*05'58W 62.53 FT; TH S89*54'06E 361.27 FT TO BEG TNGT CUR CNCV NW RAD 25 FT; TH NELY LFT ALG ARC CUR 46.98 FT THRU CTRL ANG 107*40'11" TO END CUR & ON ARC NON-TNGT CUR CNCV WLY RAD LN 275.90 FT BEARS S72*25'33W; TH SWLY RGT ALG ARC CUR 84.15 FT THRU CTRL ANG 17*28'28"; TH S0*05'58E 12.32 FT; TH N89*54'08W 197.95 FT; TH S0*05'58E 1582.45 FT TO POB

Parent Accounts 0314685

Parent Parcels AV-1317-B

Child Accounts 1122005

Child Parcels AV-1325

Sibling Accounts

Sibling Parcels

Owner

Name BRYAN MARK TR

PO BOX 240
VICTOR, CA 95253-0240

Value

Market (2022) $142,200

Taxable $142,200

Tax Area: 45 **Tax Rate**: 0.007228

Type	Actual	Assessed	Acres
Non Primary Land	$142,200	$142,200	12.470

Transfers

Entry Number	Recording Date	
00994800	12/30/2005 04:30:00 PM	B: 1830 P: 1233
20060003044	02/14/2006 04:34:39 PM	
20060003045	02/14/2006 04:34:39 PM	
20080014151	04/08/2008 08:30:18 AM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20120016123	05/16/2012 10:38:27 AM	
20130003441	01/29/2013 02:35:50 PM	
20130020146	05/24/2013 11:39:18 AM	
20140028440	09/17/2014 09:55:02 AM	
20140028441	09/17/2014 09:55:02 AM	
20150006002	02/25/2015 09:34:48 AM	
20150006908	03/04/2015 09:11:13 AM	
20160035746	09/27/2016 09:54:12 AM	
20190000956	01/09/2019 11:15:43 AM	
20210031102	04/29/2021 04:47:28 PM	
20210044909	06/30/2021 01:50:04 PM	
20210072012	11/09/2021 08:54:43 AM	
20210072013	11/09/2021 08:54:43 AM	
20220051468	11/30/2022 08:24:08 AM	

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 44494
Receipt Date: 04/11/2023
Time of Receipt: 04/11/2023 12:14 PM

1821 - Payment	1,425.00
	$1,425.00
Check: 4494450054	1,425.00
	$1,425.00

1777 North Meadowlark
Apple Valley, Utah 84737
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov

June 14, 2023

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1317-D
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) to SF Single Family Residential Zone (SF-.50) for the stated purpose of "To match zoning to the Crimson Peaks subdivision." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:
https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.060_SF_Single_Family_Residential_Zone
The hearing will be held **June 28, 2023 at 6:00 PM** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

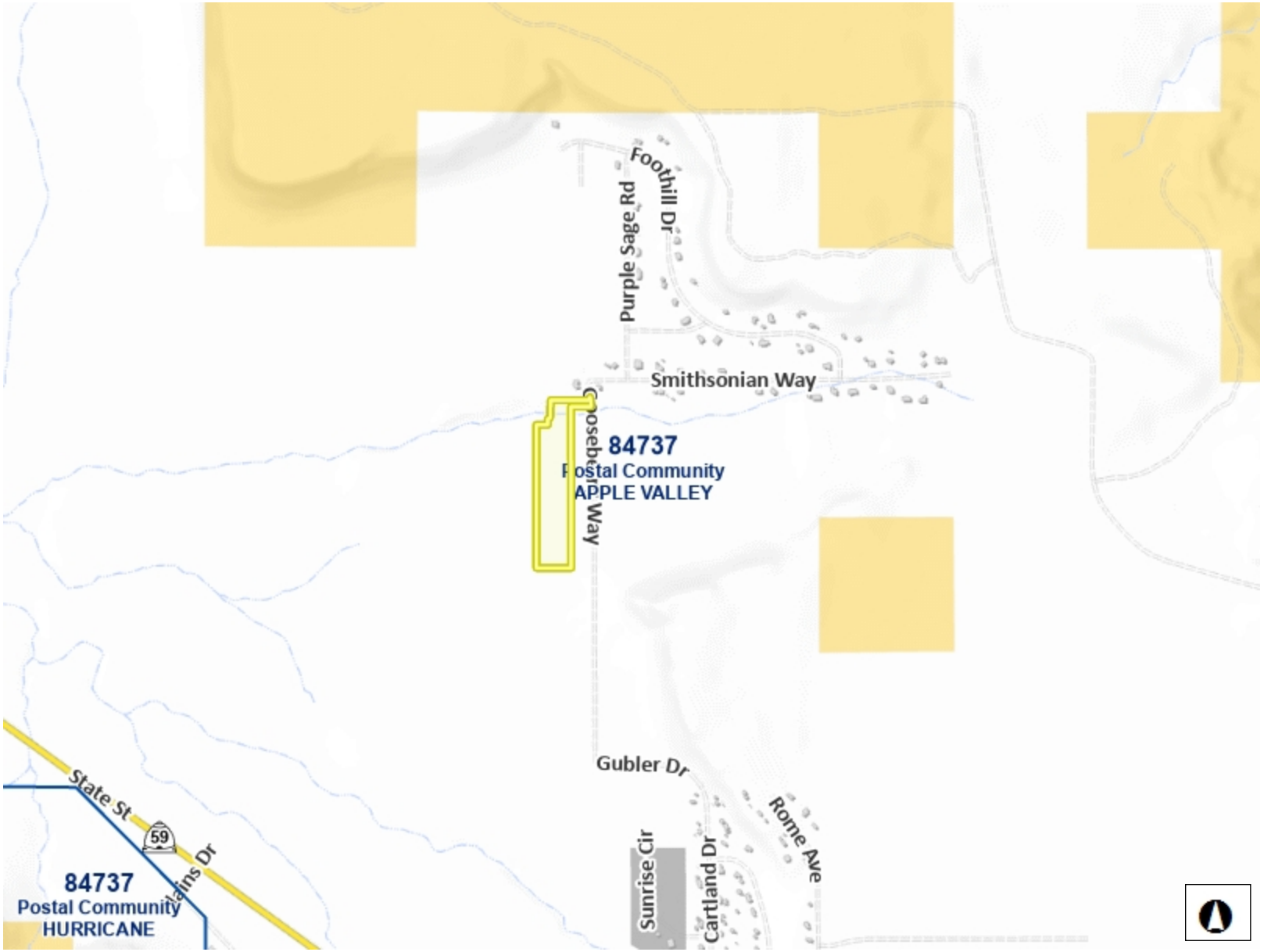
Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk/Recorder

AV-1317-D





Legend

- ZIP Codes
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

3,699.9 0 1,849.95 3,699.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, deposed and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

: Mark-Linn Bryan, TTEE
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that.
California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

:Mark-Lynn:Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this document is attached, and not to the truthfulness, accuracy, or validity of that document.

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report for June 28, 2023: Preliminary Plat for Crimson Peaks subdivision.

Zone: Single Family SF-.50
Acres: 176 acres this Preliminary Plat
Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way
# of Lots: 262
Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

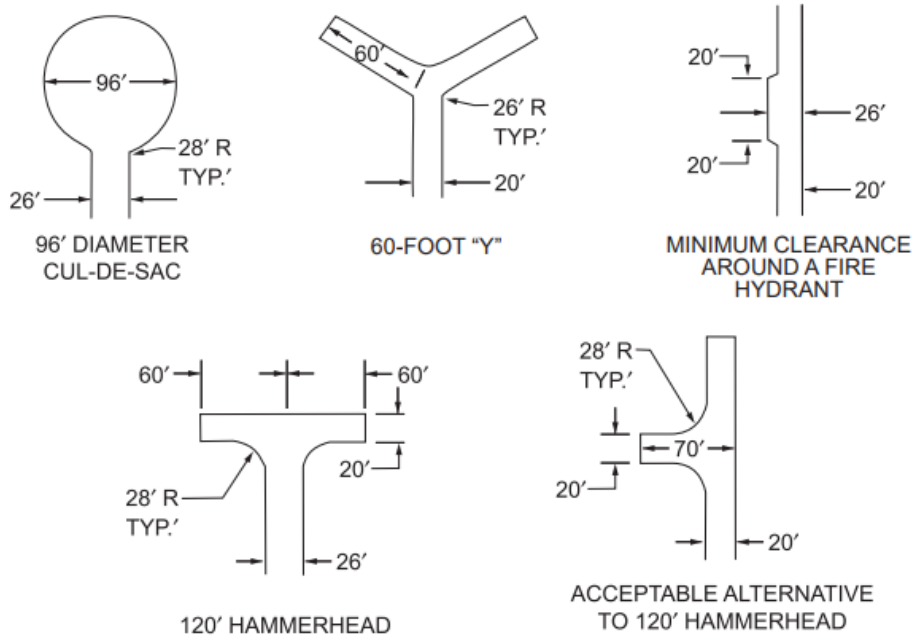
Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. The subdivision area is zoned SF-.50 with minimum lots size in this zone is 20,000 square feet. The preliminary plat shows compliance with these minimum lot sizes subject to approval of a pending zone change for 12.47 acres, requesting SF-.50 zoning. The proposed subdivision is laid out in a grid pattern with square blocks and public streets. There are no hills, springs or seeps located on the property according to the plat submittal information.

Streets and Utilities: The proposed subdivision will be served with public streets to city standards. The Big Plains Water District has issued a preliminary serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan.

Storm Drainage, Flood control, Sewer lines and Water lines to be reviewed by the City Engineer prior to Construction Drawing approval. (Sunrise Engineering)

Staff Comments: Preliminary Plat is ready for approval subject to approval of a zone change on 12.47 acres located in a portion of the proposed subdivision, and also subject to approval of a wastewater disposal plan by Ash Creek SS District. The present water commitment is for only 31 lots, and not for the entire project of 262 lots. The applicant should work with both the Ash Creek SSD and the Big Plains Water SSD to obtain approvals for the water and sewer service for the entire proposed project.

Fire comments: Dead-end fire apparatus access roads in excess of 150 feet shall have an approved turnaround as indicated below. Dead-end apparatus access roads, during phased development shall have approved turnarounds if longer than 150 feet. (2018 IFC 503.2.5)



Show all turning radius are a minimum of 35 feet inside and 55 feet outside face of curb. (2018 IFC 503.2.4)

Fire apparatus access roads shall support a gvw of 85,000 lbs. Apparatus access roads shall be all weather surface. (2018 IFC 503.2.3)

Water/utility development plans shall show fire hydrant locations.

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Travis Holm , Scout Holm	Phone: [redacted]
Address/Location of Property: Crimson Peaks subdivision	Parcel ID: Attached***
Subdivision Name: Crimson Peaks	Phase: 1-12
For Planned Development Purposes: Acreage in Parcel 176.087	Acreage in Application 176.087 # of Lots 262
Proposed Use: Single Family 1/2	
Signature	Title: Agent Date: 4-1-23

Official Use Only	Amount Paid: $ 2,700	Receipt No: 44496
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- _____a. The proposed name of the subdivision
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than named above.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.

☐ 2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

_____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.

_____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

_____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

_____j. Information on whether property is located in desert tortoise take area.

☐ 3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

_____l. Will this subdivision be phased? If yes, show possible phasing lines.

_____m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

_____a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when tow un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

PARCEL ID:

AV-1325

AV-1317-B, AV-1317-D, AV-1313-D-2

AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315,

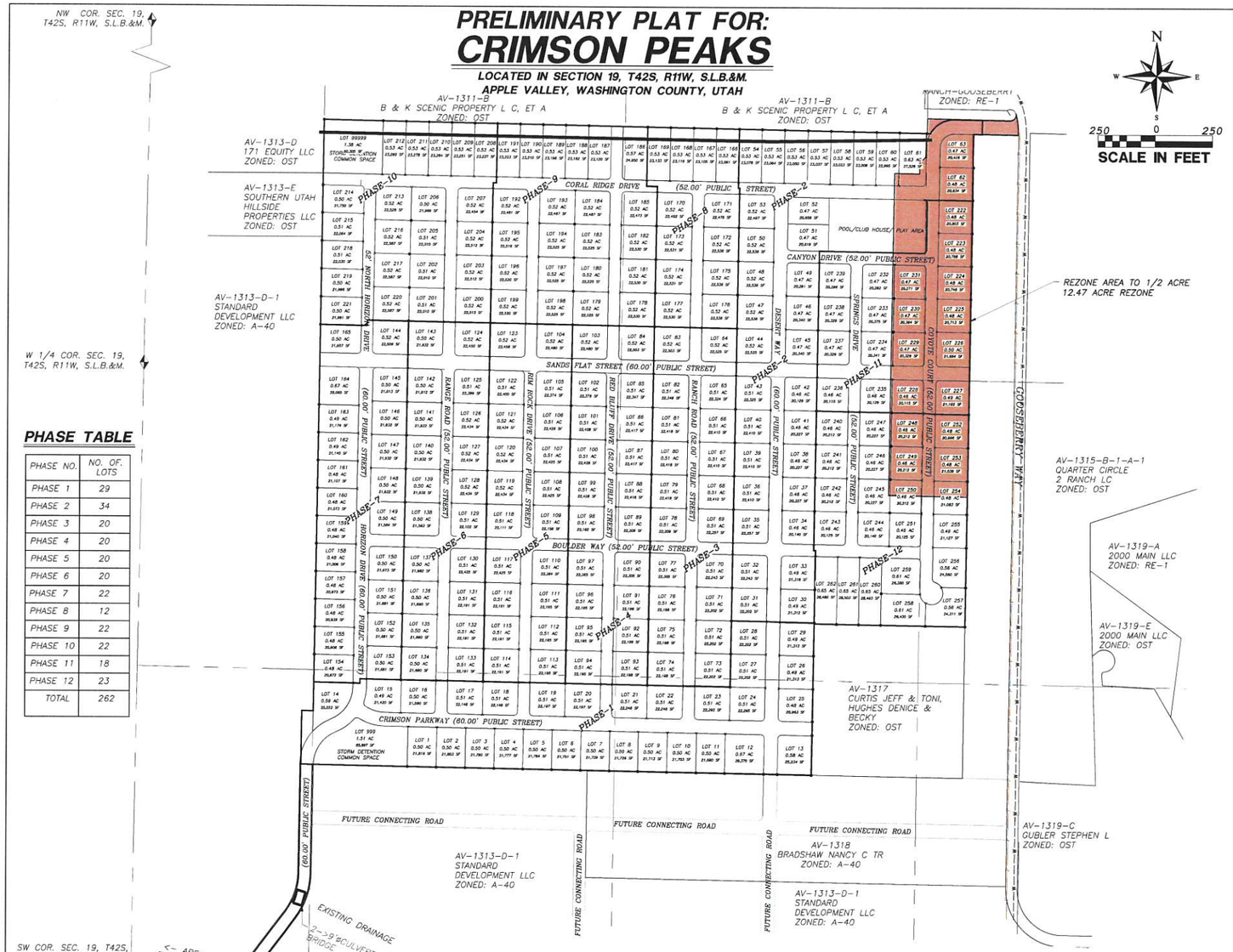
AV-1-2-19-316, AV-1-2-19-317

AV-1322-A, AV-1323-A,

AV-1324-A

PRELIMINARY PLAT FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



PHASE TABLE

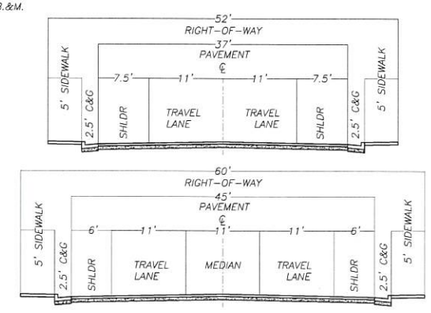
PHASE NO.	NO. OF LOTS
PHASE 1	29
PHASE 2	34
PHASE 3	20
PHASE 4	20
PHASE 5	20
PHASE 6	20
PHASE 7	22
PHASE 8	12
PHASE 9	22
PHASE 10	22
PHASE 11	18
PHASE 12	23
TOTAL	262

GENERAL NOTES:

1. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.

2. ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.

3. THIS SUBDIVISION WILL HAVE PRESSURIZED SEWER AND EACH LOT IS REQUIRED TO INSTALL A SEPTIC TANK WITH AN EFFLUENT PUMP AND A DUAL CHECK VALVE. THE SEPTIC TANK SHALL BE AT LEAST 1,000 GALLONS FOR 1 TO 3 BEDROOMS AND ADDITIONAL 250 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.



TYPICAL SECTIONS

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°04'01"W 764.72 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-59;
RUNNING THENCE N53°09'51"W ALONG SAID LINE, 100.00 FEET;
THENCE DEPARTING SAID LINE AND RUNNING EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N81°50'09"E 35.36 FEET);
THENCE N36°50'09"E 1200.72 FEET;
THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'09" (LONG CHORD BEARS: N18°51'34"E 169.74 FEET);
THENCE N00°53'02"E 707.83 FEET;
THENCE S88°59'07"E 50.00 FEET TO THE WEST SECTIONAL LOT LINES OF LOTS 11, 8 AND 5 ; THENCE N00°53'02"E ALONG SAID LOT LINES, 2577.40 FEET; THENCE S88°54'25"E 2640.76 FEET; THENCE S88°49'25"E 12.94 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S60°17'48"E, A DISTANCE OF 128.57 FEET, THROUGH A CENTRAL ANGLE OF 61°23'24" (LONG CHORD BEARS: N60°23'54"E 122.51 FEET);
THENCE S88°54'24"E 242.78 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.98 FEET, THROUGH A CENTRAL ANGLE OF 107°40'13" (LONG CHORD BEARS: N37°15'29"E 40.37 FEET);
THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 271.45 FEET AND A RADIAL BEARING OF S73°16'35"W, A DISTANCE OF 84.16 FEET, THROUGH A CENTRAL ANGLE OF 17°45'48" (LONG CHORD BEARS: S07°50'31"E 83.82 FEET);
THENCE S00°53'44"W 12.32 FEET; THENCE N88°54'24"W 197.95 FEET;
THENCE S00°53'44"W 2146.14 FEET; THENCE N89°00'18"W 659.20 FEET;
THENCE S00°59'42"W 660.12 FEET; THENCE N88°59'07"W 144.30 FEET;
THENCE N88°59'07"W 2035.53 FEET; THENCE S00°53'02"W 474.73 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'06" (LONG CHORD BEARS: S18°51'35"W 200.60 FEET);
THENCE S36°50'09"W 1200.72 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.26 FEET, THROUGH A CENTRAL ANGLE OF 89°59'59" (LONG CHORD BEARS: S08°09'51"E 35.35 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 7,670,369 SQUARE FEET OR 176.087 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

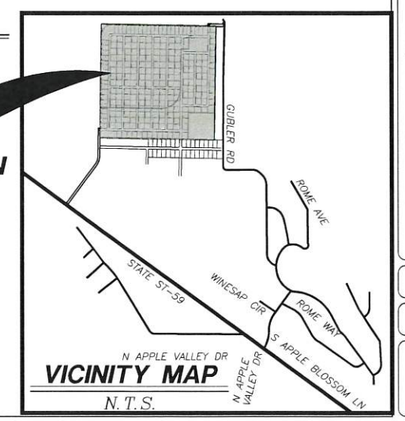
DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- 2' CONTOUR
- 4710 10' CONTOUR
- W 8" EXISTING 8" WATERLINE
- P EXISTING POWER
- EXISTING WASH
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	REVISIONS DESCRIPTION	DATE	BY

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PROVALUE ENGINEERING, INC.
Engineers · Land Surveyors · Land Planners
20 South 850 West, Suite 1
APPLE VALLEY, City, Utah 84737
Phone: (435) 668-0567

PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2022
SCALE: 1"=250'
JOB NO. 276-029
SHEET NO: 1 OF 4

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

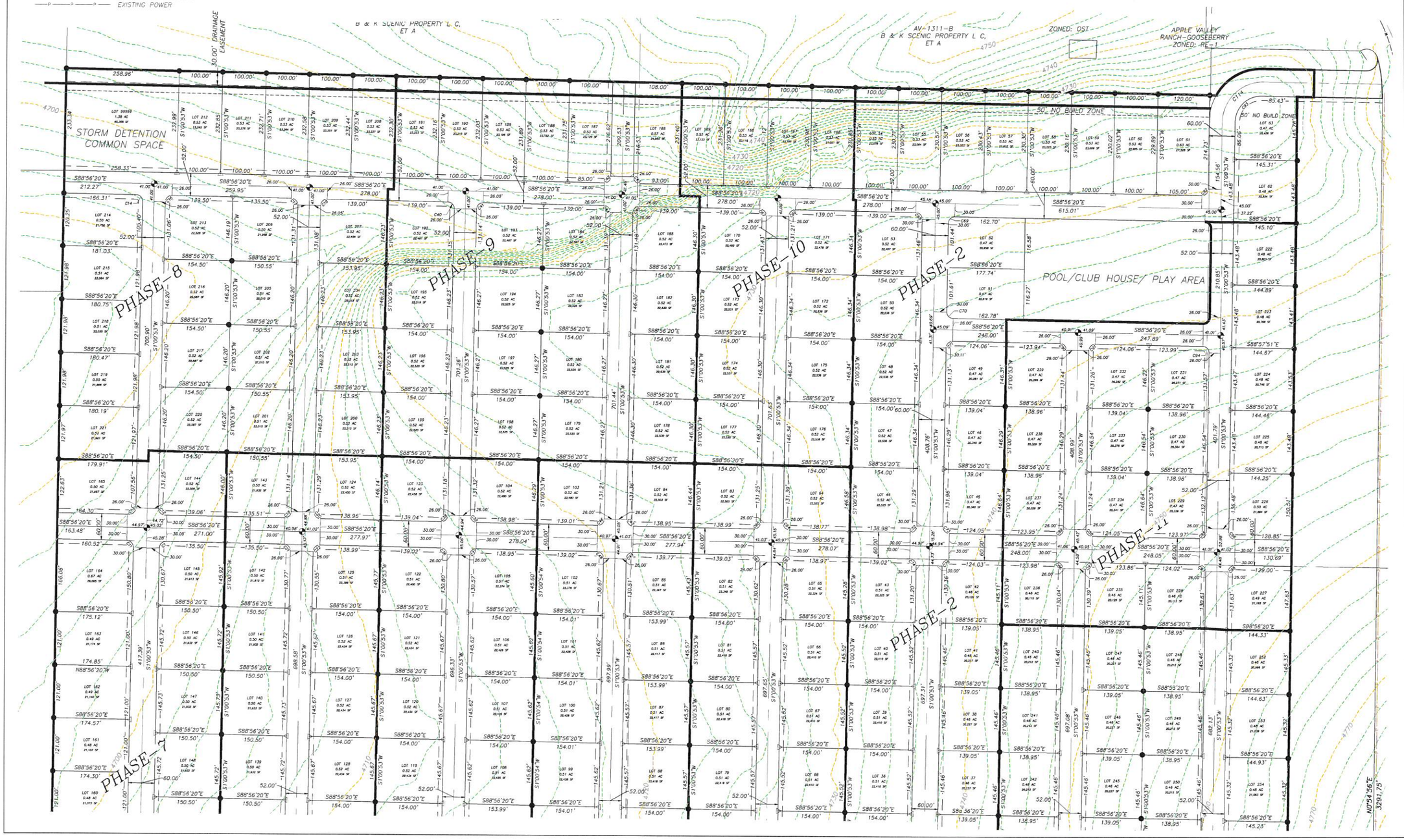
LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- EXISTING WASH
- 50' NO BUILD ZONE
- 2' CONTOUR
- 4710 — 10' CONTOUR
- W — 8" — EXISTING 8" WATERLINE
- P — P — P — EXISTING POWER
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET CENTERLINE MONUMENT WITH RING AND LID
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

N

100 0 100

SCALE IN FEET



REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite I
Hurricane, Utah 84737
Phone: (435) 668-8527

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=100'

JOB NO.
276-023

SHEET NO.
2 OF 4

SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- EXISTING WASH
- 50' NO BUILD ZONE
- 2' CONTOUR
- 4710 10' CONTOUR
- W 8" EXISTING 8" WATERLINE
- P P P EXISTING POWER
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET CENTERLINE MONUMENT WITH RING AND LID
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

N
W E
S
100 0 100
SCALE IN FEET



REVISIONS

NO	DESCRIPTION	DATE	BY

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY, Utah 84737
Phone: (435) 649-9801

SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO.
3 OF 4

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:
CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	S45°34'32"W	90°57'16"
C2	95.35'	215.00'	94.58'	N55°29'52"E	25°24'41"
C3	90.88'	155.00'	89.59'	N51°24'23"E	33°35'40"
C4	90.88'	155.00'	89.59'	N17°48'43"E	33°35'40"
C5	20.62'	15.00'	19.04'	N20°38'07"W	78°46'36"
C6	36.43'	185.00'	36.37'	S24°27'22"W	11°16'58"
C7	36.43'	185.00'	36.37'	N35°44'21"E	11°16'58"
C8	66.80'	215.00'	66.53'	N9°56'34"E	17°48'06"
C9	21.60'	15.00'	19.78'	N51°08'00"E	82°30'42"
C10	20.67'	15.00'	19.07'	S43°18'07"E	78°56'38"
C11	23.82'	15.00'	21.39'	N43°26'33"W	90°58'08"
C12	23.77'	15.00'	21.36'	S45°16'29"E	90°47'22"
C13	23.49'	15.00'	21.16'	S46°53'32"W	89°43'43"
C14	23.56'	15.00'	21.21'	N43°59'08"W	89°59'59"
C15	5.27'	50.00'	5.27'	S3°00'45"E	6°02'13"
C16	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C17	23.61'	15.00'	21.25'	N44°04'51"W	90°11'29"
C18	23.54'	15.00'	21.20'	N45°52'08"E	89°54'35"
C19	23.44'	15.00'	21.13'	N46°23'03"E	89°32'26"
C20	23.42'	15.00'	21.11'	S44°12'48"E	89°27'41"
C21	23.72'	15.00'	21.33'	N43°40'48"W	90°36'42"
C22	23.77'	15.00'	21.36'	S45°38'57"W	90°48'34"
C23	21.65'	15.00'	19.82'	N50°20'14"E	82°41'07"
C24	21.61'	15.00'	19.79'	S48°17'38"E	82°33'42"
C25	20.42'	15.00'	18.88'	S42°23'11"E	78°00'45"
C26	21.78'	15.00'	19.92'	N49°58'37"E	83°12'38"
C27	79.20'	155.00'	78.34'	N74°32'23"W	29°16'35"
C28	23.45'	15.00'	21.14'	S46°21'06"W	89°34'55"
C29	23.54'	15.00'	21.19'	N44°13'38"W	89°54'03"
C30	23.71'	15.00'	21.32'	S45°43'56"W	90°34'25"
C31	23.78'	15.00'	21.37'	N43°34'34"W	90°49'41"

CURVE TABLE

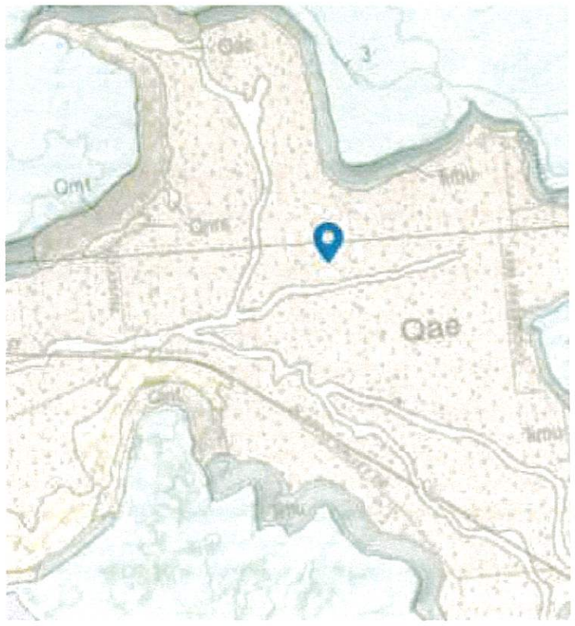
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.96'	15.00'	20.05'	S47°24'38"E	83°53'24"
C33	22.70'	15.00'	20.60'	N47°50'54"E	86°43'28"
C34	26.01'	15.00'	22.87'	N41°57'43"E	99°21'40"
C35	24.26'	15.00'	21.70'	S42°38'03"E	92°39'13"
C36	23.52'	15.00'	21.19'	N44°00'02"W	89°51'03"
C37	23.63'	15.00'	21.26'	S46°04'20"W	90°15'05"
C38	23.48'	15.00'	21.15'	N46°01'46"E	89°40'42"
C39	23.56'	15.00'	21.21'	S44°03'25"E	89°58'16"
C40	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C41	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C42	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C43	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C44	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	S46°00'51"W	90°00'00"
C46	23.62'	15.00'	21.25'	N45°52'44"E	90°13'03"
C47	23.70'	15.00'	21.31'	S43°54'07"E	90°30'49"
C48	23.49'	15.00'	21.16'	N44°05'11"W	89°44'21"
C49	22.71'	15.00'	20.60'	N44°38'14"E	86°43'38"
C50	22.36'	15.00'	20.34'	N48°30'02"E	85°23'57"
C51	22.38'	15.00'	20.36'	N46°27'47"W	85°30'08"
C52	22.33'	15.00'	20.32'	S46°33'25"E	85°17'18"
C53	22.51'	15.00'	20.46'	N48°16'36"E	85°59'19"
C54	23.64'	15.00'	21.27'	S45°49'58"W	90°18'21"
C55	23.19'	15.00'	20.95'	N44°42'23"W	88°35'28"
C56	24.31'	15.00'	21.74'	S44°38'59"W	92°52'16"
C57	24.38'	15.00'	21.79'	N42°29'51"W	93°08'02"
C58	24.42'	15.00'	21.81'	S42°26'07"E	93°17'20"
C59	24.32'	15.00'	21.74'	N44°37'51"E	92°53'47"
C60	23.35'	15.00'	21.06'	S46°23'11"W	89°12'02"
C61	23.04'	15.00'	20.84'	S45°02'47"E	88°01'01"
C62	23.36'	15.00'	21.07'	S44°16'11"E	89°14'19"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C63	23.57'	15.00'	21.22'	S46°05'37"W	90°01'44"
C64	24.00'	15.00'	21.52'	S44°01'51"E	91°39'28"
C65	23.75'	15.00'	21.34'	N45°42'18"E	90°42'49"
C66	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C68	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C69	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C70	23.24'	15.00'	20.98'	N44°38'26"W	88°45'35"
C71	23.54'	15.00'	21.20'	S45°58'28"W	89°55'11"
C72	23.86'	15.00'	21.43'	N45°31'06"E	91°09'18"
C73	23.25'	15.00'	20.99'	S44°34'23"E	88°47'22"
C74	22.65'	15.00'	20.56'	N45°44'51"W	86°30'54"
C75	23.33'	15.00'	21.05'	N46°33'06"E	89°05'45"
C76	23.09'	15.00'	20.88'	N46°54'35"E	88°12'09"
C77	23.26'	15.00'	21.00'	N44°35'40"W	88°51'20"
C78	23.99'	15.00'	21.51'	S43°11'51"E	91°38'01"
C79	23.89'	15.00'	21.44'	N45°26'05"E	91°15'15"
C80	24.62'	15.00'	21.95'	S44°07'24"W	94°03'10"
C81	24.70'	15.00'	22.00'	N41°57'49"W	94°21'03"
C82	22.26'	15.00'	20.27'	N47°42'57"E	85°01'15"
C83	23.49'	15.00'	21.16'	S44°06'49"E	89°43'14"
C84	23.47'	15.00'	21.15'	S46°11'17"W	89°39'39"
C85	23.55'	15.00'	21.21'	N43°59'52"W	89°58'11"
C86	23.61'	15.00'	21.25'	S43°47'00"E	90°11'52"
C87	23.46'	15.00'	21.14'	N46°56'04"E	89°36'57"
C88	23.97'	15.00'	21.50'	S43°11'29"E	91°34'16"
C89	23.96'	15.00'	21.50'	N45°17'51"E	91°31'58"
C90	23.63'	15.00'	21.26'	N43°56'12"W	90°15'53"
C91	23.49'	15.00'	21.17'	S46°03'59"W	89°44'31"
C92	23.56'	15.00'	21.21'	N46°01'30"E	89°58'46"
C93	94.03'	60.00'	84.70'	S46°12'00"W	89°47'41"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C94	23.20'	15.00'	20.95'	N44°33'53"W	88°36'49"
C95	23.07'	15.00'	20.87'	N46°56'58"E	88°08'14"
C96	23.33'	15.00'	21.05'	N45°18'30"W	89°07'10"
C97	23.01'	15.00'	20.82'	S44°47'43"E	87°52'57"
C98	24.02'	15.00'	21.54'	N45°14'20"E	91°46'03"
C99	23.55'	15.00'	21.20'	S45°56'37"W	89°56'09"
C100	23.71'	15.00'	21.31'	S43°40'58"E	90°32'57"
C101	19.58'	15.00'	18.22'	N36°21'30"W	74°47'02"
C102	37.78'	50.00'	36.89'	N52°11'30"W	43°17'27"
C103	131.00'	50.00'	96.62'	N44°30'47"E	150°07'07"
C104	47.47'	50.00'	45.71'	S33°13'46"E	54°23'47"
C105	182.12'	155.00'	171.82'	S34°32'37"W	67°19'11"
C106	100.65'	215.00'	99.74'	N54°47'31"E	26°49'23"
C107	20.61'	15.00'	19.03'	N80°44'21"E	78°43'02"
C108	109.05'	215.00'	107.88'	S74°36'07"E	29°03'39"
C109	93.75'	185.00'	92.75'	S74°25'14"E	29°02'11"
C110	86.61'	185.00'	85.82'	N54°47'31"E	26°49'23"
C112	217.37'	185.00'	205.08'	N34°32'37"E	67°19'11"
C113	57.47'	185.00'	57.24'	N9°54'53"E	17°48'01"



WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF GOULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS. STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
APPLE VALLEY City, Utah 84737
Phone: (435) 668-8367

CURVE AND LINE TABLE FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO.
4 OF 4

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s) AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2, AV-1313-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date 4-5-23
Name	Applicant/Owner	Date
Name	Applicant/Owner	Date

State of Utah)
)§
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. _____
(notary signature)

(seal)

Sophie McDougal
Notary Public State of Utah
My Commission Expires on:
July 30, 2025
Comm. Number: 719516

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Search, Signing, and Recording Services
20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

Effective Date	March 29, 2023	File #	25298
Property and Ownership Report			
Client	Elwin Prince / SUTC	Order #	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"	Apple Valley	Utah
APN #/Parcel #	See attached Exhibit "Parcel No. / Taxes"	County Location	Washington

Vesting Deed Information			
Grantor Prior Owner	*See attached Exhibit "FULL VESTING"	Deed Date	N/A
Grantee (s)		Recorded Date	N/A
Consideration	*$10.00 and other good and valuable consideration*	Instrument #	N/A
Notes:	*See Attached for complete legal and vesting*	Deed Type	N/A
See attached for additional ownership documents			

Additional Information

Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.

Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

Property Information			
Land	*NOT INCLUDED IN THIS REPORT	2022 Tax Amount	$0.00
Improvements			
Total		***DUE 11/30/2022***	

Judgments and Liens

Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			

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EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°04'01" West 764.72 feet to the point of beginning, said point being on the Northwesterly right-of-way line of State Highway SR-59; running thence North 53°09'51" West along said line, 100.00 feet; thence departing said line and running Easterly along the arc of a 25.00 foot radius curve to the Left a distance of 39.27 feet, through a central angle of 90°00'00" (long chord bears: North 81°50'09" East 35.36 feet); thence North 36°50'09" East 1200.72 feet; thence Northerly along the arc of a 275.00 foot radius curve to the Left a distance of 172.56 feet, through a central angle of 35°57'09" (long chord bears: North 18°51'34" East 169.74 feet); thence North 00°53'02" East 707.83 feet; thence South 88°59'07" East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North 00°53'02" East along said Lot lines, 2577.40 feet; thence South 88°54'25" East 2640.76 feet; thence South 88°49'25" East 12.94 feet; thence Northeasterly along the arc of a non-tangent curve to the right, having a radius of 120.00 feet and a radial bearing of South 60°17'48" East, A distance of 128.57 feet, through a central angle of 61°23'24" (long chord bears: North 60°23'54" East 122.51 feet); thence South 88°54'24" East 242.78 feet; thence Northeasterly along the arc of a 25.00 foot radius curve to the Left a distance of 46.98 feet, through a central angle of 107°40'13" (long chord bears: North 37°15'29" East 40.37 feet); thence Southerly along the arc of a non-tangent curve to the Right, having a radius of 271.45 feet and a radial bearing of South 73°16'35" West, a distance of 84.16 feet, through a central angle of 17°45'48" (long chord bears: South 07°50'31" East 83.82 feet); thence South 00°53'44" West 12.32 feet; thence North 88°54'24" West 197.95 feet; thence South 00°53'44" West 2146.14 feet: thence North 89°00'18" West 659.20 feet; thence South 00°59'42" West 660.12 feet; thence North 88°59'07" West 144.30 feet; thence North 88°59'07 West 2035.53 feet; thence South 00°53'02" West 474.73 feet; thence Southerly along the arc of a 325.00 foot radius curve to the Right a distance of 203.93 feet, through a central angle of 35°57'06" (long chord bears: South 18°51'35" West 200.60 feet); thence South 36°50'09" West 1200.72 feet; thence Southerly along the arc of a 25.00 foot radius curve to the Left a distance of 39.26 feet, through a central angle of 89°59'59" (long chord bears: South 08°09'51" East 35.35 feet) to the point of beginning.

Proposed "CRIMSON PEAKS"

Tax Serial No.(s) AV-1325, AV-1317-B, AV-1323-A, AV-1322-A, AV-1324-A, AV-1313-D-2, AV-1317-D, AV-1-2-19-420, AV-1-2-19-317, AV-1-2-19-316, AV-1-2-19-315, AV-1-2-19-314, AV-1-2-19-312, AV-1-2-19-313

***

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"FULL VESTING"

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counsulting, Inc., a Utah corporation, as to a portion (that portion being taxed under Tax Serial No.AV-1325);

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1317-B, AV-1317-D, AV-1313-D-2);

Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

Fred Kravetz and Jackie Kravetz, husband and wife, as joint tenants, as to the remainder (that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A).

NOTE: The effect of WARRANTY DEED, executed by Fred Kravetrz and Jackie Kravetz, in favor of The Kravetz Family Living Trust, Dated September 26, 2008, recorded March 15, 2023, as Doc No. 20230006906, Official Washington County Records.

(Note: Said document was rejected by the Washington County Recorders office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

(Affects that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A)

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"Parcel No.'s / Taxes"

Taxes for the year 2021, in the following amount(s), which are liens, now due and payable, but will not become delinquent until December 1, 2021: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

$16.04 under Tax Serial No. AV-1313-D-2, Account No. 0583172;

$527.41 under Tax Serial No. AV-1317-D, Account No. 0798641;

$106.02 under Tax Serial No. AV-1-2-19-420, Account No. 0897049;

$106.02 under Tax Serial No. AV-1-2-19-312, Account No. 0897272;

$106.02 under Tax Serial No. AV-1-2-19-313; Account No. 0897289.

(NOTE: Taxes for the year 2021, in the following amount(s), are PAID:

$5,232.26 under Tax Serial No. AV-1317-B, Account No. 0314685;

$106.02 under Tax Serial No. AV-1323-A, Account No. 0896084;

$106.02 under Tax Serial No. AV-1322-A, Account No. 0896077;

$106.02 under Tax Serial No. AV-1324-A, Account No. 0897001;

$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

$106.02 under Tax Serial No. AV-1-2-19-316, Account No. 0905498;

$106.02 under Tax Serial No. AV-1-2-19-315, Account No. 0905481;

$106.02 under Tax Serial No. AV-1-2-19-314, Account No. 0905474.

THIS IS AN OWNERSHIP REPORT ONLY AND SHOULD BE ACKNOWLEDGED AS SUCH. THE SERVICE FOR PROVIDING THIS REPORT IS TO SHOW ONLY THE OWNERSHIP, LEGAL DESCRIPTION AND PARCEL NUMBER'S FOR PROPERTIES FOR "PROPOSED CRIMSON PEAKS". THERE ARE NO ENCUMBRANCES, LIENS OR ANY OTHER ITEMS INCLUDED IN THIS REPORT, AND SHOULD NOT BE CONSIDERED AS SUCH.

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This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

Subject to the effects of:

Rights of way for any roads, ditches, fences, canals, Utilities, improvements, bridges, foot or bike paths, public access, right-of-ways, or transmission lines now existing over, under, or across said property. Subject to any matters that may be disclosed by a Survey.

Various Covenants, Conditions, Restrictions, Resolutions, Annexations, Ordinances and Maps may have been recorded in the abstract records of the parcel in this report and are not specifically referenced in this report. Copies can be obtained upon request.

Said documents may have the ability to assess and collect fees. All such resolutions and special service districts should be contacted by the lender to verify payoff and/or status of fees owing if any.

Documents represent conveyances recorded in the abstract of the County Recorder under the tax parcel I.D. number of the current vested owner(s) at the address provided, other than those listed above, if any.
Judgments not recorded with the County Recorder in Utah are NOT considered liens against the property.
No search bankruptcy or federal tax Lien records. No search for unrecorded liens was performed.

Subject to Information:

No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

No representation is made to the effect, completeness, validity or the accuracy of the various documents reported herein. No opinion as to the effects if any, of said documents are to be inferred or interpreted other than being recorded and abstracted under the legal description of a portion thereof.

This is a report on a Limited Search from the recorded date of the current Vesting Deed or the last Encumbrance of Record, whichever document was recorded last to the effective date of this report. If evidence of Title is required, Title Insurance or an Abstract should be purchased. Liability of this report is limited to the fee paid to Affiliated Real Estate Solutions for this report.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

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Real Estate Solutions
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20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

Notes and Comments:
24 Month Chain – Vesting Deed recorded, and no subsequent deeds recorded. See attached additional documents in chain as referenced above, if any.

Assessment verifications will need to be confirmed with the existing Municipality. Proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be must be paid in full or paid current.

Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

•Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

•Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

•Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

•(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

•Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

•Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

•Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof.

•Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

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•Rights of way for any roads, ditches, fences, rivers, public access, utilities, canals, or transmission lines now existing over, under, or across said property.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

•Any defect in title to said property by reason of the failure of said property to be assessed on the Washington County Assessment and/or tax rolls.

•Subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.

•Taxes for the current year, and prior are not being assessed on the General Property Tax Rolls.

•Subject to any claim or assertion that title is deemed unmarketable as the result of, or failure of said land to be located within a recorded subdivision.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

The procedures used by the Company to determine validity of the Title, including any search and examination, are proprietary to the Company, and were performed solely for the benefit of the Company, and create NO extra Contractual Liability to any person, or other entity.

The Company's obligation under this report is to issue a Public Record Summary report as requested to a proposed Client identified in accordance with the terms and provisions of this Report. The Company has no liability or obligation involving the content of this Report to any other person and or firm other than the one contracting and paying for this service.

Affiliated Real Estate Solutions

by_____
Britani' K. Cowdin, Title Officer

Date Good through:___MARCH 29, 2023___

* * * *

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen
[redacted]

Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

Big Plains Water Special Service District
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022
Travis Holm
[redacted]
Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.
The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.
A Final Water Service Letter(Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, being duly sworn, deposed and say that I am the owner of the property identified in the attached subdivision application for CRIMSON PEAKS SUBDIVISION and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan.
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

D PATEL
COMM # 2245358
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agent, STANDARD DEVELOPMENT/TRAVIS HOLMES, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my argent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn Bryan
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

D. PATEL
COMM # 2245358
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

I(we) Brandon Hanson, being duly sworn, deposed and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

BRANDON HANSON
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

(Notary Public)

JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

Residing in: St. George, Utah

My Commission Expires: 3-23-24

AGENT AUTHORIZATION

I (we), Brandon Hanson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

BRANDON HANSON
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

(Notary Public)

JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

Residing in: St. George, Utah

My Commission Expires: 3-23-24

Survey Authorization

Frederick and/or Jackie Kravetz, owners of the real property described as lots, AV1322-A, AV-1323A and AV-1324-A in the town of Apple Valley, Utah, authorize Scout Holm, representative of Standard Development, to conduct the necessary surveys needed in developing the forementioned lots and finalizing the final plat application.

Frederick Kravetz

Jackie Kravetz

State of: NEVADA)

County of: WASHOE)

Subscribed and sworn to me this 18TH day of JANUARY 2022.

Notary Republic

Residing In: 1265 BARING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023

DIANA LEE MILLER
Notary Public, State of Nevada
Appointment No. 19-1699-2
My Appt. Expires Mar 22, 2023

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY OWNER

STATE OF ~~UTAH~~ ARIZONA)
)§
COUNTY OF ~~WASHINGTON~~ MOHAVE)

I (We) Scout Holm, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making thisapplication.

Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.

VILLIA HOLM
Notary Public - Arizona
Mohave County
Commission # 623068
My Comm. Expires Apr 7, 2026

Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

AGENT AUTHORIZATION

I (We), Scout Holm, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm, Landon Holm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.

VILLIA HOLM
Notary Public - Arizona
Mohave County
Commission # 623068
My Comm. Expires Apr 7, 2026

Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 44496
Receipt Date: 04/11/2023
Time of Receipt: 04/11/2023 03:17 PM

1823 - Payment	2,700.00
	$2,700.00
Check: 4494450053	2,700.00
	$2,700.00

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, deposed and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan, TTEE

BY Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that.

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

:Mark-Lynn:Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this document is attached, and not to the truthfulness, accuracy, or validity of that document.

California State)
San Joaquin County)

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I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report for June 28, 2023: Preliminary Plat for West Temple subdivision.

Zones: Single Family SF-.50 and SF-1.0
Acres: 220 acres this Preliminary Plat (528 acres for total site)
Project location: South side of Hwy 59 at approximately Apple Valley Drive
# of Lots: 167
Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 167 lots located on the south side of Hwy 59 at about Apple Valley Drive. The property (ie, plat area) comprises two zones, SF-.50 and SF-1.0, and minimum lots sizes in these zones are 20,000 square feet and 1 acre respectively. The preliminary plat shows compliance with these minimum lot sizes. The frontage along Hwy 59 is proposed for commercial development with the single-family subdivision located behind the proposed commercial lots. Approval for the commercial development along with access to the commercial lots will need to be approved by UDOT as each individual lot will likely not have a separate street access. Also, deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59.

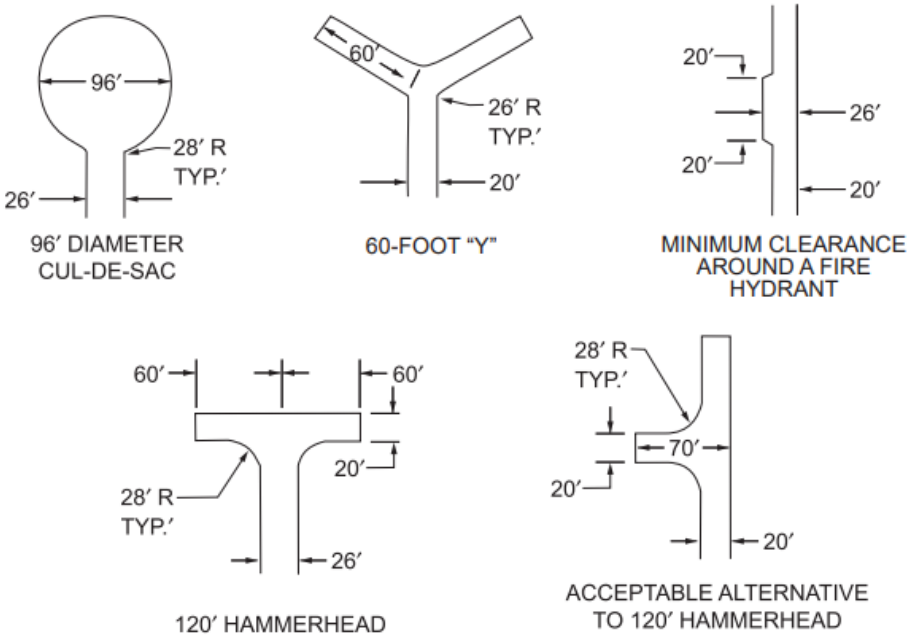
Streets & Utilities:
The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision with additional water rights to be dedicated to the Water District with each phase. Ash Creek Special Service District has provided a “Conditional Will Serve Letter” for wastewater approval subject to sewer improvements provided with each phase of the project.

Storm Drainage, Flood control, Sewer lines and Water lines to be reviewed by the City Engineer prior to Construction Drawing approval. (Sunrise Engineering)

Staff Comments: Preliminary Plat is Not ready because on May 5,2023 an illegal lot split was recorded changing owners name on 23-acre parcel to new owner Landon Homes which is not part of application submitted for approval. Town ordinance prohibits illegal lot splits in zoning and subdivision applications. Other item needed for approval are Big Plains Water District has issued a letter stating water approval for lots 1 – 27, and water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a “Will Serve” commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals.

Fire comments: The subdivision appears to have one point of access. As there are more than 30 single family dwelling lots, two points of access are required unless ALL homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Dead-end fire apparatus access roads in excess of 150 feet shall have an approved turnaround as indicated below. Dead-end apparatus access roads, during phased development shall have approved turnarounds if longer than 150 feet. (2018 IFC 503.2.5)



Show all turning radius are a minimum of 35 feet inside and 55 feet outside face of curb. (2018 IFC 503.2.4)

Fire apparatus access roads shall support a gvw of 85,000 lbs. Apparatus access roads shall be all weather surface. (2018 IFC 503.2.3)

Water/utility development plans shall show fire hydrant locations.

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Standard Development, Holm House	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: West temple village, Subdivision	Parcel ID: AV-1313-0-1
Subdivision Name: West temple village	Phase: 1 - 7
For Planned Development Purposes: Acreage in Parcel 528	Acreage in Application 220 # of Lots 167
Proposed Use: Residential	
Signature	Title: Owner Date: 4-1-23

Official Use Only	Amount Paid: $ 2,700	Receipt No: 44495
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- _____a. The proposed name of the subdivision
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than named above.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.

☐ 2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

_____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.

_____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

_____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

_____j. Information on whether property is located in desert tortoise take area.

☐ 3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

_____l. Will this subdivision be phased? If yes, show possible phasing lines.

_____m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

_____a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when tow un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

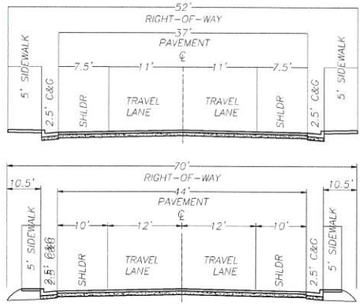
8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

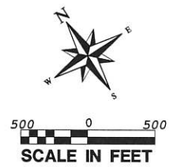
LEGEND

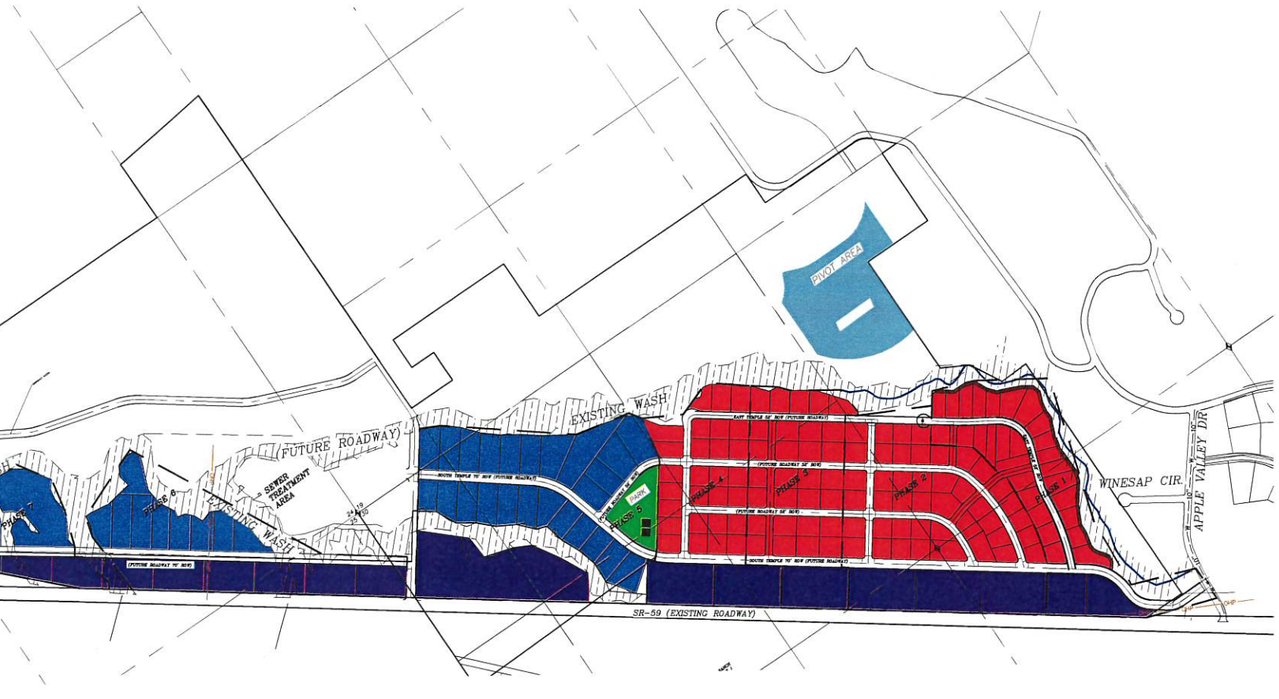
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- 10" EXISTING WATERLINE, 10"
- OHP OHP EXISTING POWER
- PHASE LINE

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

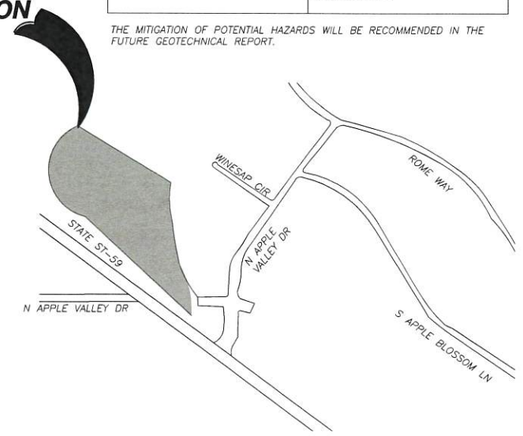
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.





NOTE : PLEASE REFER TO SHEET 5 FOR PARCEL DATA AND CURVE TABLE

PROJECT LOCATION



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

COPYRIGHT © 2013 PROVALUE ENGINEERING, INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 04-06-2013
SCALE: 1"=500

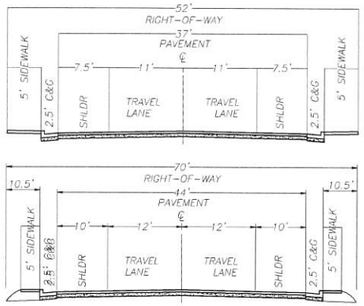
JOB NO.
216-013

SHEET NO:
1 OF 5

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
WEST TEMPLE

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

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THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.



150 0 150

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



COPYRIGHT © 2013 PROVALUE ENGINEERING, INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8587

PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 04-06-2013
SCALE: 1"=150'

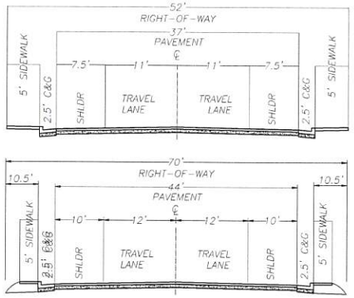
JOB NO.
276-013

SHEET NO.
2 OF 5

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



DESERT TORTOISE TAKE AREA

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ADDITIONAL NOTES

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THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

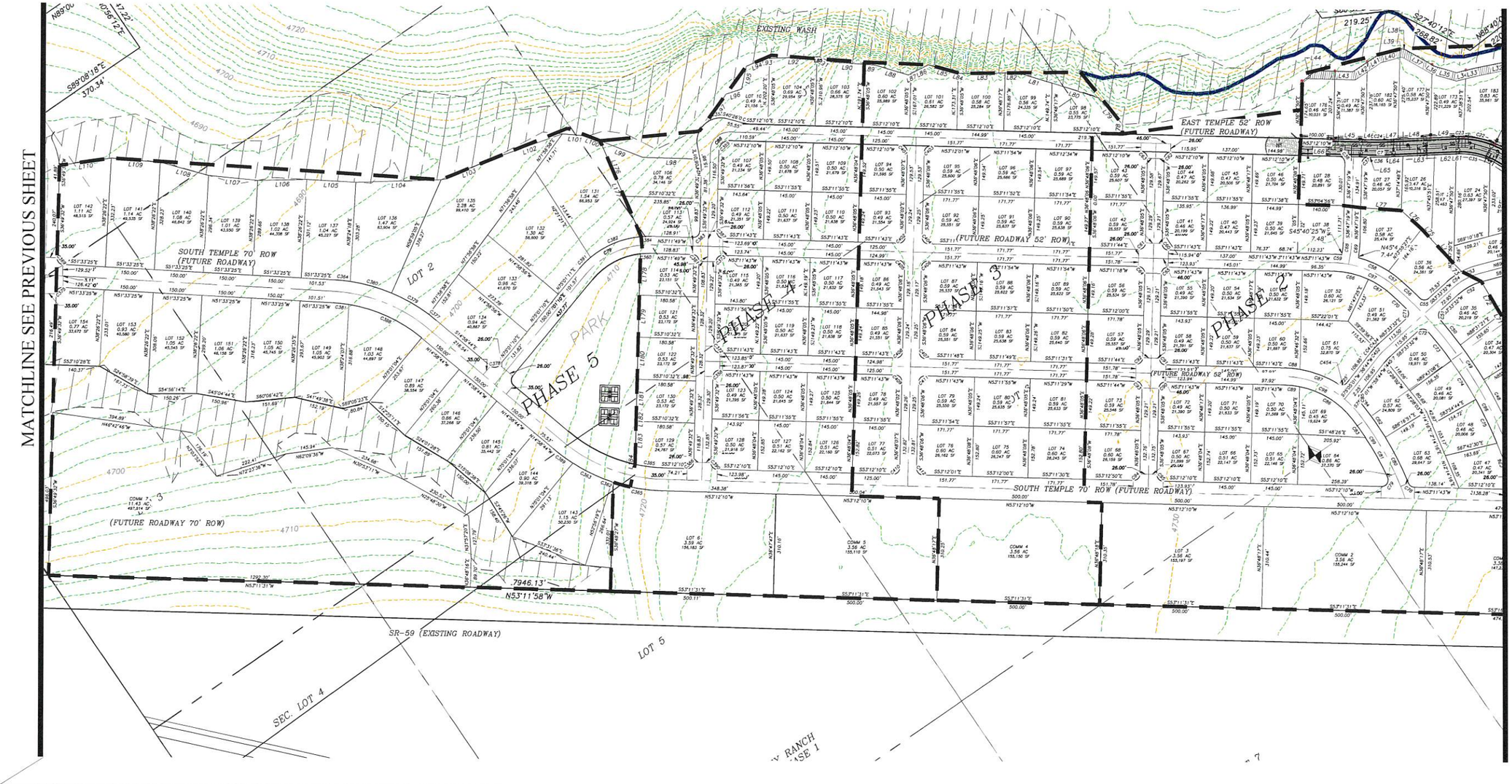
ROAD TYPICAL SECTIONS



150 0 150
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387

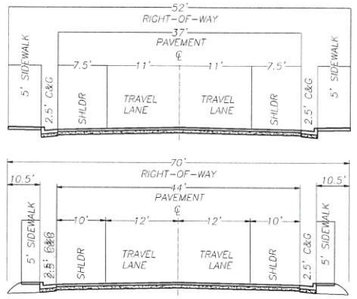
PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH

DATE: 04-26-2023
SCALE: 1"=80'
JOB NO.
276-013
SHEET NO.
3 OF 5

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.



150 0 150

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-0567

PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 04-06-2023
SCALE: 1"=50'

JOB NO.
276-013

SHEET NO.
4 OF 5

PRELIMINARY PLAT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C8	75.58'	115.00'	74.23'	N70°54'22"W	37°39'24"
C9	145.86'	164.81'	141.14'	N26°44'21"W	50°42'22"
C10	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C11	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C12	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C13	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C14	142.36'	1641.76'	142.31'	S17°24'58"W	4°58'05"
C15	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C16	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C17	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C18	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C19	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C20	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C21	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C22	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C23	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C24	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C25	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C26	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C27	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C28	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C29	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C30	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C31	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C32	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C33	31.42'	20.00'	28.29'	S65°49'56"W	90°00'27"
C34	199.60'	224.00'	193.07'	N4°41'59"W	51°03'21"
C35	104.73'	224.00'	103.78'	N43°37'17"W	26°47'17"
C36	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C37	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C38	31.41'	20.00'	28.28'	S8°12'26"E	89°59'30"
C39	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C40	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C41	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C42	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C43	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C44	0.04'	1292.24'	0.04'	N19°47'01"E	0°00'06"
C45	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C46	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C47	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C48	129.53'	1291.76'	129.48'	S7°03'39"W	5°44'44"
C49	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C50	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C51	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C52	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C53	51.90'	226.00'	51.79'	N75°44'36"W	13°09'31"
C54	55.45'	226.01'	55.31'	N89°21'04"W	14°03'23"
C55	30.21'	20.00'	27.42'	N53°10'23"W	86°32'10"
C56	79.19'	1291.76'	79.17'	N11°39'40"W	3°30'44"
C57	47.43'	326.00'	47.39'	N17°35'07"W	8°20'09"
C58	102.69'	326.00'	102.26'	N30°46'38"W	18°02'53"
C59	24.17'	153.46'	24.15'	N51°04'21"W	9°01'32"
C60	31.41'	20.00'	28.28'	S8°11'49"E	89°59'47"
C61	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C62	31.41'	20.00'	28.28'	S81°47'57"W	89°59'45"
C63	31.42'	20.00'	28.29'	N8°12'03"W	90°00'15"
C64	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C65	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C66	111.21'	274.00'	110.44'	N41°34'06"W	23°15'14"
C67	79.02'	274.00'	78.75'	N21°40'46"W	16°31'26"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C68	30.86'	199.00'	30.83'	S41°13'52"W	8°53'06"
C69	38.92'	251.00'	38.88'	N41°13'52"E	8°53'06"
C70	70.38'	1131.57'	70.37'	N11°50'17"W	3°33'50"
C71	32.68'	20.00'	29.16'	N36°45'05"E	93°36'54"
C72	31.35'	20.00'	28.24'	N51°31'59"W	89°48'59"
C73	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C74	139.84'	1224.82'	139.76'	N2°45'06"E	6°32'29"
C75	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"
C76	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C77	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C78	23.20'	20.00'	21.92'	N19°57'55"W	66°27'35"
C79	40.56'	20.00'	33.96'	S68°41'50"W	116°12'01"
C80	156.82'	941.34'	156.64'	N8°29'30"E	9°32'43"
C81	138.34'	851.70'	138.19'	S6°08'28"W	9°18'24"
C82	106.15'	1039.36'	106.11'	S0°29'18"W	5°51'06"
C83	68.72'	976.35'	68.71'	N0°31'43"W	4°01'59"
C84	25.77'	326.00'	25.77'	S5°00'26"E	4°31'46"
C85	28.75'	20.00'	26.34'	S33°54'21"W	82°21'21"
C86	193.96'	274.00'	189.93'	N23°01'18"W	40°33'30"
C87	127.04'	326.00'	126.23'	N33°42'56"W	22°19'37"
C88	47.32'	326.00'	47.28'	S49°02'14"E	8°18'58"
C89	47.32'	274.00'	47.26'	N48°14'53"W	9°53'39"
C90	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C91	31.41'	20.00'	28.28'	S8°11'49"E	89°59'47"
C92	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C93	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C94	31.41'	20.00'	28.28'	N81°47'57"E	89°59'45"
C95	31.42'	20.00'	28.29'	S8°12'03"E	90°00'15"
C96	776.69'	1265.76'	764.56'	N4°09'41"E	35°09'27"
C97	208.28'	300.00'	204.12'	N33°18'23"W	39°46'40"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C98	264.17'	300.00'	255.72'	N27°58'08"W	50°27'09"
C99	295.34'	915.34'	294.06'	N6°30'03"E	18°29'12"
C100	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C101	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C349	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C350	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C353	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C354	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C355	51.82'	33.00'	46.66'	S81°48'41"W	89°58'18"
C358	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C359	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C360	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C361	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"
C362	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C363	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C364	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C365	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C369	30.85'	20.00'	27.88'	S7°21'57"E	88°22'58"
C372	31.42'	20.00'	28.29'	S8°11'05"E	90°01'15"
C373	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C375	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C377	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C378	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C379	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C380	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C381	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C382	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C383	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C384	31.12'	276.00'	31.10'	N56°25'38"W	6°27'38"
C385	87.04'	465.00'	86.91'	S47°50'25"E	10°43'29"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C386	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C387	31.42'	20.00'	28.29'	S8°11'05"E	90°01'15"
C388	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C389	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C390	31.43'	20.00'	28.29'	S8°11'19"E	90°01'42"
C391	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C397	20.05'	174.01'	20.04'	S80°15'30"W	6°36'03"
C401	31.42'	20.00'	28.29'	N8°12'03"W	90°00'14"
C402	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C403	31.41'	20.00'	28.28'	S81°47'58"W	89°59'44"
C404	31.41'	20.00'	28.28'	S8°11'48"E	89°59'49"
C405	31.41'	20.00'	28.28'	N8°11'48"W	89°59'49"
C406	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C407	31.41'	20.00'	28.28'	S8°11'48"E	89°59'49"
C408	31.42'	20.00'	28.29'	N81°48'12"E	90°00'11"
C409	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C410	31.41'	20.00'	28.28'	N81°47'57"E	89°59'46"
C411	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C412	31.42'	20.00'	28.29'	S8°12'02"E	90°00'16"
C432	0.00'	0.08'	0.00'	N73°58'40"E	0°04'30"
C433	18.90'	225.99'	18.89'	N76°22'21"E	4°47'27"
C434	18.90'	225.99'	18.89'	N81°09'48"E	4°47'28"
C445	9.05'	174.01'	9.05'	S75°28'02"W	2°58'52"
C446	10.14'	526.00'	10.14'	S74°31'53"W	1°06'17"
C452	18.90'	225.99'	18.89'	S76°22'21"W	4°47'27"
C453	9.14'	474.00'	9.14'	S74°31'53"W	1°06'17"
C454	28.75'	20.00'	26.34'	N63°44'03"W	82°21'51"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	68.88'	N39°27'20"E
L2	53.43'	N5°49'34"E
L3	36.82'	N29°34'15"W
L4	57.12'	N37°08'35"W
L5	33.89'	N24°19'27"W
L6	29.38'	N3°24'36"W
L7	16.35'	N14°40'13"E
L8	58.07'	N14°08'49"E
L9	22.24'	N14°40'13"E
L10	75.62'	N3°36'33"E
L11	147.34'	N27°00'04"E
L12	166.61'	N37°38'47"E
L13	3.48'	N17°06'06"E
L14	15.12'	N37°38'47"E
L15	72.01'	N17°06'06"E
L16	10.86'	N0°51'43"W
L17	107.62'	N0°51'43"W
L18	86.54'	N0°51'43"W
L19	19.62'	N17°28'02"E
L20	29.73'	N17°28'02"E
L21	41.61'	N6°16'50"E
L22	60.65'	N23°05'14"E
L23	36.51'	N23°05'14"E
L24	45.90'	N28°20'37"E
L25	67.01'	N2°09'04"W
L26	9.92'	N9°08'46"E
L27	56.75'	N9°08'46"E
L28	85.21'	N22°05'18"E
L29	62.44'	N13°53'07"W
L30	37.55'	N54°18'39"W
L31	54.76'	N54°18'39"W
L32	128.63'	N65°28'42"W

LINE TABLE

LINE	LENGTH	DIRECTION
L33	32.45'	N67°59'39"W
L34	29.70'	N67°59'39"W
L35	69.43'	N38°40'01"W
L36	9.93'	N25°07'16"W
L37	89.90'	N25°07'16"W
L38	16.38'	N35°24'27"W
L39	5.30'	N69°27'47"W
L40	71.66'	N69°27'47"W
L41	37.98'	N87°57'13"W
L42	54.07'	N87°57'13"W
L43	58.10'	S53°12'12"E
L43	55.58'	N52°54'11"W
L44	52.98'	N88°50'19"E
L45	100.00'	S53°12'10"E
L46	19.68'	S53°12'10"E
L47	42.24'	S57°00'55"E
L48	100.22'	S57°00'55"E
L49	79.41'	S57°00'55"E
L50	50.60'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	100.00'	S20°49'42"W
L53	33.45'	S20°49'42"W
L55	55.18'	S1°51'49"E
L56	12.61'	S89°44'04"E
L57	12.61'	S89°44'04"E
L58	86.10'	S20°49'42"W
L59	56.13'	S20°49'42"W
L60	49.83'	N20°49'42"E
L61	2.68'	N57°00'55"W
L62	66.70'	N57°00'55"W
L63	97.65'	N57°00'55"W
L64	54.85'	N57°00'55"W

LINE TABLE

LINE	LENGTH	DIRECTION
L65	10.65'	N53°12'10"W
L66	119.97'	S53°12'10"E
L67	25.47'	S8°24'52"W
L68	56.67'	N4°45'45"E
L69	36.83'	N4°45'45"E
L70	128.32'	N4°45'45"E
L71	14.58'	N4°45'45"E
L72	115.34'	N4°45'45"E
L73	33.97'	N8°53'16"W
L74	100.99'	S7°48'19"E
L75	43.55'	S7°48'19"E
L76	84.27'	S12°24'15"E
L77	125.83'	S50°28'55"E
L78	28.91'	N36°48'05"E
L79	108.62'	N6°38'24"W
L80	150.95'	N37°03'52"W
L81	108.17'	N37°53'34"W
L82	40.69'	N55°12'03"W
L83	139.70'	N55°12'03"W
L84	5.54'	N39°33'37"W
L85	94.65'	N39°33'37"W
L86	60.26'	N81°34'09"W
L87	9.16'	N81°34'09"W
L88	106.98'	N38°11'29"W
L89	33.64'	N50°51'53"W
L90	102.75'	N50°51'53"W
L91	38.46'	N29°29'37"W
L92	145.27'	N56°39'40"W
L93	16.26'	N56°39'40"W
L94	60.84'	N78°07'05"W
L95	70.63'	S46°48'02"W
L96	50.38'	N72°48'14"W

LINE TABLE

LINE	LENGTH	DIRECTION
L97	94.84'	S67°15'35"W
L98	175.39'	N53°10'32"W
L99	140.30'	N33°46'12"W
L100	40.36'	N33°46'12"W
L101	77.32'	N49°41'08"W
L102	223.86'	N74°15'00"W
L103	175.25'	N76°48'08"W
L104	262.44'	N56°34'47"W
L105	150.00'	N51°32'09"W
L106	150.44'	N55°55'31"W
L107	150.15'	N49°00'33"W
L108	153.36'	N39°33'11"W
L109	150.05'	N50°01'41"W
L110	160.47'	N62°40'51"W
L111	49.89'	N7°05'46"E
L112	49.52'	N48°32'48"W
L113	293.96'	N5°08'36"W
L114	37.07'	N33°56'51"W
L115	84.92'	N33°56'51"W
L116	70.65'	N61°58'42"W
L117	33.47'	N61°58'42"W
L118	85.27'	S72°15'08"W
L119	72.94'	N22°57'43"W
L120	24.84'	N43°14'59"W
L121	46.22'	N43°14'59"W
L122	58.91'	N76°40'40"W
L123	44.12'	N11°14'10"E
L124	46.18'	N26°50'54"W
L125	91.92'	N26°50'54"W
L126	72.90'	N3°56'49"W
L127	50.61'	N3°56'49"W
L128	259.19'	N22°24'06"E

LINE TABLE

LINE	LENGTH	DIRECTION
L129	57.98'	N26°25'27"W
L130	72.67'	N86°23'37"W
L131	81.71'	S68°38'04"W
L132	83.09'	S28°55'19"W
L133	83.00'	S11°53'42"E
L134	97.00'	S81°22'10"W
L135	67.72'	S81°22'10"W
L136	39.58'	S81°22'10"W
L137	143.71'	N80°17'23"W
L138	39.58'	S81°22'10"W
L138	50.89'	N88°58'26"W
L139	79.45'	S6°57'09"W
L140	83.00'	S26°57'39"W
L141	103.46'	S2°35'17"E
L142	77.55'	N5°39'20"W
L143	121.98'	N33°08'15"E
L144	95.63'	N23°06'28"E
L145	105.97'	N5°54'51"W
L146	80.51'	N11°26'42"E
L147	72.95'	N41°04'56"E
L148	200.78'	N31°41'50"W
L149	109.09'	N53°57'16"W
L150	127.34'	N81°47'43"W
L151	113.30'	N87°50'00"W
L152	67.12'	S19°11'43"E
L153	56.74'	S15°11'53"W
L154	125.19'	S5°25'31"W
L155	76.55'	S58°18'59"E
L156	96.75'	S36°41'43"E
L157	167.99'	S3°26'33"E
L158	65.12'	N39°05'02"W
L159	80.32'	N4°08'10"E

LINE TABLE

LINE	LENGTH	DIRECTION
L160	52.67'	N20°09'53"W
L161	68.97'	S84°18'30"W
L162	59.77'	S51°31'31"W
L163	43.88'	S9°36'35"W
L164	70.99'	S28°03'15"W
L165	176.13'	S36°01'36"W
L166	61.49'	N21°32'27"E
L167	115.89'	N6°48'31"W
L168	96.71'	N62°10'18"W
L169	83.56'	S88°21'02"W
L170	33.47'	S88°21'02"W
L171	75.62'	S69°57'13"W
L172	74.47'	N27°51'39"W
L173	84.58'	N71°58'54"W
L174	36.06'	N71°58'54"W
L175	108.39'	N82°07'48"W
L176	183.52'	S12°02'29"W
L176	179.22'	S36°01'36"W
L177	143.17'	N48°39'51"W
L177	317.38'	N12°05'14"E
L178	41.63'	N25°30'13"W
L178	126.52'	S36°49'28"W
L179	128.32'	S36°49'28"W
L180	128.32'	S36°49'28"W
L181	115.83'	S36°49'28"W
L182	12.49'	S36°49'28"W
L183	116.38'	S36°53'40"W
L184	14.40'	N36°53'40"E

WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

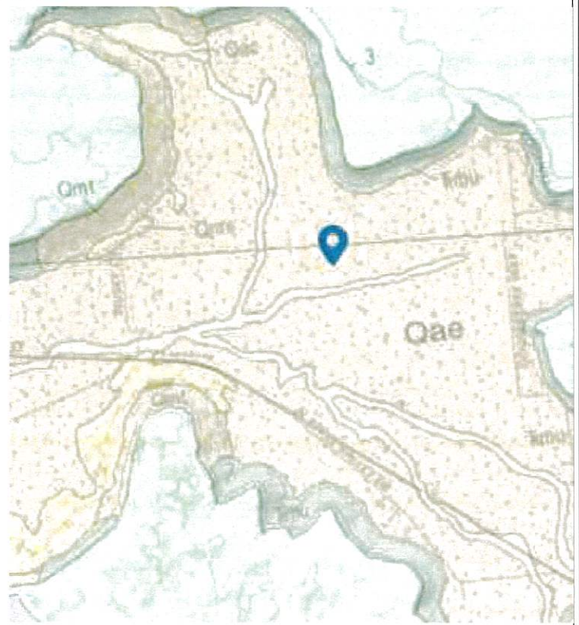
- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF GOULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.



SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS, STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

CONTENT © 2013 PROVALUE ENGINEERING INC.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

CURVE AND LINE TABLES OF PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 04-06-2013
SCALE: N.T.S.

JOB NO.
216-013

SHEET NO:
5 OF 5

PRELIMINARY PLAT

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Parcel ID# AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2, AV-1313-D-1

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s) AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2, AV-1313-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
		4-5-23

State of Utah)
)§
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)

Sophie McDougal
Notary Public State of Utah
My Commission Expires on:
July 30, 2025
Comm. Number: 719516

DOC ID 20230002012

Gary Christensen Washington County Recorder
01/24/2023 02:56:30 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Standard Development LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718

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

Order No. 226766 - EFP
Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

Space Above This Line for Recorder's Use

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company, grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Standard Development LLC, a Utah limited liability company, grantee(s) of Cannonville, County of Garfield, 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 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.

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ 2023.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
Kerry Holt, Manager

KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., 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 Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada 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 Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires:

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 Standard Development LLC, a Utah limited liability company grantee(s).

Order No. 226766
Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PROPOSED "WEST TEMPLE VILLAGE PHASE 1"

PARCEL 4: (AV-1359)

The West half of the Northwest Quarter (W½NW¼) of Section 10, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 5: (AV-1349)

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) and the South 4.5 acres of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 6: (AV-1348-B)

The North 35.5 acres of the Northwest Quarter of the Southwest Quarter (NW¼SW¼)of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

***

Initials KM KH

DOC ID 20230002011

Gary Christensen Washington County Recorder
01/24/2023 02:56:30 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Holm House LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718

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

Order No. 226766 - EFP
Space Above This Line for Recorder's Use
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346,and AV-1348-A

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company, grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Holm House LLC, a Utah limited liability company, grantee(s) of Cannonville, County of Garfield, 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 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.

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ 2023.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
Kerry Holt, Manager

KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., 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 Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

Justin
NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada 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 Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

My Commission Expires:

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 Holm House LLC, a Utah limited liability company grantee(s).

Order No. 226766
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346,and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNNG AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-0F-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW¼NE¼); the Southeast Quarter of the Northwest Quarter (SE¼NW¼); the Southeast Quarter (SE¼); the West half of the Northwest Quarter (W½NW¼) and the Southwest Quarter (SW¼) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

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.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S½SW¼) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

***

Initials KH, KH

Big Plains Water Special Service District
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022
Travis Holm
[redacted]
Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

West Temple Village

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 27 of West Temple Village. Lots 28 and 29 will be delt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.
The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.
A Final Water Service Letter(Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: West Temple Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the West Temple Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen
[redacted]

Re: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this development until its new substation currently under construction is completed.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Travis Holm, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making thisapplication.

Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 2023

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

AGENT AUTHORIZATION

I (We), Travis Holm, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Scott Holm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 2023.

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Notary Public

Residing in: Utah County My

Commission Expires:

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 44495
Receipt Date: 04/11/2023
Time of Receipt: 04/11/2023 12:48 PM

1822 - Payment	2,700.00
	$2,700.00
Check: 4494450052	2,700.00
	$2,700.00

APPLE VALLEY
ORDINANCE O-2023-26

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **ADOPTION** "10.40 Private Cemeteries For Human Interment" of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.40 Private Cemeteries For Human Interment (Non-existent)

AFTER ADOPTION

10.40 Private Cemeteries For Human Interment*(Added)*

A. Private Cemeteries, by definition, are not intended for general public use, being restricted to relatives and other close associations of a particular family or families. Private cemeteries may exist under the following rules:
    1. Private cemeteries located on a parcel with an existing residential and/or agricultural principal uses(s) must be recorded as a deed restriction and must be recorded at the time of sale, accompanied by a map exhibit showing the exact location of the private cemetery on the property.
    2. Private cemeteries must also be clearly delineated by a fence or low wall to separate it from the rest of the lot.
    3. A private cemetery cannot exist on a lot smaller than twenty-five (25) acres in size and the lot cannot be subdivided in the future to be smaller than the required lot size of twenty-five (25) acres.
    4. The private cemetery shall not comprise more than five (5) percent of the total area of the lot that the private cemetery is on.
    5. There shall be no principal building in the private cemetery area.
    6. Burial sites in the private cemetery may not be sold and are not intended for general public use outside of family members.
B. It is the responsibility of the property owner to govern necessary processes for the private cemetery, such as interments, services, maintenance, and record keeping, subject to the other requirements of **AVMC Chapter 14.13 Cemeteries**. The establishment of a legal organization to govern these processes for a private cemetery is encouraged, but not required. A death certificate must be filed for those deceased and intended for burial in a private cemetery.
C. Refer to AVMC Chapter 14.13 for cemetery regulations.

REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

EFFECTIVE DATE This Ordinance shall be in full force and effect from August 16, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Frank Lindhardt, Mayor, Apple Valley

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 28, 2023 at 6:00 PM

MINUTES

Chairman | Michael Farrar
Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar |

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE
ROLL CALL
PRESENT
Chairman Michael Farrar
Commissioner Lee Fralish
Commissioner Richard Palmer
Commissioner Bradley Farrar
ABSENT
Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. **Public Hearing:** Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

   Bob Nicholson from Shums Coda reviewed the report in the agenda packet.

   Chairman Farrar opened the public hearing.

   No public comments.

   Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Consider Approval of Sign Permit Application for Apple Valley Storage.

MOTION: Commissioner Farrar motioned that we approve the Sign Permit Application for the Apple Valley Storage.
SECOND: The motion was seconded by Commissioner Fralish.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

MINUTES

Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

3. Consider Approval of Application to Appear Before the Planning Commission for Ordinance 10.12.030. Applicant: Stewart Riding. Purpose of request: Nonconforming building remodel.

   Stewart Riding, 1456 N Mt Zion Dr. Applicant explained the remodel request of 50 x 45, that would be a smaller size. Chairman Farrar reviewed the ordinance 10.12.030 Nonconforming building remodel.

MOTION: Commissioner Farrar motioned that we approve the request for Nonconforming Building Remodel under Ordinance 10.12.030.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

4. Consider Approval of Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.

   Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Chairman Farrar commented this property is zone Planned Development and needs a zone change before this preliminary plat application. The Commissioners present agreed with the Chairman.

MOTION: Commissioner Farrar motioned that we table Preliminary Plat Application AV-1365-D for the proposed use of two single family lots.
SECOND: The motion was seconded by Commissioner Fralish.
VOTE: Chairman Farrar called for a vote:

MINUTES

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

MOTION: Commissioner Farrar motioned that we amend the motion the approval of to table the approval of Preliminary Plat Application AV-1365-D pending Zone Change Application.
SECOND: The motion was seconded by Commissioner Fralish.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

5. Consider Approval of Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

   Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Chairman Farrar pointed out the affidavit is a year and a half old. Current affidavit will be needed and this application tabled until we do so. The Commissioners discussed amongst and because this is a legal issue this application needs to be tabled until a current affidavit is secured.

MOTION: Chairman Farrar motioned that we table this pending we get receipt, we'll open it back up when we receive a current affidavit stating it is for the particular application of zone change.
SECOND: The motion was seconded by Commissioner Fralish.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye

MINUTES

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

6. Consider Approval of Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm.

Chairman Farrar commented this Preliminary Plat Application shows the zone change from the previous agenda item already approved so this needs to be tabled pending the Zone Change Application.

MOTION: Commissioner Fralish motioned that we table the Preliminary Plat Application for the Crimson Peaks subdivision based on the facts that the previous application has been tabled.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

7. Consider Approval of Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House.

Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Staff Comments: Preliminary Plat is Not ready because on May 5,2023 an illegal lot split was recorded changing owners name on 23-acre parcel to new owner Landon Homes which is not part of application submitted for approval. Town ordinance prohibits illegal lot splits in zoning and subdivision applications. Other item needed for approval are Big Plains Water District has issued a letter stating water approval for lots 1 – 27, and water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a “Will Serve” commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals. Chairman Farrar commented Landon Holmes is not here and we don't have an affidavit.

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 28, 2023 at 6:00 PM

MINUTES

MOTION: Commissioner Fralish motioned that we table the Preliminary Plat Application for West Temple subdivision based on the fact we don't have all the necessary information.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

8. Minutes: May 03, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes from 05/03/2023.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye

DRAFT

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 28, 2023 at 6:00 PM

MINUTES

Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:49 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Michael Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT