



APPLE VALLEY PLANNING COMMISSION PUBLIC

HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 28, 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, June 28, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Michael Farrar

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

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/88262735265>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

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

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Consider Approval of Sign Permit Application for Apple Valley Storage.
3. Consider Approval of Application to Appear Before the Planning Commission for Ordinance 10.12.030. Applicant: Stewart Riding. Purpose of request: Nonconforming building remodel.
4. Consider Approval of Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.
5. Consider Approval of Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.
6. Consider Approval of Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm.
7. Consider Approval of Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House.

APPROVAL OF MINUTES

8. Minutes: May 03, 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.



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

Free Standing Fee: \$100
Monument Fee: \$100.00
Temporary Sign: N/A
Wall Sign: N/A

Item 2.

SIGN PERMIT APPLICATION

Applications May Take Up To 45 Days for Approval Process if Planning Commission Decision is Needed

Business Name: Apple Valley Storage		Phone: [REDACTED]	
Address: 688 N Paradise Ln		Email: [REDACTED]	
City: Apple Valley, UT 84737	State:	Zip:	
Owner: Ken Hendrickson & Jimmy Sorenson		Phone: [REDACTED]	
Address/Location of Property: Same as Above		Parcel ID:	
Zone District:		Business License #:	

CONTRACTORS

Sign Contractor		Utah State Contractor's License #:
Phone #:	Email:	Utah Municipality Contractor's License #
Mailing Address:		City/State/Zip
Electrical Contractor		Utah State Contractor's License #:
Phone #:	Email:	Utah Municipality Contractor's License #
Mailing Address:		City/State/Zip
Contractor		Utah State Contractor's License #:
Phone #:	Email:	Utah Municipality Contractor's License #
Mailing Address:		City/State/Zip

SIGN(S) TYPE

☒ Temporary ☐ Permanent ☐ Both ☐ New Sign ☐ Free Standing
☐ Modification ☐ Monument ☐ Wall ☐ Other _____

CERTIFICATION

This is to certify that I have read Apple Valley Land Use Code Title 10, Chapter 22 Signs and agree to abide by the rules and regulations set forth in this chapter.

Signature of Applicant 	Date 6/4/23
Name of Applicant (please print) Jimmy Sorenson	
Signature of Contractor Not Applicable	Date
Name of Contractor (please print)	

Signature of Property Owner (if different than business owner)

Date

Name of Property Owner (please print)

Official Use Only PERMIT #:	Amount Paid: \$ N/A	Receipt No: N/A
Date Received: June 05, 2023	Date Application Deemed Complete:	
By: <i>ju</i>	By:	
Planning Staff Approval	Date	
Building Official Approval	Date	
Additional Staff Comments		

One sign permit application may include multiple signs on the same lot. Detailed drawing(s) to scale of all existing and proposed signs on a lot **MUST** be attached to the sign permit application for construction, creation, and/or installation of a new sign or for the alteration of an existing sign.

Submittal Requirements: This application must be accompanied by a set of plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper.

1. Site plan including:

- _____ a. The proposed location of the sign, existing and proposed buildings or other structures, & parking areas.
- _____ b. Elevation drawings of the proposed sign, drawn to scale, showing the type of sign, sign display, sign height and sign area.
- _____ c. Existing signs on lot.
- _____ d. Landscaping around sign.

2. Other Requirements:

- _____ a. Design, structure, materials, proposed copy and illumination specifications (see Land Use Code Title 10, Chapter 26) .
- _____ b. Photograph(s) of the lot.
- _____ c. The extent to which the sign is proposed to project into or over public property, if any.
- _____ d. Letters of authorization from property owners, if applicable.
- _____ e. Samples of the material and lettering to be used in the sign.
- _____ f. Samples of the colors planned for the sign.

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 the 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.

PROCESS

Upon application and payment of applicable fees, the Planning Staff will review the application and prepare a report and recommendation for the Planning Commission, if necessary. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and Staff's report, and approve, approve with conditions, or deny the sign permit application.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. A timely appeal must be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

	SALESPERSON:		PROJECT NAME:		 RAINBOW SIGN & BANNER 2022 THIS DOCUMENT WAS CONFIDENTIAL AND DESIGNED TO ASSIST YOUR MARKETING EFFORTS. IT IS NOT BE LOANED OR REPRODUCED IN ANY FORM. THE COMPANY, DESIGNER AND THE DESIGNER'S COMPANY OR EMPLOYEE SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THIS POLICY.	CUSTOMER APPROVAL:	
	DESIGNER:		COMPANY NAME:			LANDLORD APPROVAL:	

UTAH LICENSE #290762-5551 • NEVADA LICENSE #445759 C-48 • ARIZONA LICENSE #000000000 • \$2,000,000 LIABILITY INSURANCE

10.22.080 Sign Standards

All signs requiring permit approval shall comply with the following standards and regulations and these standards and regulations shall be considered minimum requirements in reviewing all applications for sign permits:

- A. Materials: All signs shall be constructed of permanent materials.
- B. Attachment: All signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure except for banners, flags, temporary signs, and window signs.
- C. Visibility: No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of traffic or create a safety hazard.
- D. Signs on Private Property: Signs shall be allowed on private property in the city in accordance to specifications set forth in this chapter.
- E. Signs in The Public Right of Way: No signs shall be allowed in the public right of way, except as listed hereafter. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

1. Permanent Signs: Permanent signs, including:

- a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information such as chamber of commerce at each city entrance, and direct or regulate pedestrian or vehicular traffic;
- b. Bus stop signs erected by a public transit company;
- c. Information signs of a public utility regarding its poles, lines, pipes or facilities; and
- d. Awning, projecting and suspended signs projecting over a public right of way in conformity with the conditions of this chapter.

2. Temporary Signs: Temporary signs in accordance with this chapter, meeting the following requirements:

- a. No Commercial Message: Such signs shall contain no commercial message; and
- b. Emergency Signs: Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right of way.

- F. Fire Escapes: No sign shall be erected in such a manner that any portion of the sign or its support, will interfere with the use of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- G. Utility Lines: No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of Utah or rules and regulations duly promulgated by agencies thereof.
- H. Clearance: No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than twelve feet.

(12').

Item 2.

- I. School Zones: No sign shall be erected within twenty feet (20') of a school zone except for those signs designated in this section.

HISTORY

Adopted by Ord. [2019-09](#) on 6/12/2019

10.22.120 Sign Standards Table For Residential, Industrial And Commercial

Sign Type	Residential Zones	Size And Number Allowable	Industrial And Commercial Zones	Size And Number Allowable
Animated	Prohibited	X	Conditional use permit (commercial zones only)	Conditional use permit
Permitted (industrial zone only)	Contact city for size and number			
Banner	Allowed	5 percent wall area 1 per building	Allowed	5 percent wall area 1 per building 12 foot clearance
Beacon	Prohibited	X	Prohibited	X
Billboard	Prohibited	X	Prohibited	X
Building marker	Allowed	4 square feet	Allowed (industrial zone only)	4 square feet
Permitted (commercial zones only)	Contact city for size and number			
Canopy	Prohibited	X	Permitted	25 percent of vertical surface of canopy 12 foot clearance
Changeable copy	Prohibited	X	Permitted	64 square feet
Flag	Allowed	16 foot clearance 18 foot height	Allowed	16 foot clearance 18 foot height
Freestanding	Permitted	32 square feet 5 foot height 10 foot setback	Permitted	64 square feet 25 foot height 10 foot setback
Identification	Allowed	5 percent total wall area	Allowed	20 percent total wall area
Incidental	Allowed	6 square feet		64 square feet
Marquee	Prohibited	X	Conditional use permit (commercial zones only)	Conditional use permit
Permitted (industrial zone only)	Contact city for size and number			
Pennant	Prohibited	X	Allowed	2 per building 12 foot clearance
Portable	Prohibited	20 square feet	Allowed	20 square feet

Projecting	Prohibited	X	Permitted	40 square feet 12 foot clearance	Item 2.
Residential	Allowed	20 square feet	Allowed	20 square feet	
Roof	Prohibited	X	Permitted	40 square feet 1 per principal building	
Roof/integral	X	X	Permitted	20 square feet 2 per principal building	
Suspended	Prohibited	X	Permitted	20 percent total wall area 1 per entrance 12 foot clearance	
Temporary	Allowed	32 square feet	Allowed	32 square feet per 50 foot frontage	
Time/temperature	X	X	Conditional use permit (commercial zones only)	Conditional use permit	
Permitted (industrial zone only)	Contact city for size and number				
Wall	Allowed	1 per building	Allowed	20 percent total wall area	
Window, permanent	Allowed	20 percent total area	Allowed	20 percent total area	
Window, temporary	Allowed	1 per building 20 percent total area	Allowed	No limitation	

Notes:

A. Total Signage:

1. Residential Zone: Total area of all signs, except building markers and flags, shall not exceed 64 total square feet.
2. Commercial Zone: Total area of all signs, except building markers and flags, not to exceed 300 total square feet; and should be less than 10 percent of ground floor area.
3. Industrial Zone: The total area of all signs, except building markers and flags, shall not exceed 300 square feet. The total sign area shall not exceed 10 percent of ground floor area of the principal building.

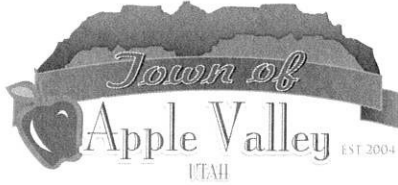
B. Typical Setback: Typical setbacks in residential and commercial zones shall be 10 feet unless otherwise specified.

C. Sign Location In Intersections: Signs shall be located such that there is at every street intersection, a clear view between heights of 3 feet and 10 feet within a triangular area formed by the corner and points on the curb 30 feet from the intersection or entranceway.

- D. Lots Fronting Two Or More Streets: Lots fronting on 2 or more streets are allowed the per signage for each street frontage, but signage cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.
- E. Total Wall Area: Total wall area shall be computed without using window area.

HISTORY

Adopted by Ord. [2019-09](#) on 6/12/2019



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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear 28TH JUNE 2023

Paperwork returned by APPLICANT (Date) 20 JUNE 2023

Name of Applicant: STEWART RIDING

Site Location: 1458 N. MOUNT ZION DR

Mailing Address: SAME APPLE VALLEY UT
84737

Phone: 509 990 8458

Purpose of Request: NON CONFORMING BUILDING
REMODEL

Stewart Riding
 Applicant Signature

06/20/2023
 Date

1. Annexations: \$2200.00 filing fee
2. Conditional Use Permit: \$800.00 filing fee
3. Zone Changes: \$1100.00 + Acreage Fee filing fee
4. Subdivisions: \$500.00 Application Fee + Per Lot Fee filing fee
5. Lot Line Adjustment: \$800.00 filing fee
6. Lot Split: \$800.00 per Lot filing fee
7. General Plan Amendment: \$1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

Mike Farrar

Mike Farrar (Jun 21, 2023 05:07 GMT+2)

Planning Commission Chairman

6/21/23

Date

City Administration

Date

10.12.030 Additions, Enlargements And Moving

- A. Approval Required: A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area, yard or zoning regulations shall not be added to, remodeled or enlarged in any manner or moved to another location on the lot unless first approved by the planning commission. In approving such request, it must be determined that the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.
- B. Purpose Considered: A building or structure may be enlarged and/or added to if the enlargement or addition is being done for the purpose of causing such building or structure to be conforming with all regulations of the zone in which it is located. Said improvements may be done following the obtaining of a building permit without planning commission approval.

HISTORY

Adopted by Ord. [2019-09](#) on 6/12/2019

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

Zone: Single Family Residential 5 acre /lot

Acres: 20 acres this Preliminary Plat

Project location: 1900 South and 1800 East

of Lots: 2 (also known as a Lot Split)

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

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

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

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

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



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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

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

Official Use Only	Amount Paid: \$ <i>2700.00</i>	Receipt No: <i>44885</i>
Date Received: RECEIVED MAY 10 2023	Date Application Deemed Complete:	
By: <i>[Signature]</i>	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.

- na e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- X g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- X h. Contours at vertical intervals not greater than five (5) feet.
- na i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- X j. Information on whether property is located in desert tortoise take area.

☒ 3.

Proposed Plan: The subdivision plans shall show:

- X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- X b. The layout, numbers and typical dimensions of lots.
- X c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- X d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- X e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- X f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- na g. Approximate radius of all center line curves on highways or streets.
- X h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- na i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- na j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- X k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- no l. Will this subdivision be phased? If yes, show possible phasing lines.
- X m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4.

Required copies of plans:

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

☒ 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 two 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# _____

Item 4.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as

Monson 20 Acres Preliminary Plat located on parcel(s)

AV-1365- within the Town of Apple Valley, Washington County, Utah.

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

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

Signature(s):

[Signature]
Name

[Signature]
Applicant/Owner

5/5/23
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of _____)

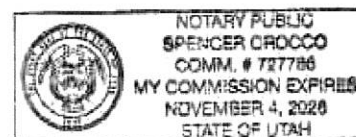
County of _____) §

On this 5th day of April, in the year 2023, before me, Spencer Crocco a notary public, personally appeared [Signature], 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)



SUBDIVISION APPROVAL PROCESS

Item 4.

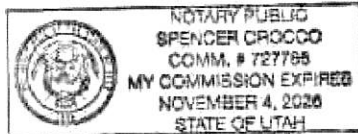
AFFIDAVIT PROPERTY
OWNERSTATE OF UTAH)
)
COUNTY OF WASHINGTON)

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

[Signature]
Property Owner

Property Owner

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



[Signature]
Notary Public

Residing in: Herriman, UT MyCommission Expires: Nov-4-2026

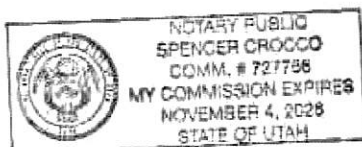
AGENT AUTHORIZATION

I (We) Dean Morrison, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brandon Walker / Civil Scientist 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.

[Signature]
Property Owner

Property Owner

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



[Signature]
Notary Public

Residing in: Herriman, UT MyCommission Expires: Nov-4-2026



Let's turn the answers on.

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

May 5, 2023

Dean Monson



Re: Monson Subdivision

Located: Parcel Number AV-1365-D

Dear Dean Monson:

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

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

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



May 5, 2023

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

Subject: Monson 20 Acres

Frank,

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

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

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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

Brandee Walker

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

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

Thank You and Enjoy Your Day,

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

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

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

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

Thank you,



Brandee Walker
Senior Project Manager
435 668 4023 c

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
02/22/2022 11:21:55 AM Fee \$40.00 By GT TITLE
SERVICES

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

Property Reference Information:Tax Parcel No(s): **AV-1365-D**

Property Address(es) (if any):

(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737**WARRANTY DEED****NEXT STEP HOMES LLC, a CALIFORNIA limited liability company ("Grantor"),**

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

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

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

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

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

Information for reference purposes

GT Title File No.: W48003

Tax Parcel No(s): AV-1365-D

Property Address(es) (if any):

(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

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

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

NEXT STEP HOMES LLC

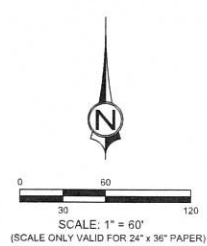
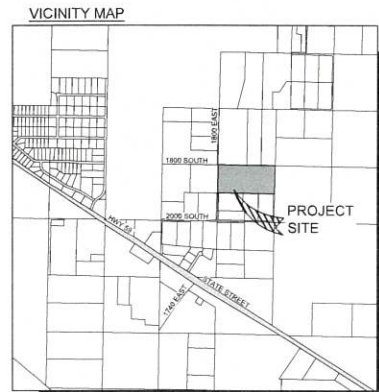
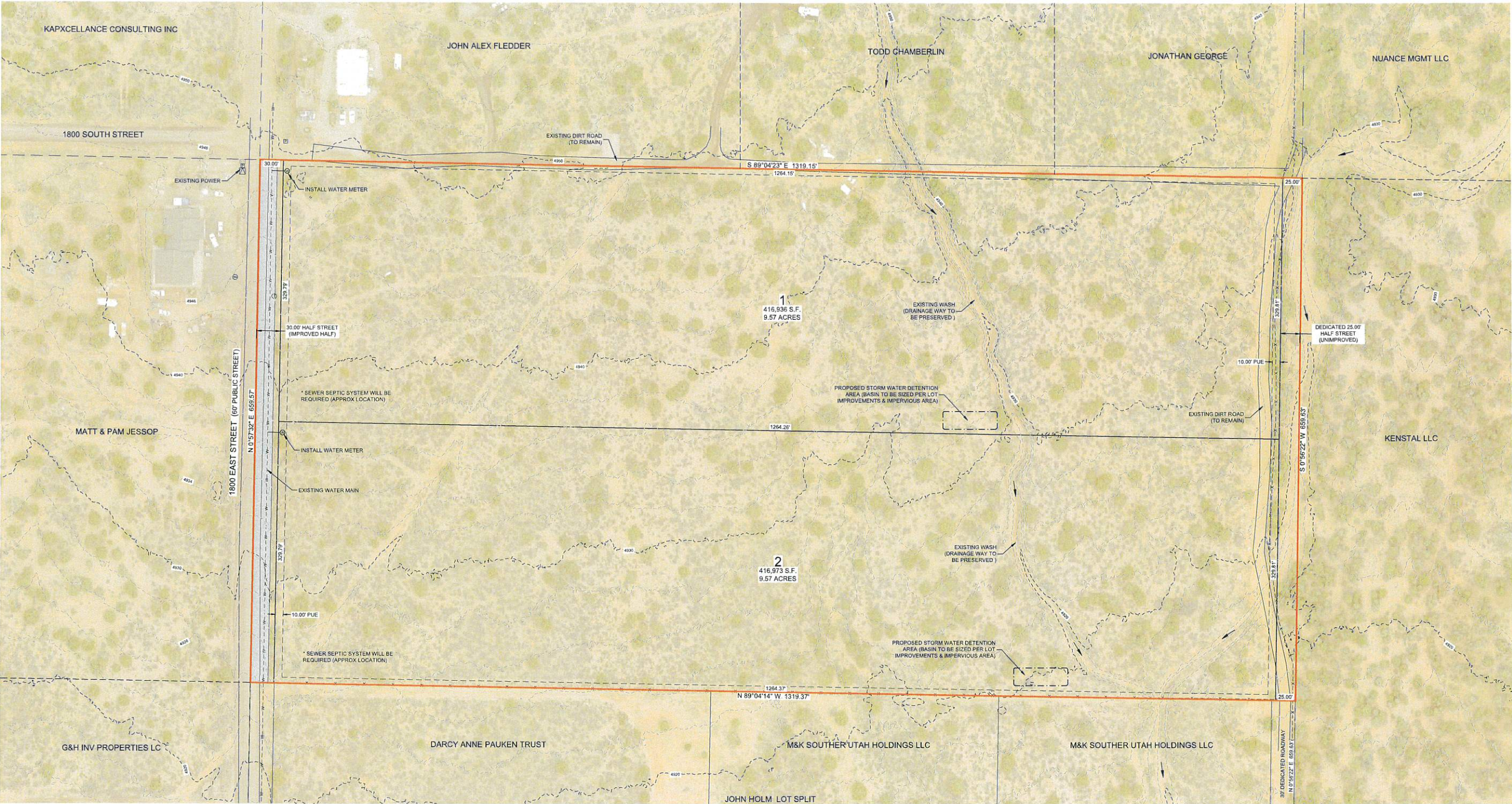
By: [Signature]
Its: ARSENIO AYON
Its: MANAGER

STATE OF VirginiaCOUNTY OF Fairfax

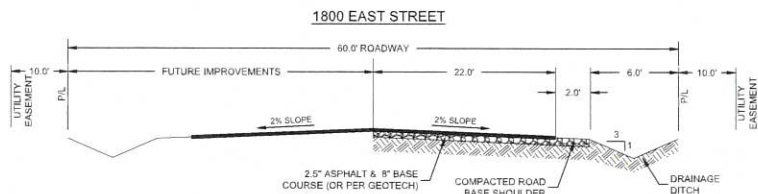
On this 17 day of February, 2022, personally appeared before me ARSENIO AYON, who stated that he/she is the MANAGER of NEXT STEP HOMES LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and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

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

[Signature]
NOTARY PUBLIC



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



USGS SPECIAL STUDY 127

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

PROJECT NOTES

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

DRAINAGE NOTE

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

LEGAL DESCRIPTION

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

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

JERRY EVES
435-773-8187

**PRELIMINARY PLAT
MONSON 20 ACRES**
PARCEL AV-1365-D
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN

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

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



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



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

Planning Commission agenda report: June 28, 2023

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

Applicant: Travis Holm, agent (Mark Bryan, owner)

General Plan: R2 Residential Medium 1 -6.99 acres/unit

Acres: 12.47 acres

Project location: within the proposed Crimson Peaks Subdivision, east of Gooseberry Way at intersection with Coral Ridge Drive

Total # of lots: 16 proposed half-acre lots, plus a portion of the proposed pool & play common area

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

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

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

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

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Example of a motion to Approve this application:

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

Example of a motion to Deny this application:

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

Example to approve with conditions:

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



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

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

Item 5.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

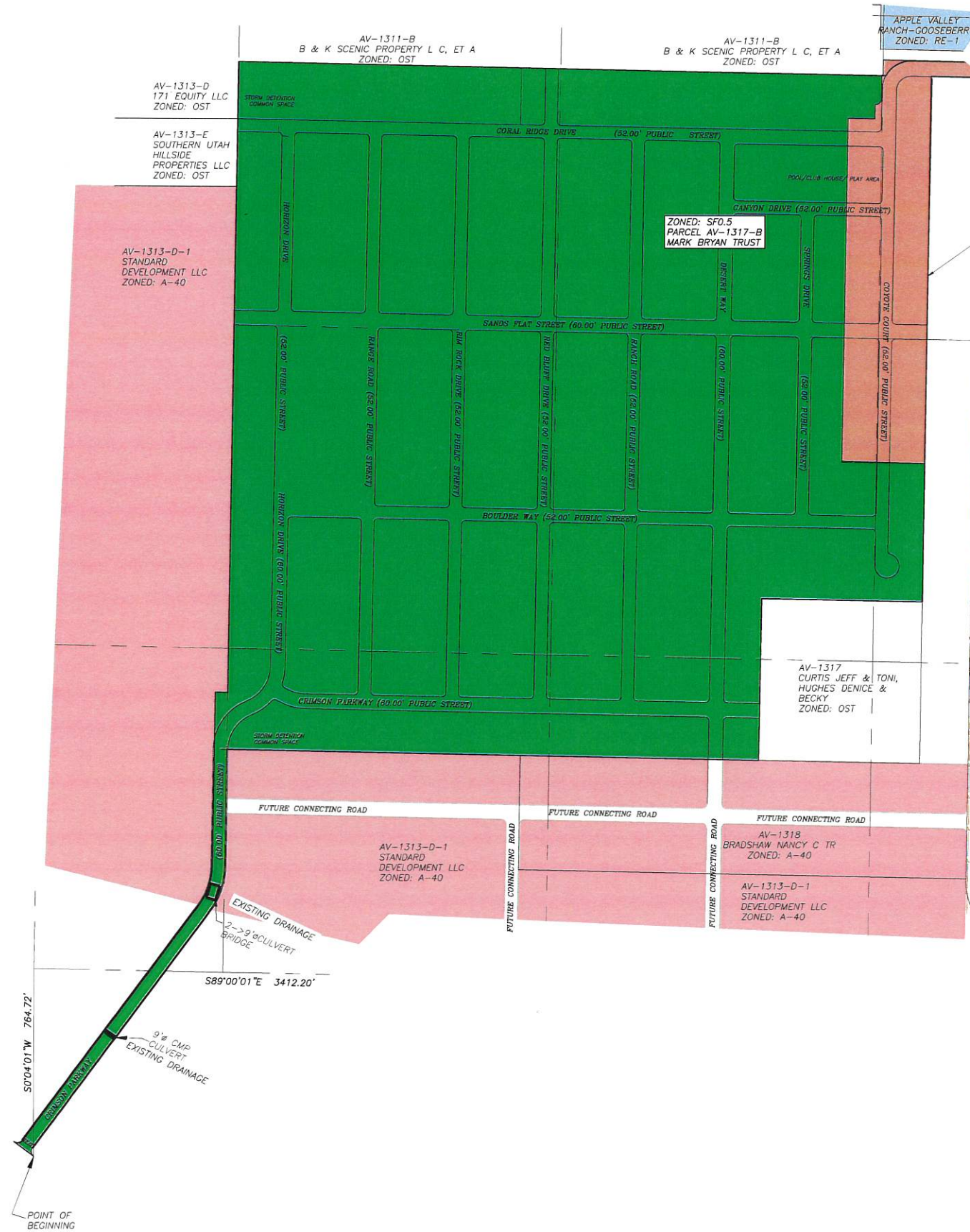
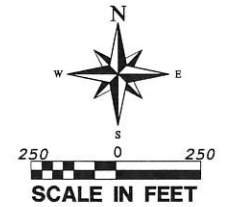
- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 4-1-23
-------------------------	-----------------------

Official Use Only	Amount Paid: \$ ^{Due: 1411.75} Paid: 1435.00	Receipt No: 44494 .
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By:	By:	

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

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



LEGEND

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

ZONE LEGEND

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

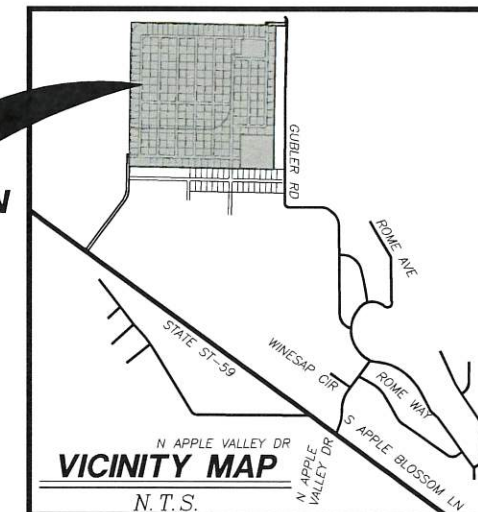
OWNERS:
MARK BRYAN TRUST

LEGAL DESCRIPTION

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

CONTAINS 12.47 ACRES

PROJECT LOCATION



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84307
Phone: (435) 646-0541



ZONE CHANGE MAP FOR:
CRIMSON PEAKS PARCEL AV-1317-D
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

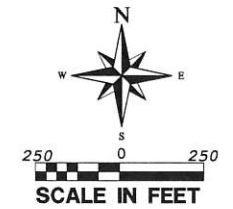
DATE: 04/09/2023
SCALE: 1"=250'

JOB NO.
276-029

SHEET NO:
1

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

LOCATED IN SECTION 19, T42S, R11W, S.L.B.#1.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

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

ZONE LEGEND

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

OWNERS:

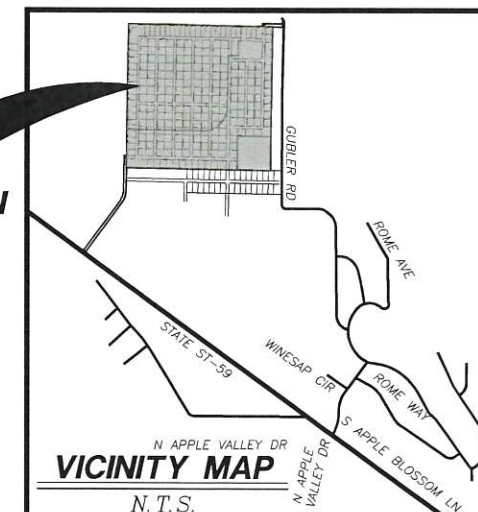
MARK BRYAN TRUST

LEGAL DESCRIPTION

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

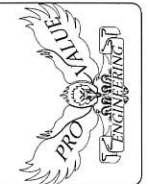
CONTAINS 12.47 ACRES

PROJECT LOCATION



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
Apple Valley, Utah
Apple Valley City, Utah 84717
Phone: (435) 668-8387



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

LOCATED IN SECTION 19, T42S, R11W, S.L.B.#1.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2013
SCALE: 1"=250'

JOB NO.
276-029

SHEET NO:
1



April 6, 2023

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

Subject: Crimson Peaks Subdivision

Kyle,

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

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

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

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

Sincerely,

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



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

Item 5.

December 15, 2022

Travis Holm



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



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


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

Quit Claim Deed Page 1 of 5

Gary Christensen Washington County Recorder
 11/09/2021 08:54:43 AM Fee \$46.00 By MARK
 BRYAN, TRUSTEE

When Recorded Mail Deed and Tax Notice To:

Mark Bryan, Trustee
 PO Box 240
 Victorville, CA 95253

QUIT-CLAIM DEED**Corporate Form**

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

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, grantor(s), of Victor California, County of San Joaquin, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

See Exhibit "A" - Attached hereto and made a part hereof.

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

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

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

JW

Fountainhead Consulting, Inc.

Brandon Hansen
 Brandon Hansen, President

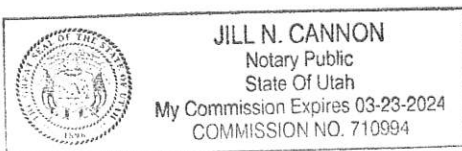
STATE OF UTAH)

SS

County of Washington)

JW
November

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



Jill N. Cannon
 Notary Public

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

EXHIBIT "A"

PARCEL 1: (AV-1317-B)

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

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

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

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

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

PARCEL 2: (AV-1317-D)

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

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

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

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 agent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn: Bryan.
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

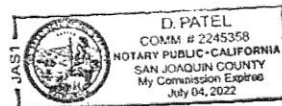
On January 10, 2022 before me, D. Patel Notary Public

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)





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-1317-D

Item 5.

ACKNOWLEDGEMENT OF WATER SUPPLY

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

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

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

Signature(s):

[Signature]
Name

Travis Holm
Applicant/Owner

4-5-23
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)
)§
County of Washington)

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

Witness my hand and official seal.

[Signature]
(notary signature)

(seal)



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

Account 0798641

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0798641	Name BRYAN MARK TR	Market (2022) \$142,200
Parcel Number AV-1317-D	PO BOX 240	Taxable \$142,200
Tax District 45 - Apple Valley Town	VICTOR, CA 95253-0240	Tax Area: 45 Tax Rate: 0.007228
Acres 12.47		Type Actual Assessed Acres
Situs 0, 0		Non
Legal S: 19 T: 42S R: 11W BEG PT S89*59'43E ALG SEC/L 3612.19 FT & N0*05'58W 2132.66 FT FM SW COR SEC 19 T42S R11W TH S90*W 343.02 FT; TH N0*W 1403.85 FT; TH S90*E 110.74 FT; TH N0*W 58 FT TO PT 25 FT RAD CUR BEARING N0*W; TH NELY LFT ALG ARC CUR 39.27 FT THRU CTRL ANG 90*; TH N0*W 95.95 FT; TH S89*54'06E 4.55 FT; TH N0*05'58W 62.53 FT; TH S89*54'06E 361.27 FT TO BEG TNGT CUR CNCV NW RAD 25 FT; TH NELY LFT ALG ARC CUR 46.98 FT THRU CTRL ANG 107*40'11" TO END CUR & ON ARC NON-TNGT CUR CNCV WLY RAD LN 275.90 FT BEARS S72*25'33W; TH SWLY RGT ALG ARC CUR 84.15 FT THRU CTRL ANG 17*28'28"; TH S0*05'58E 12.32 FT; TH N89*54'08W 197.95 FT; TH S0*05'58E 1582.45 FT TO POB		Primary \$142,200 \$142,200 12.470 Land
Parent Accounts 0314685		
Parent Parcels AV-1317-B		
Child Accounts 1122005		
Child Parcels AV-1325		
Sibling Accounts		
Sibling Parcels		
Transfers		

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

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

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

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



June 14, 2023

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

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) to SF Single Family Residential Zone (SF-.50) for the stated purpose of “To match zoning to the Crimson Peaks subdivision.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.060_SF_Single_Family_Residential_Zone

The hearing will be held **June 28, 2023 at 6:00 PM** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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

Kind Regards,

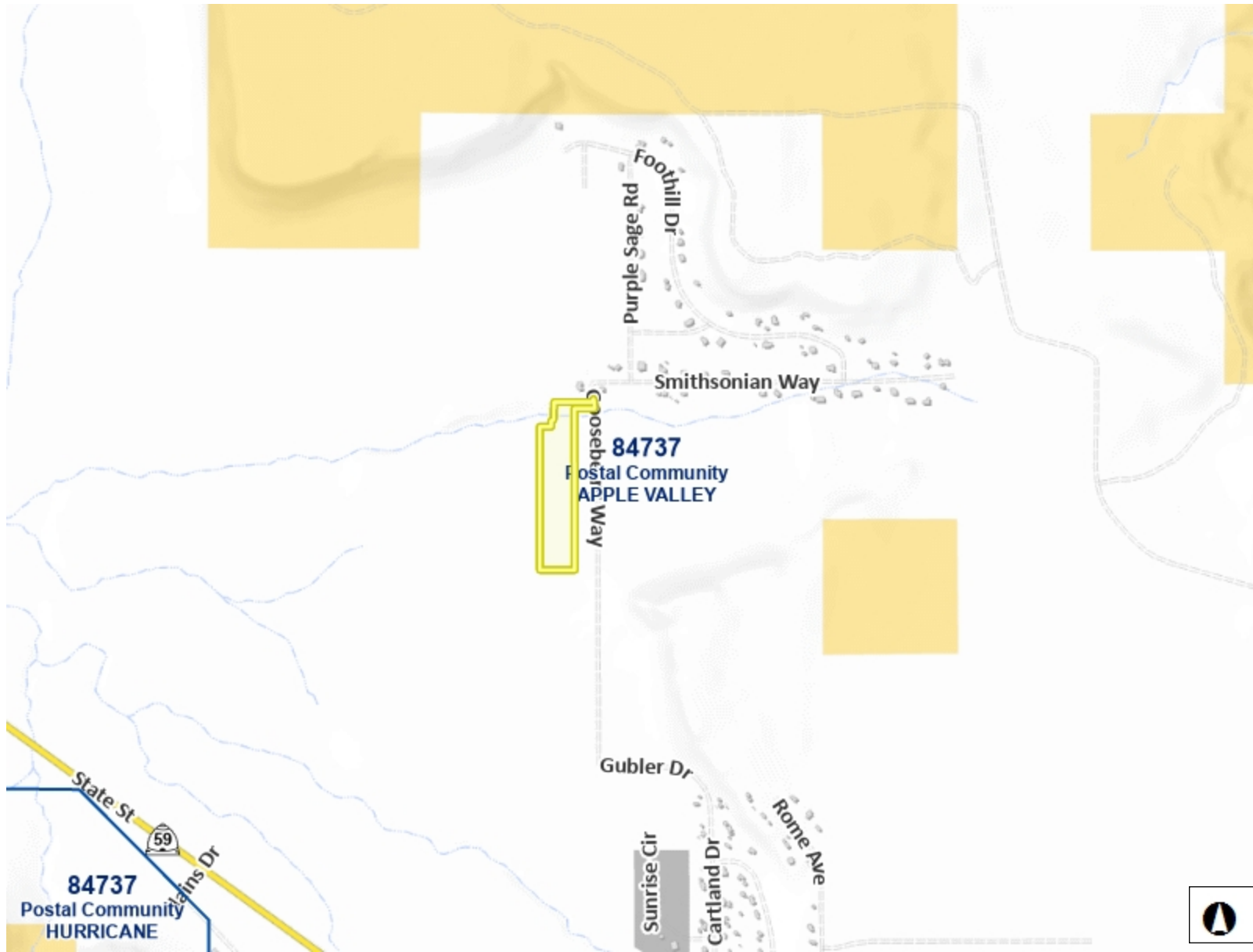
Jenna Vizcardo
Town Clerk/Recorder



AV-1317-D



Item 5.



Legend

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



Notes

3,699.9 0 1,849.95 3,699.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



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

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

Zone: Single Family SF-.50

Acres: 176 acres this Preliminary Plat

Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way

of Lots: 262

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

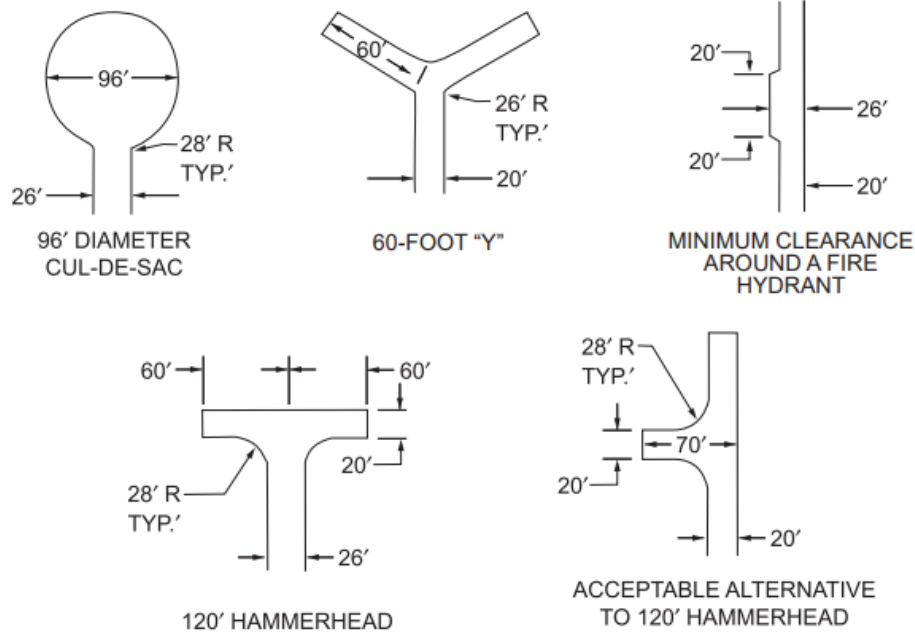
Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. The subdivision area is zoned SF-.50 with minimum lots size in this zone is 20,000 square feet. The preliminary plat shows compliance with these minimum lot sizes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

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

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

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

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



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

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

Water/utility development plans shall show fire hydrant locations.



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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

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

AV-1311-B
NIC PROPERTY L C, ET AL
ZONED: OST



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

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

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

THERE ARE NO IRRIGATION FACILITIES

PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY

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

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

LOCATION

ADJACENT PROPERTY LINE
PHASE LINE
STREET CENTERLINE
10' PUBLIC UTILITY EASEMENT (PUE)
SECTION LINE
2' CONTOUR
10' CONTOUR
EXISTING 8" WATERLINE
EXISTING POWER
EXISTING WASH

4710

SECTION CORNER AS DESCRIBED

SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685

SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

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

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 1,250 TO 2,500 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.

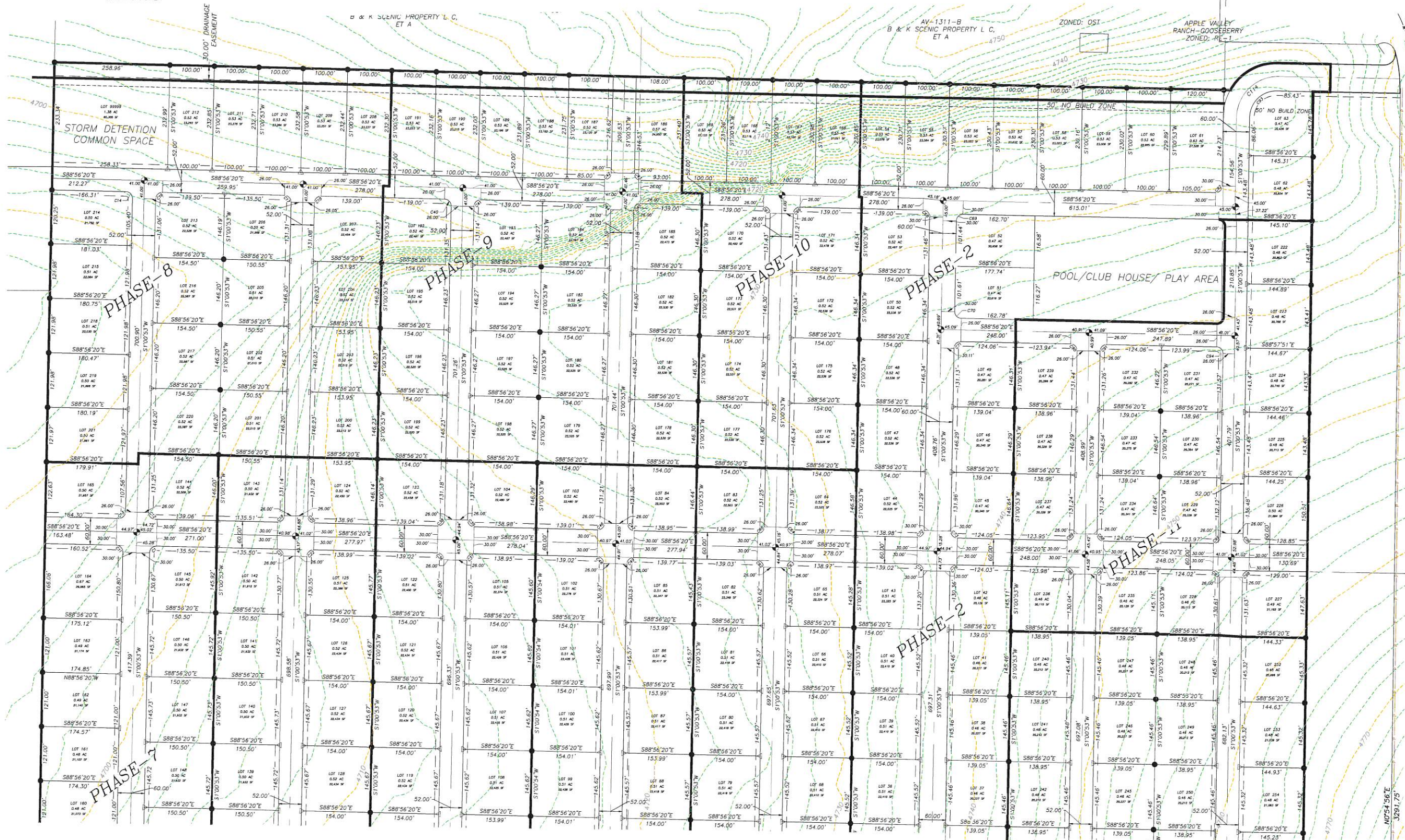
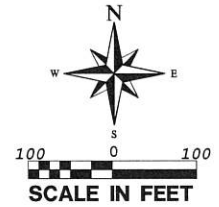
Diagram of a two-lane road with a median and shoulders. The total width is 52'. The road is divided into a 37' pavement section and 5' sidewalk sections on both sides. The pavement section includes two 11' travel lanes, a 7.5' shoulder on each side, and a 2.5' C&G (Curb and Gutter) section on each side.

5' SIDEWALK
2.5' C&G
52' RIGHT-OF-WAY
37' PAVEMENT
7.5' SHLDR
11' TRAVEL LANE
11' TRAVEL LANE
7.5' SHLDR
2.5' C&G
5' SIDEWALK

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
 - EXISTING 8" WATERLINE
 - 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



REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84405
Phone: (435) 669-5567



NORTH LOTS IN PRELIMINARY PLAT FOR:

CRIMSON PEAKS

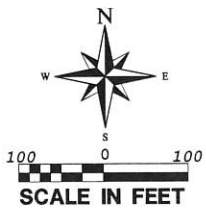
LOCATED IN SECTION 19, T42S, R11W, S.L.B.#M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=100'
JOB NO: 276-023
SHEET NO: 2 OF 4

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

LEGEND

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



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84703
Phone: (435) 668-8307



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

DATE: 04/05/2022
SCALE: 1"=100'
JOB NO:
276-079
SHEET NO:
3 OF 4

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:
CRIMSON PEAKS

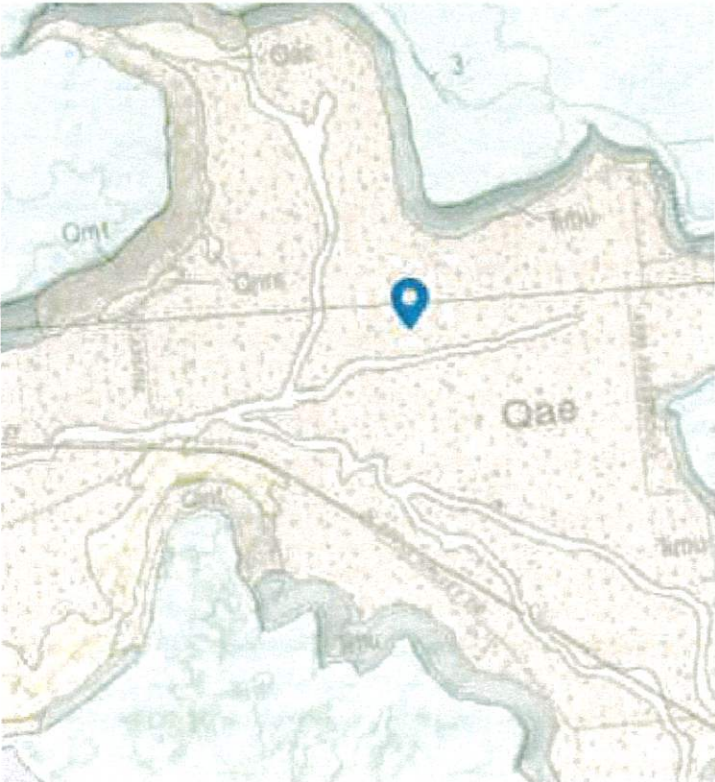
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

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'	20.88'	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.

SEWER PLAN

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

SOILS DESCRIPTION OF PROPERTY:

QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAO) 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.

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.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners

2080 Valley View Blvd., Suite 200
Apple Valley, UT 84703
Phone: (435) 468-8307



CURVE AND LINE TABLE FOR:

CRIMSON PEAKS

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

DATE: 04/09/2022
SCALE: 1"=100'

JOB NO.
216-029

SHEET NO.
4 OF 4

Item 6.



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 Item 6.

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 within the Town of Apple Valley, Washington County, Utah.

AV-1313-D-1

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):

[Signature]
Name

Applicant/Owner

4-5-23
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)
)
County of Washington)

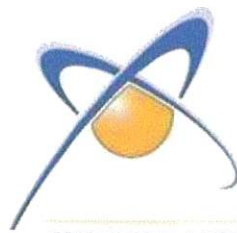
On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature]
(notary signature)

(seal)





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20 North Main # 403, St. George, UT 84770

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Item 6.

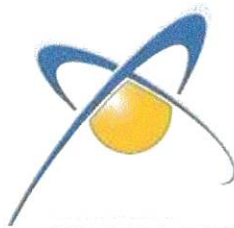
Effective Date	March 29, 2023	File #	25298
Property and Ownership Report			
Client	Elwin Prince / SUTC	Order #	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"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

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

Additional Information		
Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.		
Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

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

Judgments and Liens			
Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			



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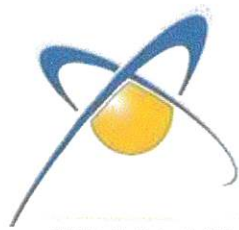
Item 6.

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

Proposed "CRIMSON PEAKS"

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



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Item 6.

“FULL VESTING”

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counselling, 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);

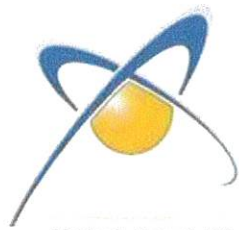
Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

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 Kravetz 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 Records office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

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



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Item 6.

"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;

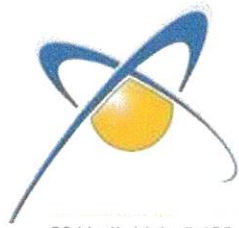
\$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

\$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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Item 6.

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.

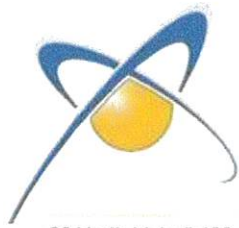
Subject to Information:

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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Item 6.

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.

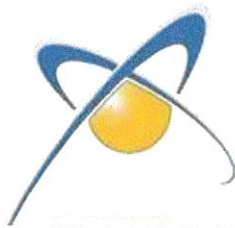
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted 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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Item 6.

•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___
* * * *



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


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

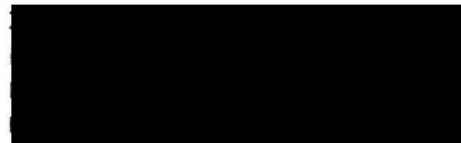
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

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

Item 6.

December 15, 2022

Travis Holm



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, P.E.
Engineer
Ash Creek Special Service District

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 agent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn: Bryan.
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

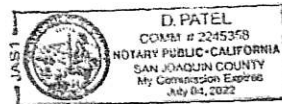
On January 10, 2022 before me, D. Patel Notary Public

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)



**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH

:55

COUNTY OF Washington

I (we) Brandon Hansen, being duly sworn, depose 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

Jill N. Cannon
(Notary Public)

Residing in: St. George, Utah
3-23-24

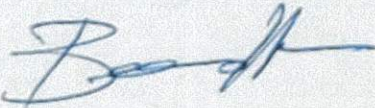
My Commission Expires: _____



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

Jill N. Cannon
(Notary Public)

Residing in: St. George, Utah
3-23-24

My Commission Expires: _____



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: 1265 BERING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY
OWNER

Item 6.

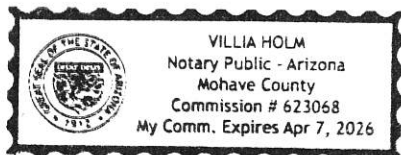
STATE OF ~~UTAH~~ ARIZONA)
)S
COUNTY OF ~~WASHINGTON~~)
 MOHAVE

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

[Signature]
Property Owner

Property Owner

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



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

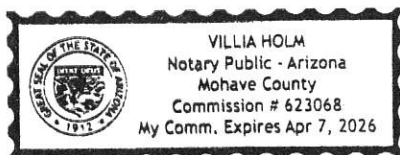
AGENT AUTHORIZATION

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.

[Signature]
Property Owner

Property Owner

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



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

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

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

1823 - Payment	<u>2,700.00</u>
	\$2,700.00
Check: 4494450053	<u>2,700.00</u>
	\$2,700.00



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

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

Zones: Single Family SF-.50 and SF-1.0

Acres: 220 acres this Preliminary Plat (528 acres for total site)

Project location: South side of Hwy 59 at approximately Apple Valley Drive

of Lots: 167

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

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

Streets & Utilities:

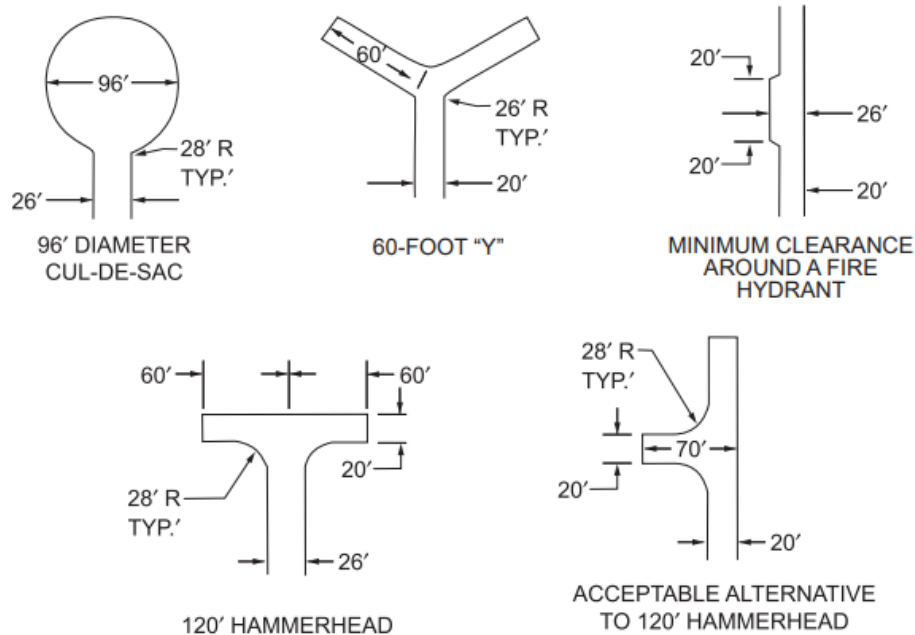
The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision with additional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

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

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

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

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



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

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

Water/utility development plans shall show fire hydrant locations.



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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

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

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

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

- ☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
 - _____ a. The proposed name of the subdivision
 - _____ b. The location of the subdivision, including the address and section, township and range.
 - _____ c. The names and addresses of the owner or subdivider, if other than named above.
 - _____ d. Date of preparation, and north point.
 - _____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
 - _____ a. The location of the nearest monument.
 - _____ b. The boundary of the proposed subdivision and the acreage included.
 - _____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

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

- _____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _____ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area.

☐ 3.

Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- _____ b. The layout, numbers and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- _____ l. Will this subdivision be phased? If yes, show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4.

Required copies of plans:

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

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

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

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

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

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

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

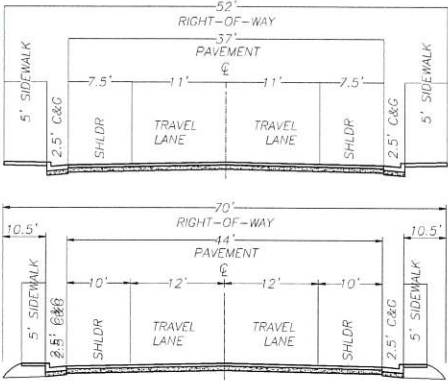
8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval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

APPEALS

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

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

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

THERE ARE NO IRRIGATION FACILITIES.

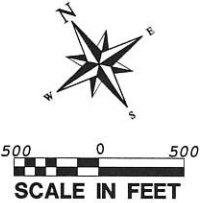
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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

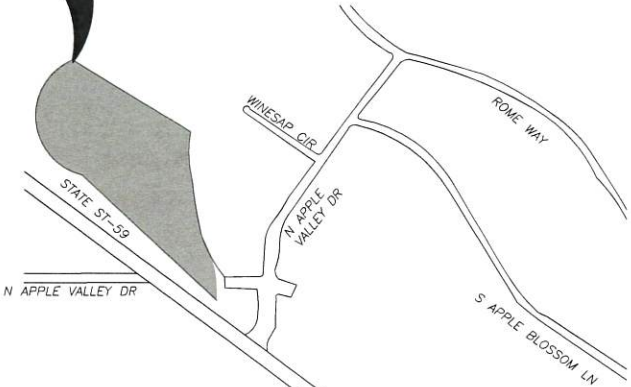
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

LEGEND

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



PROJECT LOCATION



VICINITY MAP
N. T.S.

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
GYPSEFEROUS 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.

LEGAL DESCRIPTION

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 111
Provo, UT 84601
Phone: (435) 669-8307



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

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

JOB NO:
276-013

SHEET NO:
1 OF 5

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

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

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

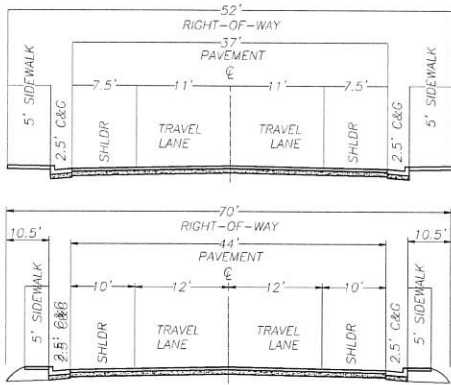
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THERE ARE NO IRRIGATION FACILITIES.

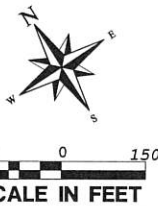
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.



ROAD TYPICAL SECTIONS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
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- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



MATCHLINE SEE NEXT SHEET

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 648-8307



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

DATE: 04-06-2013
SCALE: 1"=150'
JOB NO:
276-013
SHEET NO:
2 OF 5

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

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

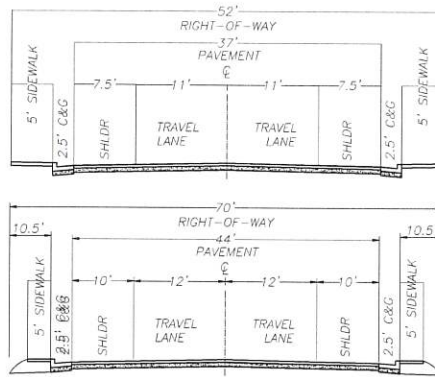
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THERE ARE NO IRRIGATION FACILITIES.

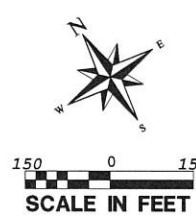
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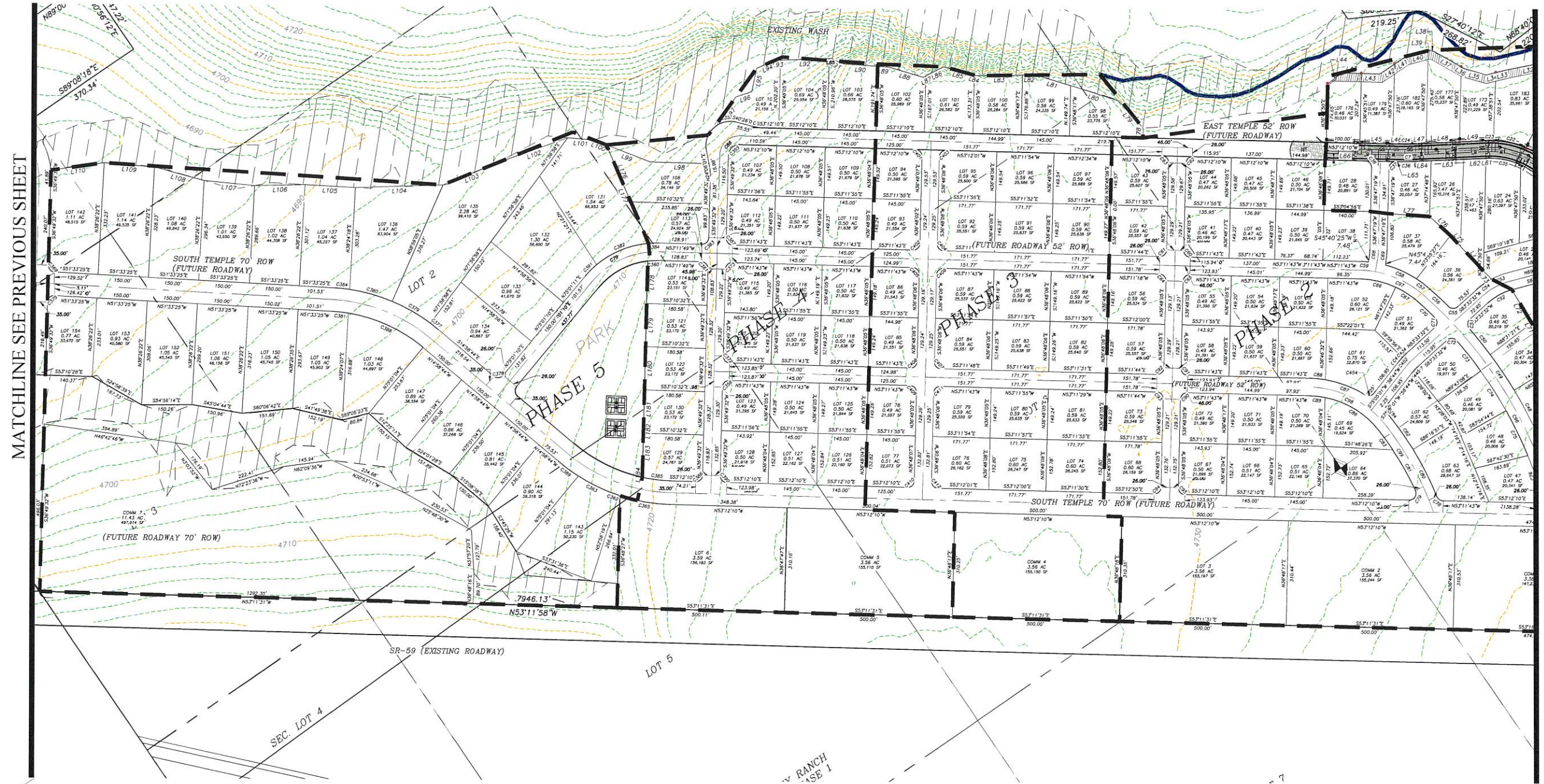


ROAD TYPICAL SECTIONS



LEGEND

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- 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
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



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

DATE: 04-06-2023
SCALE: 1"=80'

JOB NO:
276-013

SHEET NO:
3 OF 5

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: 435.466.8367

MATCHLINE SEE PREVIOUS SHEET

MATCHLINE SEE NEXT SHEET

REVISIONS

NO

DESCRIPTION

DATE

BY

Item 7.

3 OF 5

83

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

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

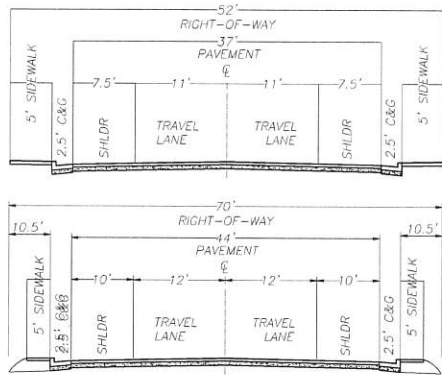
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THERE ARE NO IRRIGATION FACILITIES.

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.



ROAD TYPICAL SECTIONS

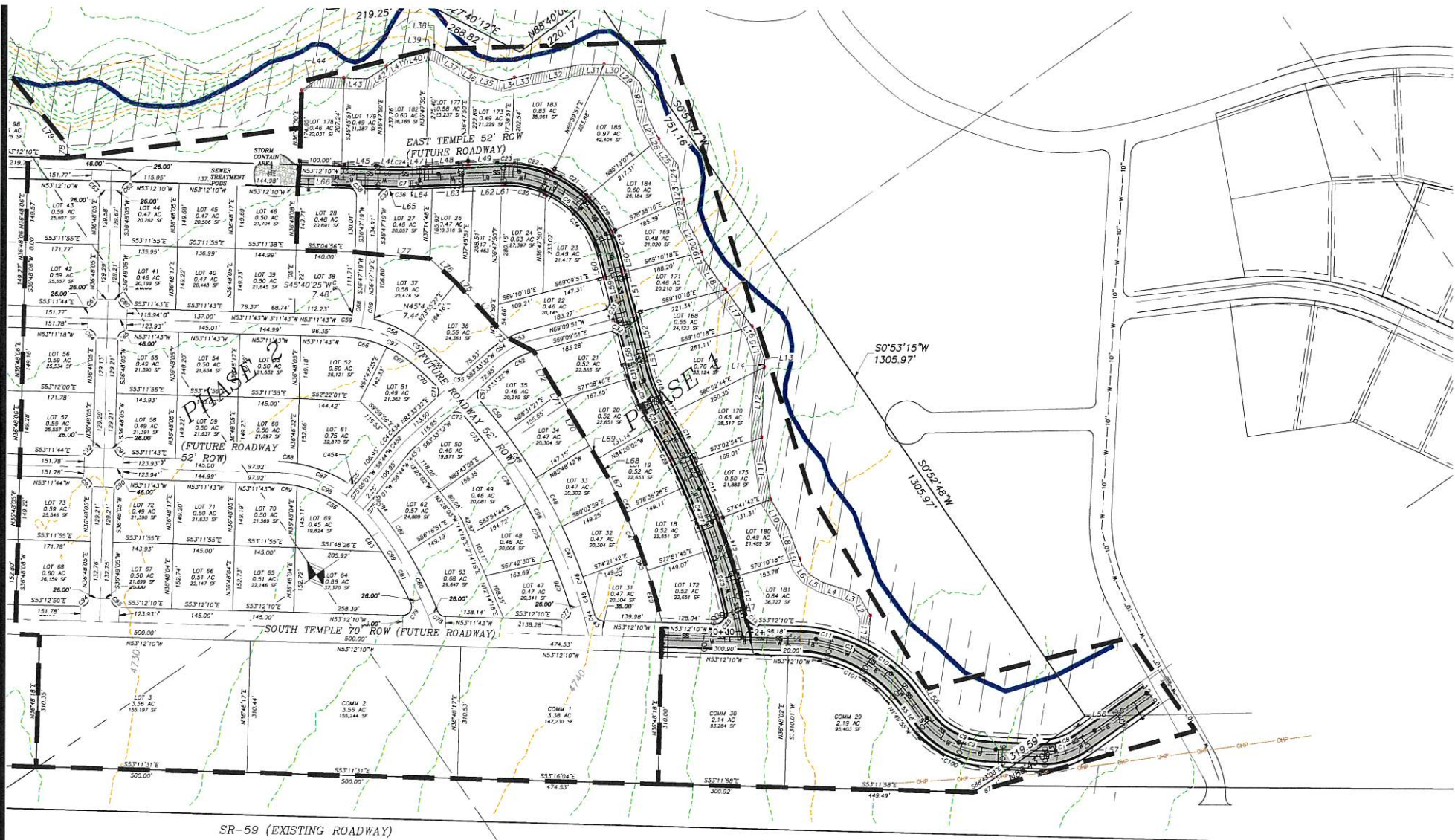


150 0 150
SCALE IN FEET

LEGEND

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

MATCHLINE SEE PREVIOUS SHEET



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 04-06-2023
SCALE: 1"=150'

JOB NO:
216-013

SHEET NO:
4 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C8	75.58'	115.00'	74.23'	N70°54'22"W	37°39'24"
C9	145.86'	164.81'	141.14'	N26°44'21"W	50°42'22"
C10	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C11	340.49'	380.00'	329.22'	N27°31'59"W	51°20'21"
C12	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C13	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C14	142.36'	1641.76'	142.31'	S17°24'58"W	4°58'05"
C15	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C16	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C17	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C18	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C19	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C20	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C21	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C22	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C23	22.46'	276.00'	22.46'	S5°41'02"E	4°39'46"
C24	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C25	36.35'	20.00'	31.55'	S7°43'45"W	10°408'10"
C26	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C27	159.40'	1589.76'	155.77'	S14°15'55"W	5°44'42"
C28	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C29	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C30	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C31	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C32	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C33	31.42'	20.00'	28.29'	S6°54'56"W	90°00'27"
C34	199.60'	224.00'	193.07'	N4°41'59"W	51°03'21"
C35	104.73'	224.00'	103.78'	N43°37'17"W	26°47'17"
C36	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C37	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"

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

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C98	264.17'	300.00'	255.72'	N27°58'08"W	50°27'09"
C99	295.34'	915.34'	294.06'	N6°30'03"E	18°29'12"
C100	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C101	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C349	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C350	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C353	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C354	24.99'	102.81'	24.93'	S47°56'13"E	1°35'55"
C355	51.82'	33.00'	46.66'	S81°48'41"W	89°58'18"
C358	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C359	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C360	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C361	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"
C362	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C363	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C364	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C365	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C369	30.85'	20.00'	27.88'	S7°21'57"E	88°22'58"
C372	31.42'	20.00'	28.29'	S8°11'05"E	90°01'15"
C373	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C375	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C377	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C378	31.42'	20.00'	28.28'	S59°58'47"E	90°00'08"
C379	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C380	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C381	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C382	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C383	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C384	31.12'	276.00'	31.10'	N56°25'38"W	6°27'38"
C385	87.04'	465.00'	86.91'	S47°50'25"E	10°43'29"

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

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

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	32.45'	N67°59'39"W
L34	29.70'	N67°59'39"W
L35	69.43'	N38°40'01"W
L36	9.93'	N25°07'16"W
L37	89.90'	N25°07'16"W
L38	16.38'	N35°24'27"W
L39	5.30'	N69°27'47"W
L40	71.66'	N69°27'47"W
L41	37.98'	N87°53'13"W
L42	54.07'	N87°53'13"W
L43	58.10'	S53°12'12"E
L43	55.58'	N52°54'11"W
L44	52.98'	N86°50'19"E
L45	100.00'	S53°12'10"E
L46	19.68'	S53°12'10"E
L47	42.24'	S57°00'55"E
L48	100.22'	S57°00'55"E
L49	79.41'	S57°00'55"E
L50	50.60'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	100.00'	S20°49'42"W
L53	33.45'	S20°49'42"W
L55	55.18'	S1°51'49"E
L56	12.61'	S89°44'04"E
L57	12.61'	S89°44'04"E
L58	86.10'	S20°49'42"W
L59	56.13'	S20°49'42"W
L60	49.83'	N20°49'42"E
L61	2.68'	N57°00'55"W
L62	66.70'	N57°00'55"W
L63	97.65'	N57°00'55"W
L64	54.85'	N57°00'55"W

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, 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

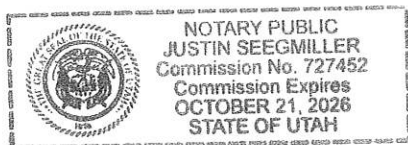
By: Kerry Holt
 Kerry Holt, Manager

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 19 day of January, 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.

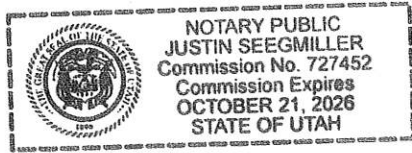


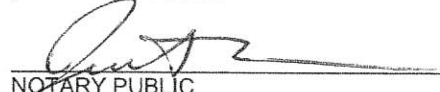
Justin Seegmiller
 NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
)
) :ss.
COUNTY OF Washington)

On the 19 day of January, ~~2022~~ 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
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 *KD* *KD*

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"
 sutitle.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

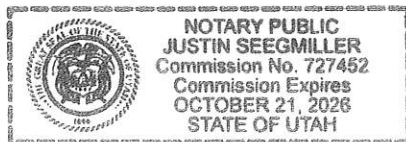
By: Kerry Holt
 Kerry Holt, Manager

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.



Justin Seegmiller
 NOTARY PUBLIC

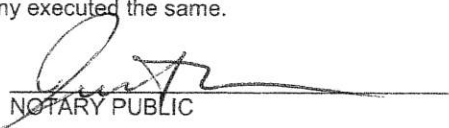
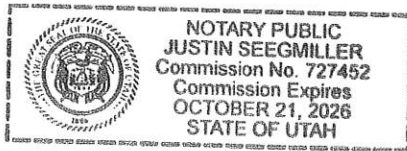
My Commission Expires:

STATE OF Utah)

:SS.

COUNTY OF Washington

On the 19 day of January, ~~2013~~²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.


NOTARY PUBLIC

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)

BEGINNING 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-OF-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 (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$); the West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) 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 (N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) 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 (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Initials KH KA



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

Item 7.

December 15, 2022

Travis Holm



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 dealt 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, P.E.
Engineer
Ash Creek Special Service District



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


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

Item 7.

STATE OF UTAH

)

COUNTY OF WASHINGTON

)§

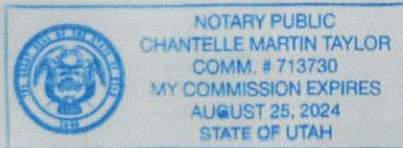
)

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 20 2023



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

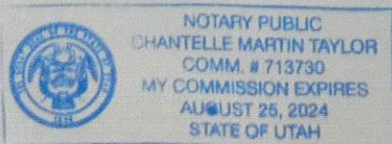
AGENT AUTHORIZATION

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 20 23



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires:

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

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

1822 - Payment	<u>2,700.00</u>
	\$2,700.00
Check: 4494450052	<u>2,700.00</u>
	\$2,700.00



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, May 03, 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 Garth Hood

Commissioner Bradley Farrar

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. Minutes: April 5, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes for 4/5/23 as written.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

HEARING ON THE FOLLOWING | DISCUSSION AND ACTION

2. **Public Hearing:** Update Title 10.07.130 Building Permit, Ordinance-O-2023-23.

Planning Department Manager Frank Lindhardt presented the information in the agenda packet for each agenda item.



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, May 03, 2023 at 6:00 PM

MINUTES

Chairman Farrar opened the public hearing.

Richard Ososki, 1024 W Little Pinion Way. On the ordinance when they come in and you must check everything on the permit approval, who does that now.

Joanie Moses 2888 N Foothill Dr. She asked about the swimming pool being built in the Gooseberry.

Tiffany Conway, Range RV owns lot on Bubbling Wells. Would like clarification on new ordinance. Asked about moving forward is this to make sure that the town is not sued. Asked about building inspector and building permits. She is in front of Ken Thompson's lot.

Chairman Farrar closed the public hearing.

2. Discussion and Action: Update Title 10.07.130 Building Permit, Ordinance-O-2023-23.

MOTION: Commissioner Farrar motioned that we recommend approval to Town Council to update Title 10.07.130 Building Permit, Ordinance-O-2023-23 with the changes adding “fences, retaining walls, all easements, on-site detention and retention storage facilities” and adding “F. A written agreement is executed by the owner of the property for which the building permit is to be issued, stating an understanding of awareness, risks, and responsibility of geological hazards, and a waiver and release of claims against the Town.”

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

4. Public Hearing: Update Title 10.02.070 Site Plan Required, Ordinance-O-2023-24.

Chairman opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, May 03, 2023 at 6:00 PM

MINUTES

5. Discussion and Action: Update Title 10.02.070 Site Plan Required, Ordinance-O-2023-24.

MOTION: Commissioner Hood motioned that we recommend approval to the Town Council 10.02.070 Site Plan Required, under item 5 that we add “fences, retaining walls, all easements, on-site detention and retention storage facilities.”

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Public Hearing: Update Title 10.02.170 Completion Of Improvements, Ordinance-O-2023-25.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

7. Discussion and Action: Update Title 10.02.170 Completion Of Improvements, Ordinance-O-2023-25.

MOTION: Commissioner Palmer motioned that this goes to the Town Council, 10.02.170 Completion Of Improvements to add to 2 “easement encroachments” and “or easement encroachments.”

SECOND: The motion was seconded by Commissioner Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - 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, May 03, 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 Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:16 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Michael Farrar

Attest BY: _____