APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 04, 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, October 04, 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

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. Consider Recommendation of Approval to Amend Title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.
2. Consider Recommendation of Approval to Amend Title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.
3. Consider Recommendation of Approval to Amend Title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Consider Recommendation of Approval to Amend Title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.
5. Consider Recommendation of Approval to Amend Title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.
6. Consider Recommendation of Approval to Amend Title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.
7. Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Agent: Travis Holm, Scout Holm.
8. Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Owner: Holm House LLC -Travis Holm, Agent: Matt Loo.

APPROVAL OF MINUTES

9. Minutes: August 30, 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.

APPLE VALLEY
ORDINANCE O-2023-31

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

SECTION 1: **AMENDMENT** "11.02.190 Grading Permit By Exception" of the Apple Valley Subdivisions is hereby *amended* as follows:

AMENDMENT

11.02.190 Grading Permit By Exception

To obtain a Grading Permit, please refer to the Uniform Building Code (UBC) Appendix Chapter 33 Excavation and Grading, or any updated pages, according to the currently adopted code (see Title 12.02.040).

Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized, upon an affirmative vote of the Town Council, to issue a grading permit for property not scheduled for immediate or reasonably imminent development upon such terms and conditions as may be deemed necessary by said Town Council to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **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 October 18, 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
ORDINANCE O-2023- 32

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

SECTION 1: **AMENDMENT** "10.28.310 Grading And Grubbing Of Vacant Lots" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.28.310 Grading And Grubbing Of Vacant Lots

1. No grading or grubbing of vacant lots shall be allowed prior to issuance of a building permit.
2. Soil testing is permitted prior to issuance of building permit.
3. Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized~~, upon an affirmative vote of the Town Council,~~ to issue a grading permit for property not scheduled for immediate or reasonably imminent development upon such terms and conditions as may be deemed necessary ~~by said Town Council~~ to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust.
4. To obtain a Grading Permit, please refer to the Uniform Building Code (UBC) Appendix Chapter 33 Excavation and Grading, or any updated pages, according to the currently adopted code (see Title 12.02.040).

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **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.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 18, 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
ORDINANCE O-2023-34

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

SECTION 1: **AMENDMENT** "10.18.020 Residential Lots; Access" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.18.020 Residential Lots; Access

A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of eighteen inches (18") to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
D. Distance between Driveways: No driveway shall be closer than twenty ~~sixteen~~ feet (20~~16~~') to another driveway or be more than twenty ~~eight~~ feet (20~~8~~') in width ~~unless approved by the building official~~. In no event shall the combined width of such driveways exceed sixty ~~fifty six~~ feet (60~~56~~') or fifty percent (50%) of the entire lot frontage, whichever is less.
E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **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.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 18, 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

Presiding Officer

_____
Jenna Vizcardo, Town Clerk, Apple Valley

_____
Frank Lindhardt, Mayor, Apple Valley

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

Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for Crimson Peaks subdivision. (2nd Revision)

Zone: Single Family SF-.50 for entire parcel (based on updated info from Mayor Lindhardt)
Acres: 176 acres in this Preliminary Plat
Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way
# of Lots: 262
Applicants: Travis and Scout Holm
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. Contrary to previous assumption the entire area was zoned SF 0.5 some years ago so the applicant has submitted a similar plat to the submittal provided about 2 months ago with half acre lots for the entire subdivision. The preliminary plat shows compliance with the minimum lot sizes in the SF 0.5 zone. 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 Master Road Plan shows an East -West road along the northern portion of the subdivision and this road is planned through the subdivision in a location slightly to the south.

The Big Plains Water District has issued a preliminary will serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). A 8" water main will be installed to serve the subdivision.
A final "Will Serve Letter" will be issued on a phase by phase basis it appears.

The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan. The wastewater plan includes a pressurized 6" sewer main and also septic tanks with each lot. The Ash Creek SS District has issued a conditional will serve letter for sewer service.

Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat submittals.
Recreational amenities (ie, pool & clubhouse) are proposed but the long-term maintenance and ownership of these amenities is not explained in the application and it is unclear if a HOA is proposed to provide the long-term maintenance.

Staff Comments: Preliminary Plat consideration should include a discussion on the following issues;

1. Subject to approval of a wastewater disposal plan by Ash Creek SS District. The final plat will require a final approval by Ash Creek SS District for the wastewater plan.
2. 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.

3. Explanation of how long-term maintenance on the pool and clubhouse will be provided.

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: [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: [signature]	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

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

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

Affiliated
Real Estate Solutions
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			

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

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

***

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

"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)

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

"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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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-Lisa 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 Hansen, 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 HANSEN
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

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

(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24

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

AGENT AUTHORIZATION

I (we), Brandon Hansen, 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 HANSEN
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

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

(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24

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

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: 1285 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

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.

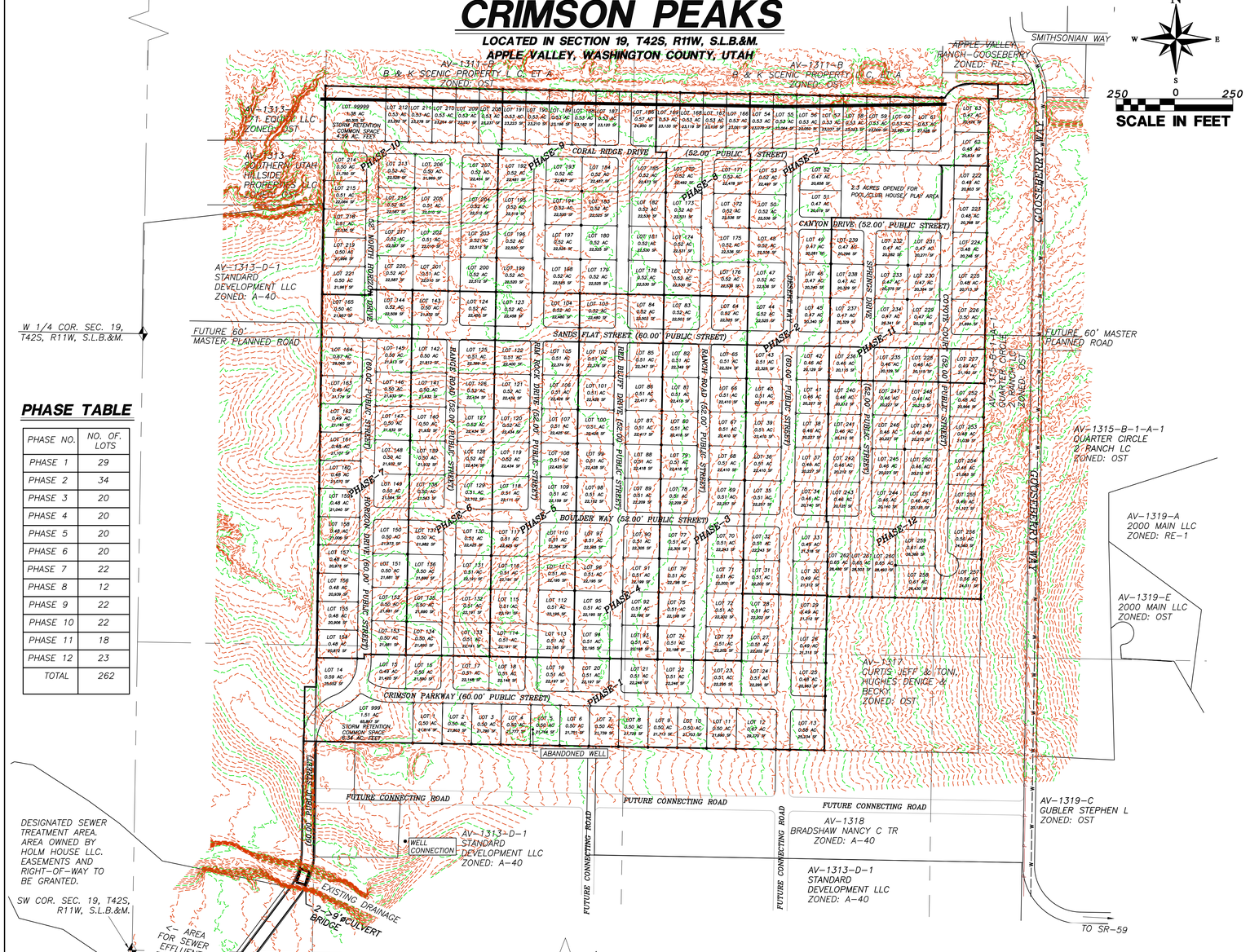
WITNESS my hand and official seal.

Signature _____ (SEAL)

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

PRELIMINARY PLAT FOR:
CRIMSON PEAKS

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

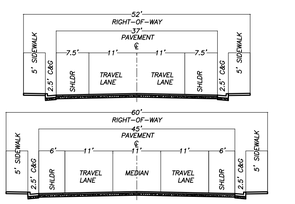


PHASE TABLE

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.
4. ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.
5. BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
6. SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.



TYPICAL SECTIONS

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- 4710 2' CONTOUR
- 4710 10' CONTOUR
- W 8" EXISTING 8" WATERLINE
- P P 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

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.

DESERT TORTOISE TAKE AREA

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

PROJECT LOCATION

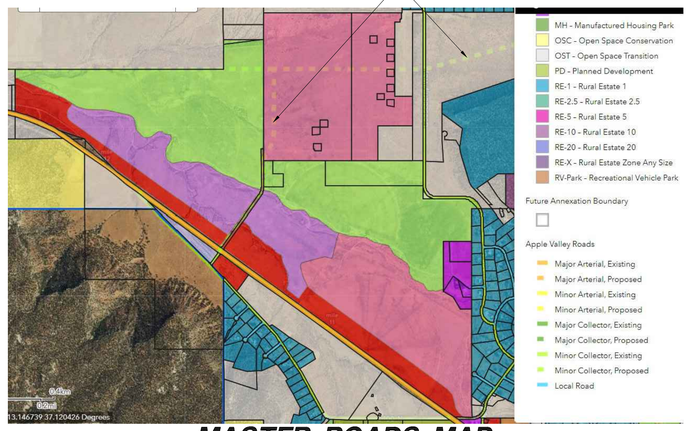
OWNER'S INFORMATION

FOUNTAINHEAD CONSULTING INC
1224 S RIVER RD STE A106
SAINT GEORGE, UT 84790

KRAVETZ FREDERICK M TR
3431 RANCH VIEW ST
LAS VEGAS, NV 89108

HOLM REGGIE SCOUT
PO BOX 185
CANNONVILLE, UT 84776

BRYAN MARK TR
PO BOX 240
VICTOR, CA 95253-0240



MASTER ROADS MAP

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. TWO BASINS ARE PROPOSED. NORTHWEST BASIN SHALL BE 200,000 CUBIC FEET. SOUTHWEST BASIN SHALL BE 276,000 CUBIC FEET.

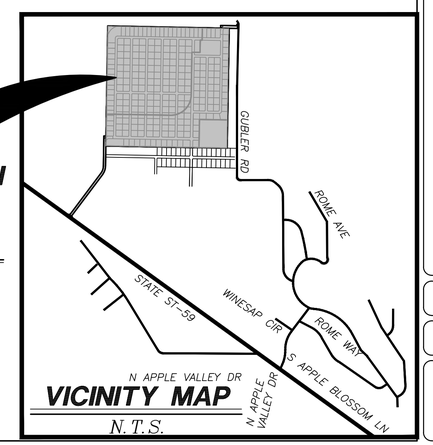
THERE ARE NO IRRIGATION FACILITIES.

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.

STORM WATER SYSTEM WILL HAVE STORM PIPES.



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY City, Utah 84737
Phone: (435) 668-8567

No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

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

DATE: 9/11/2023
SCALE: 1"=250'
JOB NO. 276-028
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
- W 8" — PROPOSED 8" WATERLINE
- SS 8" — PROPOSED 8" SEWERLINE

N
W E
S
100 0 100
SCALE IN FEET

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite I
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Phone: (435) 668-8567

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

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

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-029

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

N
W E
S

100 0 100
SCALE IN FEET

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 — 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
- W 8" — PROPOSED 8" WATERLINE
- SS 8" — PROPOSED 8" SEWERLINE

PHASE-7
PHASE-6
PHASE-5
PHASE-4
PHASE-3
PHASE-2
PHASE-1

STORM RETENTION
COMMON SPACE
6.34 AC. FEET

ABANDONED WELL

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NO	DESCRIPTION	DATE	BY

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PRO VALUE ENGINEERING

KBR
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

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

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
216-029

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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REVISIONS			
NO	DESCRIPTION	DATE	BY

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 COULDS 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.

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.



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.

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20 South 850 West, Suite 1
APPLE VALLEY, Utah 84737
Phone: (435) 668-8567

PROVALUE ENGINEERING



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

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO:
4 OF 4

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

Planning Commission agenda report for August 30, 2023: UPDATED 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 will be considered in the future when a commercial development is proposed. 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 a deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59, and also require UDOT approval.

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. A Storm Drainage Report has been prepared by Rosenberg Associates and the City Engineer (Sunrise Engineering) will rely on that information in reviewing the storm drainage plan.
Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision and not for the 167 lots proposed in the preliminary plat. Per the Big Plains Water District letter additional water rights must 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 and Flood control should be reviewed and approved by the City Engineer (Sunrise Engineering) as part of the final plat review and approval process.
Staff Comments: The Big Plains Water District has issued a letter stating water approval for only lots 1 – 27, and that 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.
Also, the previous lot split for 23 acres which violated city rules has been reversed by the applicant to eliminate this issue from preventing plat approval.

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

Fire Comments: The subdivision appears to have only one point of access. Because there are more than 30 homes, two points of access are required unless all homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Staff recommends approval of West Temple 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

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Holm House LLC - Travis Holm	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Matt Loo	Phone: [redacted]
Address/Location of Property: S. of Hwy 59 near Apple Valley Drive	Parcel ID: AV-1313-D-1
Subdivision Name: West Temple	Phase: 1-7
For Planned Development Purposes: Acreage in Parcel 497.25	Acreage in Application 220 Acres # of Lots 167
Proposed Use: Mixed-Use Residential and Commercial	
Signature	Title: Manager Date: 8-15-23

Official Use Only	Amount Paid: $ 2,700	Receipt No: 44495
Date Received: RECEIVED AUG 16 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.)
_____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.

_____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.

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

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

Account 0425028

Location	Owner	Value
Account Number 0425028	**Name** HOLM HOUSE LLC	**Market** (2022) $3,256,440
Parcel Number AV-1313-D-1	2120 S COTTONWOOD CANYON # 125 CANNONVILLE, UT 84718	**Taxable** $73,810
Tax District 45 - Apple Valley Town		**Tax Area:** 45 **Tax Rate**: 0.007228
Acres 497.25		
Situs 0, 0		

Type	Actual	Assessed	Acres
Farm Land FAA	$3,256,440	$73,810	542.740

Legal S: 19 T: 42S R: 11W BEGININNG 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 C

DOC ID 20230002012

Warranty Deed Page 1 of 3
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 KW / KH

DOC ID 20230002011

Warranty Deed Page 1 of 5
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"
suitc.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

NOTARY PUBLIC

My Commission Expires:

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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 Helm, 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 Helm, the owner(s) of the real property described in the attached application, do authorize as my(our) agent(s) Scout Helm 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:

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- 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 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

When Recorded Mail Deed and Tax Notice To:
Holm House LLC
2120 S Cottonwood Canyon Rd. #125
Cannonville, Utah 84718

DOC # 20230023162
Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
08/02/2023 04:02:33 PM Fee $ 40.00
By HOLM HOUSE LLC

QUIT-CLAIM DEED

Holm House LLC, a Utah limited liability company, who took title as Holm House LLC, grantors, hereby **QUIT-CLAIMS to**

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

WITNESS the hand(s) of said grantor(s), this 2nd day of August, 2023.

Holm House LLC, a Utah limited liability company

By: Onland Management LLC, a Utah limited liability company, Manager

By: _____
Landon Holm, Member

See Attached page for the Notary Acknowledgment

Unofficial Copy

Notary Attachment to that certain QUIT-CLAIM DEED executed by Holm House LLC, a Utah limited liability company, grantor, in favor of Holm House LLC, a Utah limited liability company, grantee.

STATE OF UTAH)
ss
County of Washington)

On the 2nd day of August, 2023, personally appeared before me Landon Holm, who being by me duly sworn, says that he is the Member of Onland Management, LLC, a Utah limited liability company, the Manager of Holm House, LLC, a Utah limited liability company the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Notary Public

EXHIBIT "A"

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°01'33" 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):

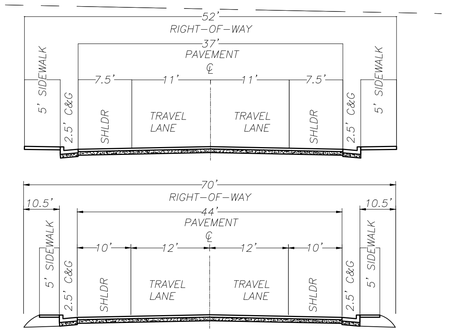
BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING 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.

TAX ID: AV-1313-D-1; AV-1-2230-240

Unofficial Copy

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 RETENTION 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 RETENTION BASINS SHOWN FOR EACH PHASE.

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.

IT IS RECOMMENDED THAT THE FOLLOWING RETENTION BASINS BE DESIGNED FOR EACH PHASE:
PHASES 1,3,4,6&7= 60,000 CUBIC FEET
PHASE 2= 80,000 CUBIC FEET
PHASE 5= 85,000 CUBIC 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
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- W 10" EXISTING WATERLINE, 10"
- OHP OHP EXISTING POWER
- PHASE LINE

N

500 0 500

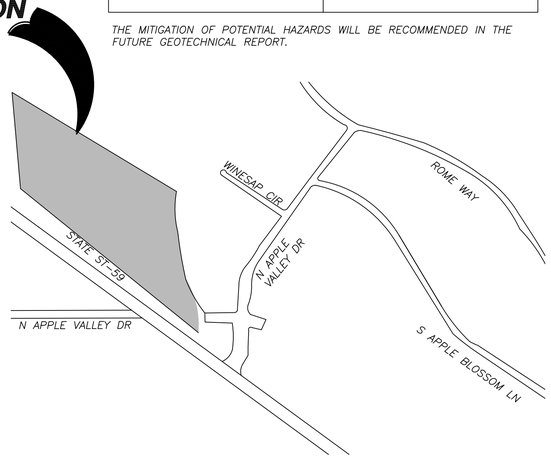
SCALE IN FEET

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.

PROJECT LOCATION



VICINITY MAP

N.T.S.

MASTER ROADS MAP



ACTUAL LOTS : 190 (171 RES. & 19 COMM.)

NOTE : PHASES ARE SHOWN FOR THE OVERALL PLAN & SHEETS 2-8

NOTE : PLEASE REFER TO SHEET 9 FOR PARCEL DATA AND CURVE TABLE

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°10'04"E 1316.76 FEET; THENCE N00°49'56"E 1333.50 FEET TO THE POINT OF BEGINNING; THENCE N88°43'08"W 319.59 FEET; THENCE N53°11'58"W 7946.13 FEET;
THENCE N44°01'30"W 873.58 FEET; THENCE N69°19'25"W 704.90 FEET; THENCE N38°48'51"E 1118.27 FEET; THENCE S56°28'26"E 2471.55 FEET; THENCE S60°46'56"E 1482.66 FEET; THENCE S89°08'18"E 370.34 FEET; THENCE S53°39'58"E 176.44 FEET; THENCE S60°39'27"E 599.87 FEET; THENCE S59°29'53"E 414.30 FEET; THENCE S57°15'27"E 738.63 FEET; THENCE S50°01'56"E 945.63 FEET;
THENCE S53°23'21"E 696.31 FEET; THENCE S70°27'25"E 299.79 FEET; THENCE S27°40'12"E 268.82 FEET; THENCE N88°40'00"E 220.17 FEET; THENCE S00°51'07"W 751.16 FEET; THENCE S00°52'48"W 1305.97 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 13,701,081 SQUARE FEET OR 314.534 ACRES.

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. ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.
4. 4 BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
5. SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.
6. STORM WATER SYSTEM WILL HAVE STORM PIPES.
7. 1 ACRE LOTS WILL HAVE CIRCULAR DRIVES.

OWNER'S INFORMATION

HOLM HOUSE LLC
2120 S COTTONWOOD CANYON # 125
CANNONVILLE, UT 84718

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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) 668-8301

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

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

DATE: 9/11/2023
SCALE: 1"=500'

JOB NO.
276-013

SHEET NO:
1 OF 9

PRELIMINARY PLAT

PHASE 1 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH





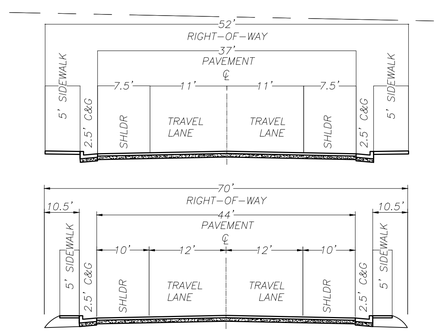
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SCALE IN FEET

LEGEND

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

PHASE 1 LOTS= 28+2 COMMERCIAL



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.

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Phone: (435) 668-8301

PRO VALUE ENGINEERING

UTAH
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

PHASE 1 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
2 OF 9

PHASE PLAN 1

PHASE 2 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

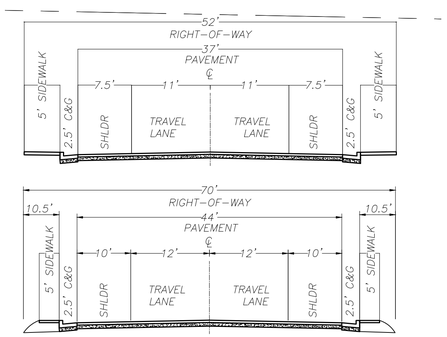


100 0 100

SCALE IN FEET

LEGEND

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



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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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.

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PRO VALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

PHASE PLAN 2 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

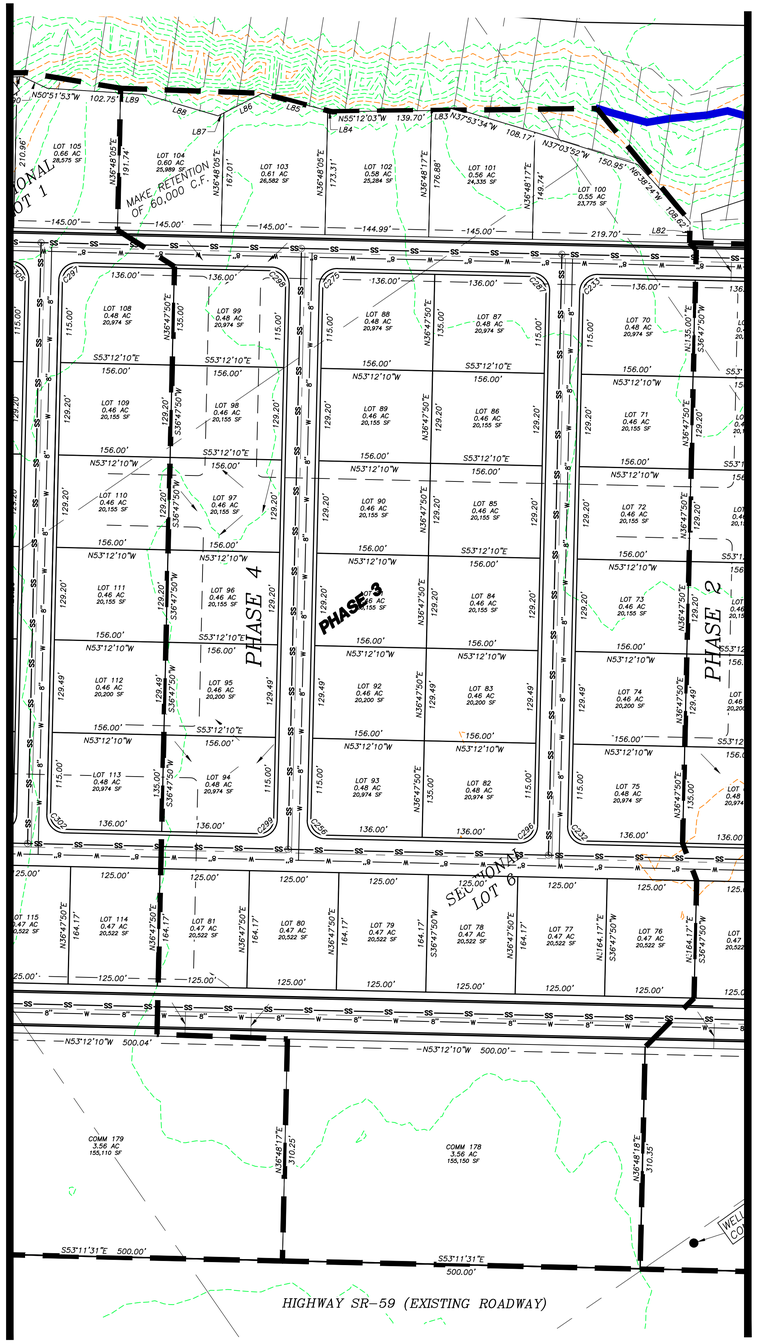
JOB NO.
276-013

SHEET NO:
3 OF 9

PHASE PLAN 2

PHASE 3 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



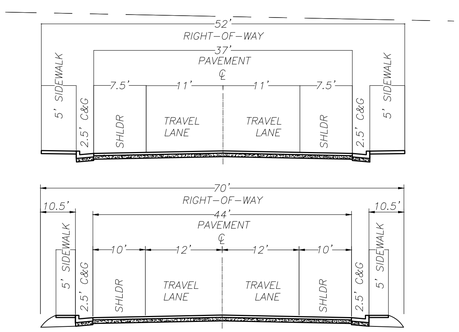


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SCALE IN FEET

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



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

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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.

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Hurricane City, Utah 84737
Phone: (435) 668-8301

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23
STATE OF UTAH

PHASE PLAN 3 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
216-013

SHEET NO:
4 OF 9

PHASE PLAN 3

PHASE 4 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

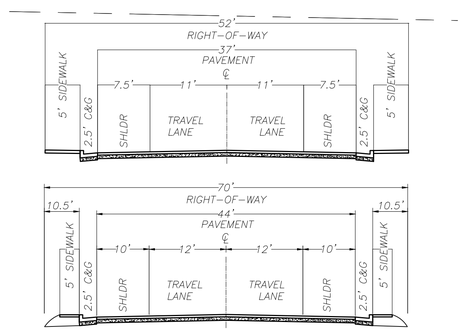


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SCALE IN FEET

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



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)

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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.

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Phone: (435) 668-8301

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

PHASE PLAN 4 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

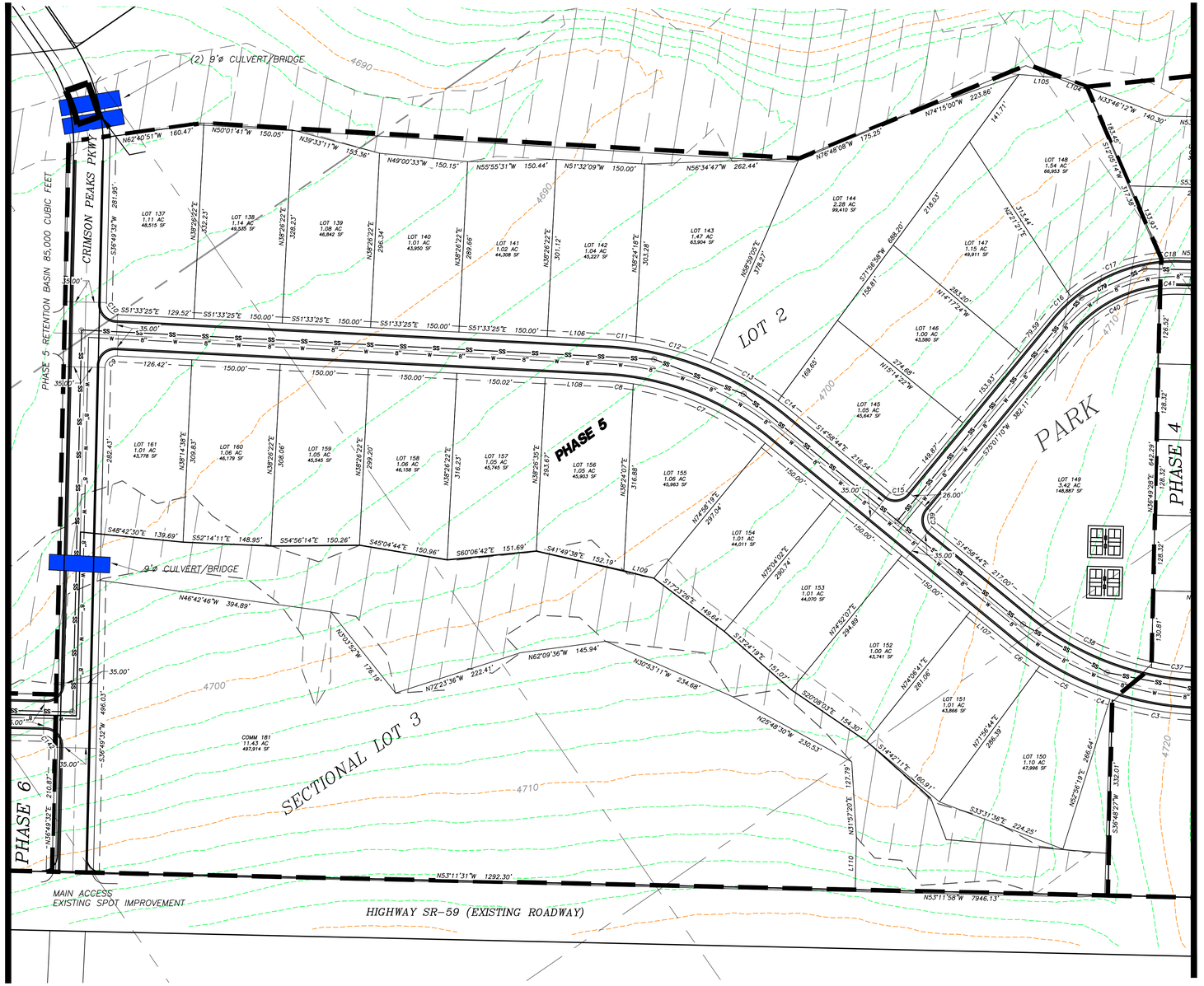
JOB NO.
276-013

SHEET NO:
5 OF 9

PHASE PLAN 4

PHASE 5 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



N

W E

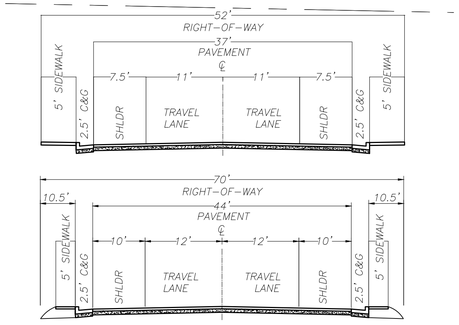
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SCALE IN FEET

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



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.

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Phone: (435) 668-8601

PROVALUE ENGINEERING

UTAH STRUCTURAL ENGINEERS ASSOCIATION
KBR
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

PHASE PLAN 5 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

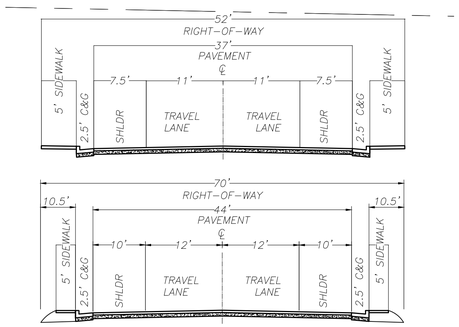
JOB NO.
216-013

SHEET NO.
6 OF 9

PHASE PLAN 5

PHASE 6 PLAN 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

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THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

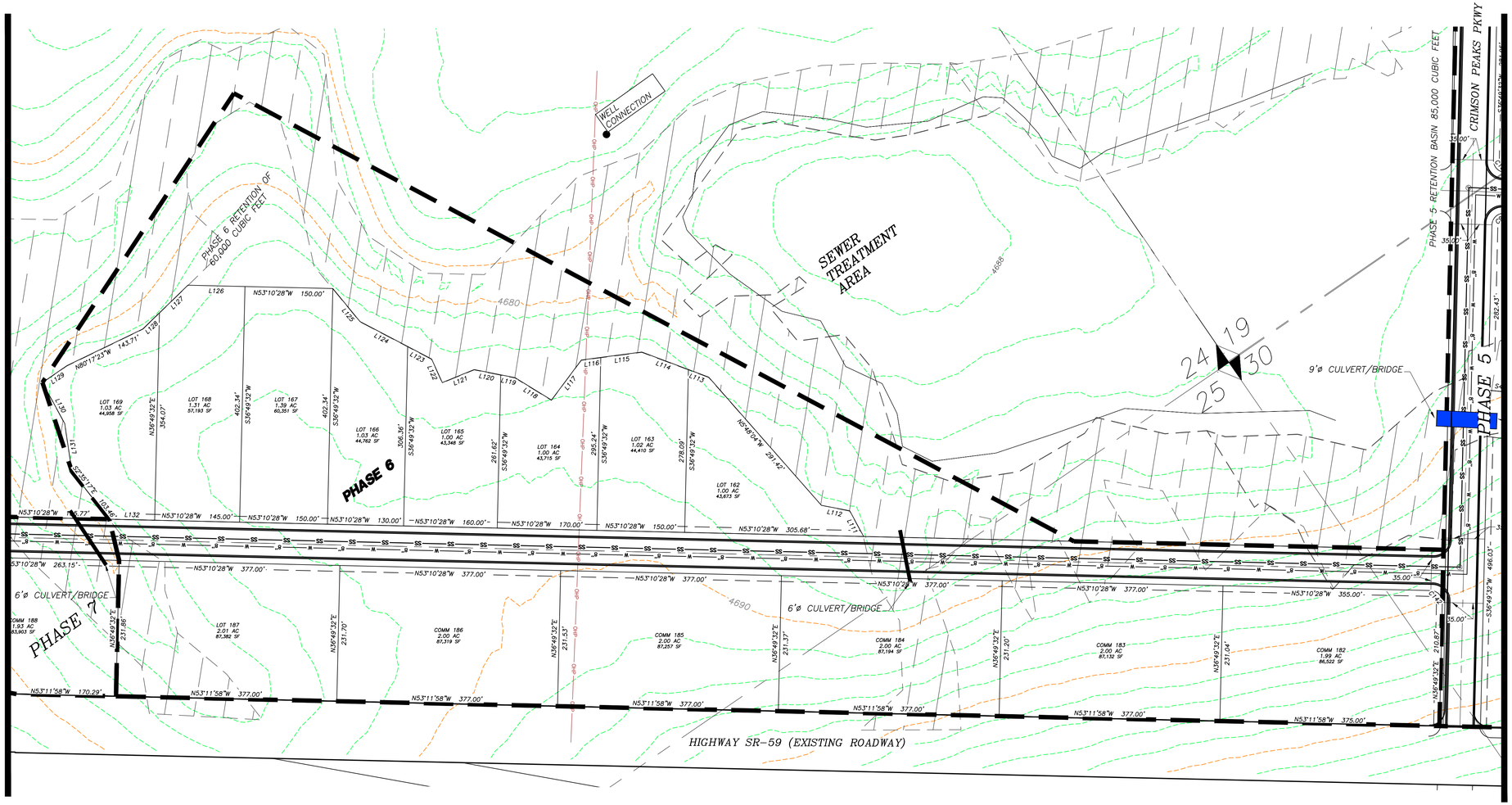
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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



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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Hurricane City, Utah 84737
Phone: (435) 668-8601

PROVALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

PHASE PLAN 6 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

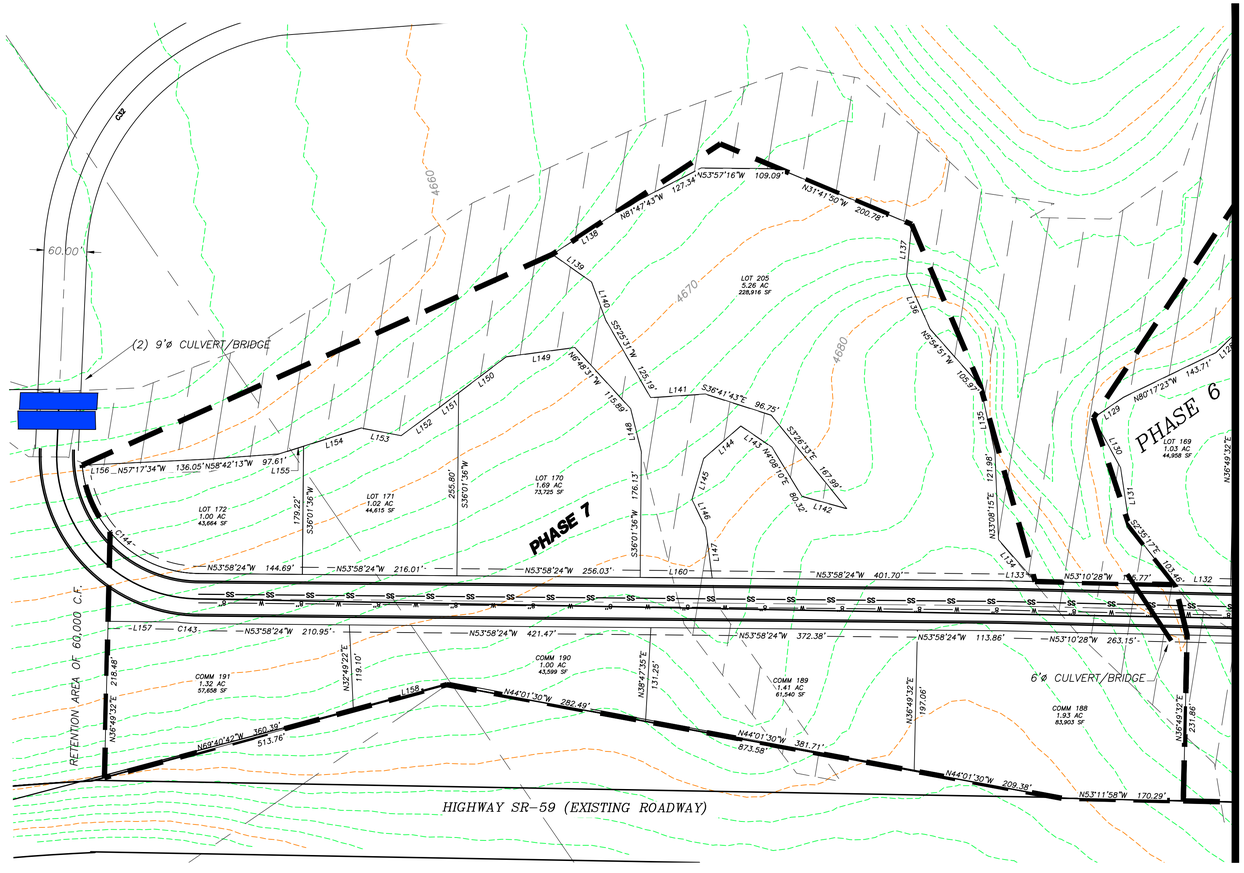
JOB NO.
216-013

SHEET NO:
7 OF 9

PHASE PLAN 6

PHASE 7 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



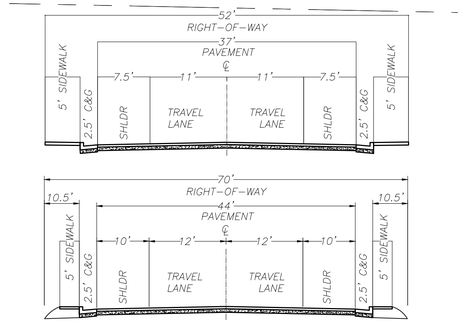


100 0 100

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
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- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

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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.

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

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
No. 191090
9/11/23
REGISTERED

PHASE PLAN 7 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
8 OF 9

PHASE PLAN 7

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C2	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C3	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C4	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C5	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C6	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C7	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C8	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C9	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C10	30.85'	20.00'	27.88'	S7°21'57"E	88°22'58"
C11	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C12	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C13	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C14	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C15	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C16	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C17	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C18	31.12'	276.00'	5153.40'	N56°25'38"W	6°27'38"
C19	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C20	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C21	93.14'	72.22'	86.82'	S61°00'51"W	73°53'24"
C22	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C23	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C36	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C37	86.88'	465.00'	86.75'	S47°51'01"E	10°42'17"
C38	230.56'	465.78'	228.21'	S28°18'27"E	28°21'40"
C39	31.42'	20.00'	28.28'	S30°01'13"W	89°59'54"
C40	171.30'	224.00'	167.16'	N83°14'30"W	43°49'01"
C41	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C42	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C86	13.62'	174.00'	5153.32'	S81°18'59"W	4°29'06"
C87	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C90	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"
C91	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C92	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C93	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C94	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C95	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C96	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C97	129.53'	1291.76'	129.48'	S7°03'39"W	5°44'44"
C98	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C99	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C100	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C101	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C102	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C103	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C104	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C105	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C106	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C107	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C108	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C109	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C110	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C111	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C112	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C113	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C114	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C118	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C119	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"
C120	29.13'	251.00'	29.11'	N40°06'48"E	6°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C121	28.00'	20.00'	25.77'	N3°20'06"E	80°12'19"
C122	85.43'	326.00'	85.18'	N29°15'37"W	15°00'52"
C128	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C129	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C130	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C131	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C132	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C133	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C134	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C135	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C136	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C137	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C138	142.36'	1641.76'	142.31'	N17°24'58"E	4°58'05"
C139	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C140	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C141	176.91'	380.00'	175.32'	S39°51'56"E	26°40'28"
C142	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C143	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C144	244.18'	165.00'	222.50'	N11°34'39"W	84°47'31"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.11'	S88°43'08"E
L2	68.88'	N39°27'20"E
L3	53.43'	N5°49'34"E
L4	36.82'	N29°34'15"W
L5	57.12'	N37°08'35"W
L6	33.89'	N24°19'27"W
L7	29.38'	N3°24'36"W
L8	16.35'	N14°40'13"E
L9	22.24'	N14°40'13"E
L10	58.07'	N14°08'49"E
L11	75.62'	N3°36'33"E
L12	15.12'	N37°38'47"E
L13	75.49'	N17°06'06"E
L14	10.86'	N0°51'43"W
L15	107.62'	N0°51'43"W
L16	86.54'	N0°51'43"W
L17	19.62'	N17°28'02"E
L18	29.73'	N17°28'02"E
L19	41.61'	N6°16'50"E
L20	60.65'	N23°05'14"E
L21	36.51'	N23°05'14"E
L22	45.90'	N28°20'37"E
L23	67.01'	N2°09'04"W
L24	9.92'	N9°08'46"E
L25	56.75'	N9°08'46"E
L26	85.21'	N22°05'18"E
L27	62.44'	N13°53'07"W
L28	37.55'	N54°18'39"W
L29	54.76'	N54°18'39"W
L30	32.45'	N67°59'39"W
L31	29.70'	N67°59'39"W
L32	69.43'	N38°40'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	9.93'	N25°07'16"W
L34	89.90'	N25°07'16"W
L35	16.38'	N35°24'27"W
L36	5.30'	N69°27'47"W
L37	71.66'	N69°27'47"W
L38	37.98'	N87°57'13"W
L39	54.07'	N87°57'13"W
L40	55.58'	N52°54'11"W
L41	58.10'	S53°12'12"E
L42	52.98'	N88°50'19"E
L43	100.00'	N53°12'10"W
L44	100.00'	S53°12'10"E
L45	19.68'	S53°12'10"E
L46	42.24'	S57°00'55"E
L47	100.22'	S57°00'55"E
L48	79.41'	S57°00'55"E
L49	50.60'	S20°49'42"W
L50	100.00'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	33.45'	S20°49'42"W
L53	25.47'	S9°25'38"W
L54	25.47'	N8°24'52"E
L55	56.67'	N4°45'45"E
L59	10.65'	N53°12'10"W
L60	54.85'	N57°00'55"W
L61	165.92'	S37°14'48"W
L66	86.10'	S20°49'42"W
L67	25.47'	N9°25'38"E
L68	25.47'	S8°24'52"W
L69	56.67'	N4°45'45"E
L70	36.83'	N4°45'45"E
L71	14.58'	N4°45'45"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L74	72.95'	S83°33'32"W
L82	28.91'	N36°48'05"E
L83	40.69'	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	38.46'	N29°29'37"W
L91	7.13'	N56°39'40"W
L92	16.26'	N56°39'40"W
L93	60.84'	N78°07'05"W
L94	70.63'	S46°48'02"W
L95	50.38'	N72°48'14"W
L96	94.84'	S67°15'35"W
L97	55.55'	S40°26'06"E
L98	49.44'	S53°12'10"E
L99	15.98'	N24°06'01"E
L103	74.21'	S53°12'10"E
L104	40.36'	N33°46'12"W
L105	77.32'	N49°41'08"W
L106	101.53'	S51°33'25"E
L107	75.53'	N14°58'44"W
L108	101.51'	N51°33'25"W
L109	52.52'	S39°54'15"E
L110	89.70'	N36°48'16"E
L111	49.89'	N7°05'46"E
L112	49.26'	N43°40'05"W
L113	37.07'	N33°56'51"W
L114	84.92'	N33°56'51"W
L115	70.65'	N61°58'42"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L116	33.47'	N61°58'42"W
L117	85.27'	S72°15'08"W
L118	72.94'	N22°57'43"W
L119	24.84'	N43°14'59"W
L120	46.22'	N43°14'59"W
L121	58.91'	N76°40'40"W
L122	44.12'	N11°14'10"E
L123	46.18'	N26°50'54"W
L124	91.92'	N26°50'54"W
L125	72.90'	N3°56'49"W
L126	97.50'	N53°10'28"W
L127	67.72'	S81°22'10"W
L128	39.58'	S81°22'10"W
L129	50.89'	N88°58'26"W
L130	79.45'	S6°57'09"W
L131	83.00'	S26°57'39"W
L132	77.47'	N53°10'28"W
L133	49.53'	N53°10'28"W
L134	77.55'	N5°39'20"W
L135	95.63'	N23°06'28"E
L136	80.51'	N11°26'42"E
L137	72.95'	N41°04'56"E
L138	113.30'	N87°50'00"W
L139	67.12'	S19°11'43"E
L140	56.74'	S15°11'53"W
L141	76.55'	S58°18'59"E
L142	65.12'	N39°05'02"W
L143	52.67'	N20°09'53"W
L144	68.97'	S84°18'30"W
L145	59.77'	S51°31'31"W
L146	43.88'	S9°36'35"W
L147	70.99'	S28°03'15"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L148	61.49'	N21°32'27"E
L149	96.71'	N62°10'18"W
L150	83.56'	S88°21'02"W
L151	33.47'	S88°21'02"W
L152	66.74'	S88°58'46"W
L153	56.74'	N43°34'20"W
L154	84.58'	N71°58'54"W
L155	36.06'	N71°58'54"W
L156	41.67'	N56°54'00"W
L157	96.90'	N53°52'53"W
L158	135.28'	N69°40'42"W
L159	20.00'	N53°12'10"W
L160	100.72'	S53°58'24"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.



<u>SOILS DESCRIPTION OF PROPERTY:</u>
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.

<u>SOILS DESCRIPTION OF PROPERTY:</u>
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.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
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Phone: (435) 668-8321

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191080
KARL BRADLEY RASMUSSEN
9/11/23

CURVE AND LINE TABLES OF PRELIMINARY PLAT FOR:

WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT

DATE: 9/11/2023
SCALE: N.T.S.

JOB NO.
276-013

SHEET NO:
9 OF 9

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 30, 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

Chairman Farrar commented two items removed from this agenda were the subdivision preliminary plats. He continued, there were missing well locations on the Crimson Peaks preliminary plat application and West Temple is missing items on ordinance 11.02.070 preliminary plat requirements.

1. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

   Chairman Farrar opened the public hearing.

   Rich Ososki, 1024 W Little Pinion Way. This is hot issue. A referendum was done for this before and there are 150 names that are not in favor of this. The county asked him to do a grama request for the names of these registered voters. Nothing has changed and can pretty much do whatever you want. State code mentioned about square foot of house. Referendum was going to back to the original code.

   Chairman Farrar commented there is a maximum square footage and maximum on lot size.

   Margaret Ososki, 1024 W Little Pinion Way. You still have 50% of lot coverage. When people bought out here, they come out here for open space and not for a bunch of buildings. The numbers are just switched around.

   Stewart Riding, 1456 N Mt Zion Dr. I think the referendum was a vote in itself and the referendum says the majority of Apple Valley doesn't want to change the ordinance that was voted in by the Town Council. They've decided on that and for you to go back in and even change what they've got you're

MINUTES

undermining your own Town Council. I think this is a rural area, a lot of people don't know what rural means to me, around here some people don't. I've lived in a rural area for 27 years that didn't have any ordinance that controlled any of this at all and there was never a problem. And, another aspect of this is trust. If you don't trust your neighbors then why are you living in Apple Valley.

Jenna Vizcardo, 1524 N Rome Way. She commented that she agreed with the previous comment from Stewart Riding.

Travis and Libby Wells, 1363 N Rome Way. I just have a question, so the maximum square foot on a building is 4,500 but you can build 3 of them. If you want to build 6,000 sq feet, you should be able to do it. I don't understand why you are putting a maximum.

Chairman Farrar commented this was a compromise for complaints on massive warehouses.

Chairman Farar closed the public hearing.

2. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

   Chairman Farrar opened the public hearing.

   No public comments.

   Chairman Farrar closed the public hearing.

3. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

   Chairman opened the public hearing.

   No public comments

   Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Consider Approval of Sign Permit Application for Land Development Solutions, LLC.

   Bob Nicholson with Shums Coda reviewed the staff report in the agenda packet.

MOTION: Commissioner Farrar motioned that we approve the Sign Permit Application for Land Development Solutions, LLC.
SECOND: The motion was seconded by Commissioner Palmer.
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.

5. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

Chairman Farrar discussed the proposal in the agenda packet. He continued; 170 residents want more restrictions and what has him worried is the way it is now someone can build a big accessory building. This was created to compromise and feels this is a fair compromise. We can send to Town Council and they can say no and that is ok. Commissioner Palmer agreed with what Chairman Farrar is saying.

MOTION: Commissioner Farrar motioned that we recommend to the Town Council approval to amend title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.
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.

6. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

MOTION: Commissioner Farrar motioned that we recommend approval to the Town Council to amend title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.
SECOND: The motion was seconded by Commissioner Fralish.
VOTE: Chairman Farrar called for a vote:

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

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

The vote was unanimous and the motion carried.

7. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

MOTION: Commissioner Fralish motioned that we approve the amendment to title 10.02.110 Enforcement, Ordinance-O-2023-33.
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: August 2, 2023.

MOTION: Commissioner Farrar motioned that we approve the minutes from August 2, 2023.
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

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 30, 2023 at 6:00 PM

MINUTES

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.
SECOND: The motion was seconded by Commissioner Farrar.
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.

The meeting was adjourned at 6:27 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Michael Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT