



APPLE VALLEY PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 03, 2021 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, March 03, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020, regarding Electronic Public Meetings, please be advised that the Planning Commission Meeting will be held electronically and will be broadcast via Zoom. Persons will be allowed to comment during the meeting via Zoom or by calling in. Meeting details and dial-in phone numbers will be provided when the agenda for the meeting is published on the Town website or via <https://www.utah.gov/pmn>

Zoom Meeting ID: 834 5793 1750

Zoom Link: <https://us02web.zoom.us/j/83457931750>

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

HEARING ON THE FOLLOWING

- [1.](#) An ordinance changing the zoning for AV-1365-H-4 from Open Space to Rural Estate 2 1/2 Acre (RE-2.5)
- [2.](#) Text amendment adding clarity to minimum lot size for Rural Estate Zones

DISCUSSION AND POSSIBLE ACTION ITEMS

- [3.](#) Discussion and possible action on Ordinance to clarify Rural Estate minimum lot requirements
- [4.](#) Consideration and possible action on zone change application for AV-1365-H-4 from OST to RE-2.5
- [5.](#) Discussion and possible action on Desert Rose Subdivision preliminary plat application
- [6.](#) Discussion and possible action on West Temple Village Subdivision preliminary plat application

ADJOURNMENT

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, John Barlow, as duly appointed Administrator for the Town of Apple Valley, hereby certify that this meeting notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town Website www.applevalleyut.gov and sent to The Spectrum on the **24th day of March, 2021**.

John Barlow, Town Administrator

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including
auxiliary communicative aids and services) during this meeting should call 435-877-1190.



John Barlow <administrator@applevalleyut.gov>

Fwd: Up coming meeting

Town Clerk <clerk@applevalleyut.gov>

Tue, Feb 23, 2021 at 11:57 AM

To: John Barlow <administrator@applevalleyut.gov>

----- Forwarded message -----

From: **Town Clerk** <clerk@applevalleyut.gov>

Date: Tue, Feb 23, 2021 at 11:56 AM

Subject: Re: Up coming meeting

To: patty crawford <crawfordconsulting@yahoo.com>

Received, thank you.

Michelle

On Thu, Feb 18, 2021 at 6:43 PM patty crawford <crawfordconsulting@yahoo.com> wrote:

Hi my name is patricia Parker 2826 purple sage rd. We can't attend those meetings as we are out of town. We don't agree with the zone change, we purchased our property because of the open space and beautiful views. We don't want excessive traffic due to new sub-division development. Also a drain on the water and power system, we already have too many outages as it is. So our vote is no to a sub-division

Mark and Patricia Parker
702-601-7497

**APPLE VALLEY
ORDINANCE 10.10.050**

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

SECTION 1: **AMENDMENT** “10.10.050 RE Rural Estates Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.050 RE Rural Estates Zone

- A. Purpose: The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.
- B. Permitted uses: Uses permitted in this zone are as follows:
 - 1. Single-family dwellings not less than 1250 sq.ft. on the main floor;
 - 2. Accessory buildings and uses, following issuance of a building permit for a permanent dwelling;
 - 3. Home occupations;
 - 4. Raising of crops, gardens, and horticulture;
 - 5. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information);
 - 6. Residential facility for the elderly (see AVLU 10.28 for supplementary information);
 - 7. Churches;
 - 8. Park or playgrounds;
 - 9. The keeping of animals and fowl for family food production, but not for commercial use.
 - 10. Animal Allowances/Restrictions:
 - a. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No lot shall exceed one hundred (100) points per acre. All Lots will be apportioned 25 points in 0.25 acre increments up to 250 points or 2.5 acres. (e.g., a 1.20 acre lot is allocated 100 points. A 1.25 acre lot is allocated 125 points). After 5 acres, 25 points per 0.25 acre increments up to 500 points or 7.5 acres. After 10 acres, 25 points per 0.25 acre increments up to 750 points or 12.5 acres. After 15 acres, 25 points per 0.25 acre increments up to 1000 points or 20 acres. (eg. a 12 acre lot is allocated 250 points for the first 5 acres, 250 points for the 2nd 5 acres, plus 200 points for the next 2 acres for a total of 700 points).

- b. Type of animal or fowl (number of points per animal), further restrictions:
 - (1) Cow, horse, donkey, mule, or similar large animal, and potbelly pig 25 points each, but not to exceed the maximum of ten (10) large animals per five (5) acres;
 - (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height as measured from the withers, (8 points each), but not to exceed the maximum of twenty (20) medium animals per five (5) acres;
 - c. Chickens, ducks, pigeons, doves, rabbits, turkeys, geese, pheasants, and similar small and medium-size fowl are not to exceed twenty thirty thirty (30) per One (1) acre;
 - d. No rooster is permitted on any lot which is less than one (1) acre. Lots 1 acre or larger may have one (1) rooster per thirty (30) chickens.
 - e. Only domestic and farm animals shall be kept on any lot with in the Rural Estates Zone.
 - f. Other than domesticated potbelly pigs allowed under AVL 10.10.050.B.11.b(1), the keeping of any pigs is not allowed in the Rural Estates Zone.
 - g. The following shall be excluded from consideration for the purpose of determining compliance with this section:
 - (1) The unweaned, offspring of a residing animal or fowl, under six (6) months of age.
 - (2) Residents 18 years or younger participating in a 4-H, FFA or similar youth program raising an animal with the intent to sell the animal at auction within twelve (12) months.
 - h. Animals shall be contained in proper pens, coups, corals, pasture, paddock, areana, or simular exercise area on owners property Animal enclosures shall be cleaned regularly, be kept in good repair, give the animals ample room, and offer the animals shelter and shade.
 - i. Noise, safety, pests or smell nuisances that result from improper care of animals or property are strictly prohibited. Property owners must implement a fly mitigation program with deployment of fly traps, fly spray chemicals or fly predators and maintain these devices and methods during the fly season for vector control.
 - j. Violation of AVL 10.10.050.B.11 is an infraction punishable by fine up to \$750 if violation is not corrected within thirty (30) days of initial notice of violation.
11. Any use not specifically allowed under permitted uses shall be prohibited.
- C. Height Regulations: No building shall be erected to a height greater than thirty-five (35) feet. No accessory building shall be erected to a height greater than twenty-five (25) feet.
- D. Minimum Area, Width, and Yard Regulations

District	Area	Width in Feet	Yard Setbacks in Feet for Primary Residence		
			Front	Side	Rear
RE-1.0	1.0 acre	100	25	10	10
RE-2.5	2.5 acres*	150	25	25	25
RE-5.0	5.0 acres*	200	25	25	25
RE-10.0	10.0 acres*	300	25	25	25
Re-20.0	20.0 acres*	400	25	25	25
RE-X	**Any Size	400	25	25	25
*Required minimum size may be calculated prior to a required road dedication.					

** No more than one (1) home on property

E. Modifying Regulations:

- a. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.
- b. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/ housing animals or fowl shall be constructed closer than fifty (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. Animal enclosures shall be behind the main dwelling and shall be no closer than thirty (30) feet to main dwelling.
- c. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
- d. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
- e. N
- f. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
- g. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Lisonbee	_____	_____	_____	_____
Councilmember Edwardsen	_____	_____	_____	_____
Councilmember Beddo	_____	_____	_____	_____
Councilmember Kopp	_____	_____	_____	_____
Councilmember McLaughlin	_____	_____	_____	_____

Presiding Officer

Attest

Marty Lisonbee, Mayor, Apple Valley

Michelle Kinney, Clerk Apple Valley

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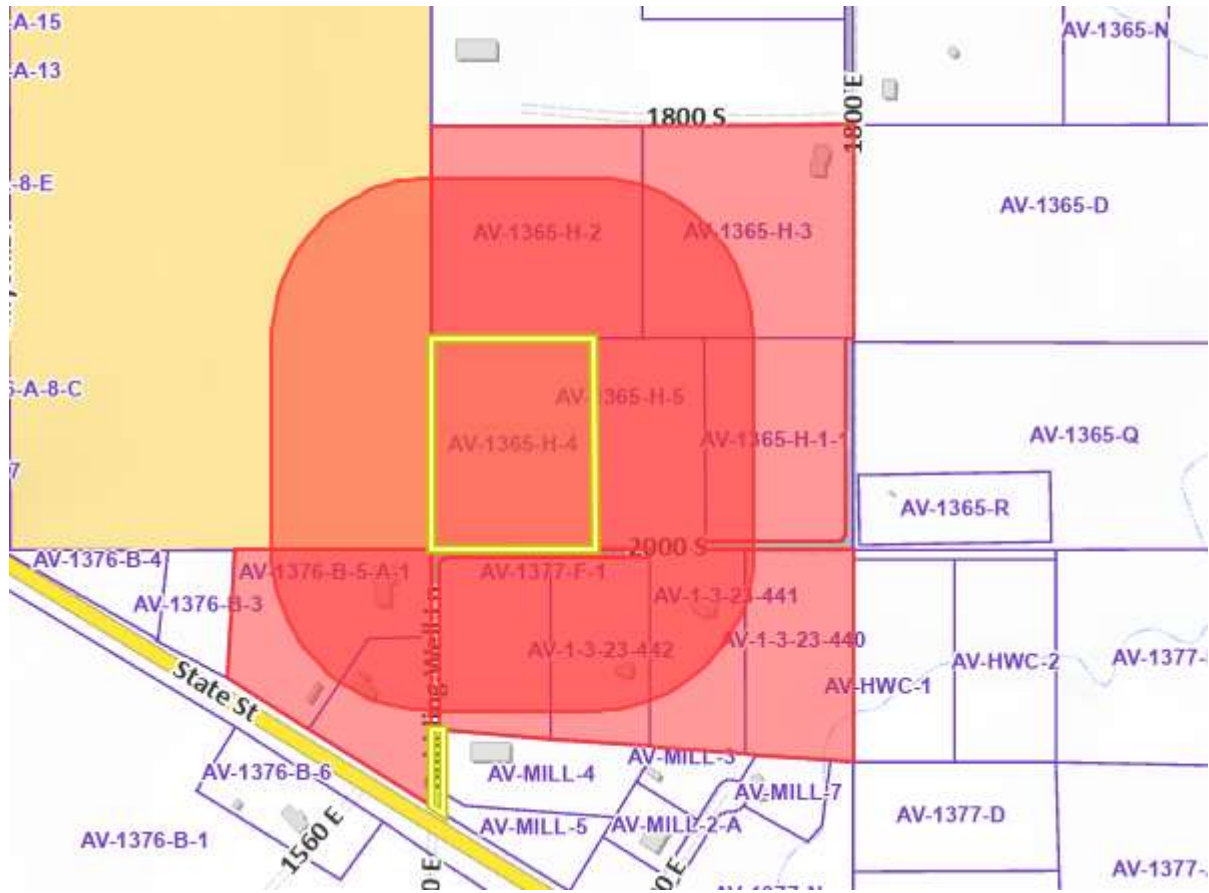
	AYE	NAY	ABSENT	ABSTAIN
Mayor Lisonbee	_____	_____	_____	_____
Councilmember Edwardsen	_____	_____	_____	_____
Councilmember Beddo	_____	_____	_____	_____
Councilmember Kopp	_____	_____	_____	_____
Councilmember McLaughlin	_____	_____	_____	_____

Presiding Officer

Attest

Marty Lisonbee, Mayor, Apple Valley

Michelle Kinney, Clerk Apple Valley





February 18th, 2021

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1365-H-4
Address: 2000 South 1600 East

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/Open Space Transition Zone (OS/OST) to Rural Estate Two and One/Half Acre (RE-2.5) for the stated purpose of making the property usable. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held **March 3rd, 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 Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The acting Planning and Zoning Administrator can be reached by phone at (435) 877-1190, or by email at administrator@applevalleyut.gov. 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.

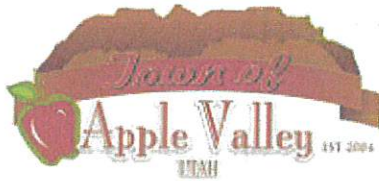
Kind Regards,

John Barlow,
Town Administrator
Phone: (435) 877-1190
Fax: (435) 877-1192



Mayor Marty Lisonbee
Council Members: Paul Edwardsen, Mike McLaughlin, and Dale Beddo

TAX ID	OWNER	ADDRESS	CITY	STATE	ZIP	COUNTRY
AV-1365-H-5	JESSOP CALVIN M TR	1552 S WAGONMASTER	WASHING	UT	84780	
AV-1-3-23-441	BARLOW LEVI L TR, BARLOW RACHEL TR, BARLOW MARION C TR	PO BOX 13	LA VERKIN	UT	84745-0013	
AV-1377-F-1	MORRELL UTAH HOLDINGS LLC	2366 COTTONWOOD	SALT LAKE	UT	84117	
AV-1-3-23-440	JESSOP EDWARD L	PO BOX 840424	HILDALE	UT	84784-0424	
AV-1-3-23-442	BROADBENT THOMAS A	PO BOX 554	COLORADO	AZ	86021-0554	
AV-1365-H-3	JESSOP MATT & PAM G	1854 S 1800 E	APPLE VALLEY	UT	84737-4862	
AV-1376-B-2-A-1	JESSOP GEORGE	1599 E STATE ST	HURRICANE	UT	84737-4804	
AV-1376-B-5-A-1	JESSOP MATT & PAM	1854 S 1800 E	HURRICANE	UT	84737	
AV-1365-H-2	KAPXCELLANCE CONSULTING INC	782 S RIVER RD STE	SAINT GEORGE	UT	84790	
AV-1365-H-4	KAPCSOS MASON	782 S RIVER RD # 17	SAINT GEORGE	UT	84790	
AV-1365-H-1-1	GREEN KIM E, HOLM KENNETH B	PO BOX 870047	WOODS CROSS	UT	84087	



Town of Apple Valley

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

Item 4.

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: <u>Mason Kapcsos</u>	Phone: <u>435-830-4863</u>
Address: <u>1800 S. 144 E</u>	Email: <u>Kapstone418@gmail.com</u>
City: <u>Apple Valley</u>	State: <u>Ut</u> Zip: <u>84737</u>
Agent: (If Applicable) <u>Daniel Musser</u>	Phone: <u>325-276-0777</u>
Address/Location of Property: <u>2000 S 1600 E</u>	Parcel ID: <u>AV-1365-H-4</u>
Existing Zone: <u>Open Space Transition</u>	Proposed Zone: <u>Residential Estates 25</u>
Reason for the request <u>To make the property usable</u>	

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

- ☒ A. The name and address of every person or company the applicant represents
- ☒ 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. Stamped envelopes with the names and address's 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
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.**

Official Use Only	
Date Received: <u>1/25/2021</u>	By: <u>John R. Barlow</u>
Date Application Deemed Complete: <u>1/25/2021</u>	By: <u>John R. Barlow</u>

AFFIDAVIT
PROPERTY OWNER

Item 4.

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Mason Kaposos, 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 22nd day of January, 2021.



[Signature]
Notary Public

Residing in: Utah

My Commission Expires: 11/26/23

AGENT AUTHORIZATION

I (We), Mason Kaposos, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Daniel Mussa 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

[Signature]
Property Owner

Subscribed and sworn to me this 22nd day of January, 2021.

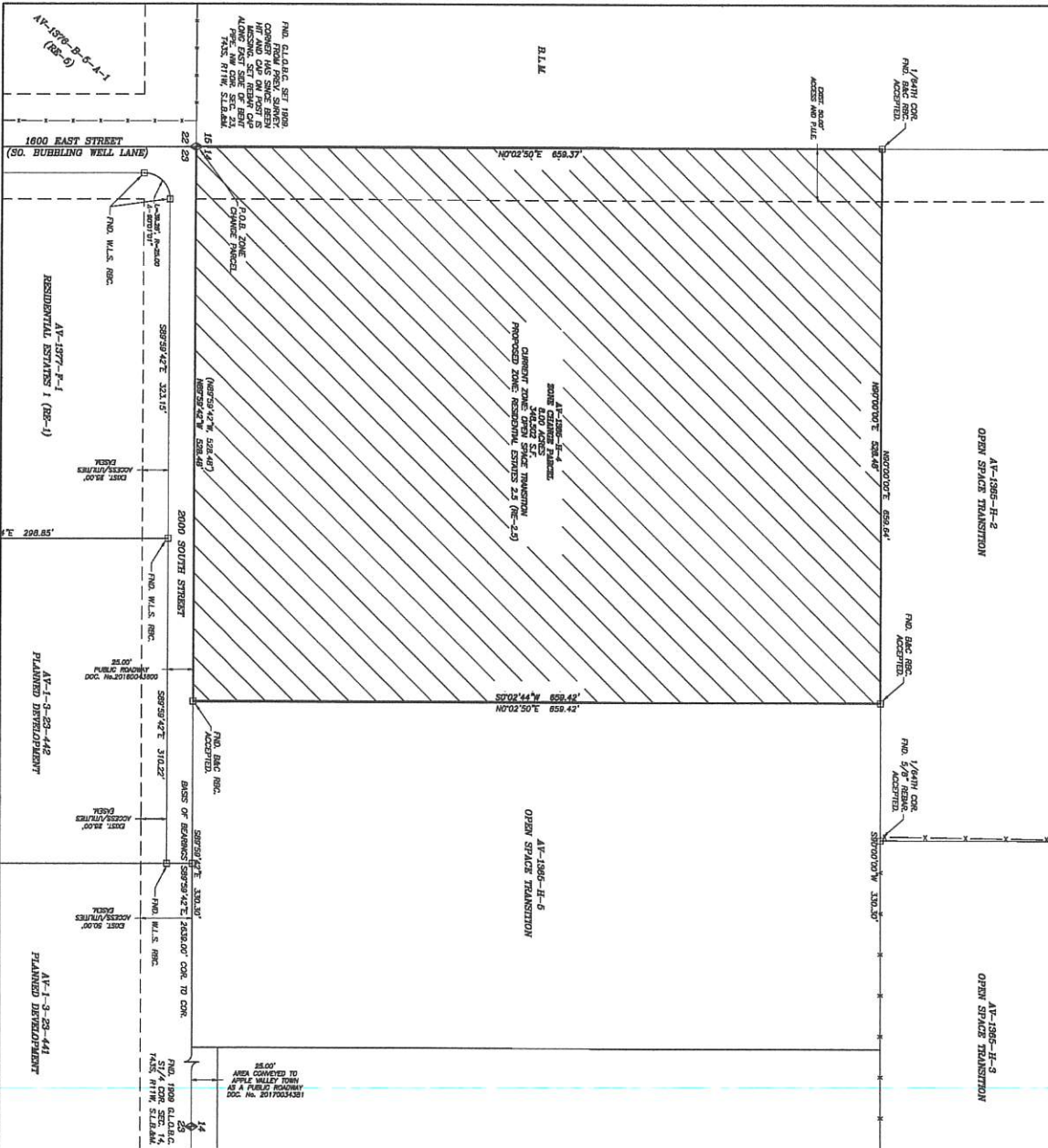


[Signature]
Notary Public

Residing in: Utah

My Commission Expires: 11/26/23

ZONE CHANGE OF:
AV-1365-H-4
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T43S, R71W, BL43N,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH



LEGEND

- ZONE CHANGE LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- UNZONED AREA DENOTES ZONE CHANGE PARCEL
- OPEN SPACE TRANSITION
- CURRENT ZONE
- RESIDENTIAL, ESTIMATES 2.5
- PROPOSED ZONE
- (RE-2.5)

NARRATIVE

THIS ZONE CHANGE PLAT WAS CREATED AT THE REQUEST OF MASON WATSON, OWNER OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4. THE BASIS OF ISSUANCE IS NORTH 94° 42' E, 243.00 FEET FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 17 WEST, OF THE S&J LINE B&E AND MEMORANDUM. THIS ZONE CHANGE PROPOSES TO CHANGE THE CURRENT ZONING OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4, WHICH IS CURRENTLY ZONED OPEN SPACE TRANSITION, TO RESIDENTIAL, ESTIMATES 2.5 (RE-2.5).

ZONE CHANGE PARCEL DESCRIPTION: AV-1365-H-4

RESIDING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 17 WEST, OF THE S&J LINE B&E AND MEMORANDUM, MASON WATSON, OWNER OF WASHINGTON COUNTY TAX PARCEL AV-1365-H-4, REQUESTS THE ZONING OF THIS PARCEL TO BE CHANGED FROM OPEN SPACE TRANSITION TO RESIDENTIAL, ESTIMATES 2.5 (RE-2.5).

ZONE CHANGE PLAT OF:
WASHINGTON COUNTY TAX PARCEL AV-1365-H-4
APPLE VALLEY TOWN
WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T43S, R71W, BL43N.

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors • Land Planners
400 WEST MAIN STREET
BRIGHAM CITY, UTAH 84301
435-886-3333 CELL
435-886-3333 FAX
info@woolseyland.com

REVISIONS			
NO	DESCRIPTION	DATE	BY

ZONE CHANGE DESCRIPTION OF AV-1365-H-4:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°02'50"E, ALONG THE SECTION LINE, 659.37 FEET; THENCE N90°00'00"E, 528.48 FEET; THENCE S00°02'44"W, 659.42 FEET; THENCE N89°59'42"W, 528.48 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES.

Warranty Deed Page 1 of 2
 Russell Shirts Washington County Recorder
 12/02/2019 10:37:00 AM Fee \$ 40.00
 By KAPCS05 MASON

When Recorded Mail To:

Mason Kapcsos

~~1714 S. 1800 E.~~

~~Apple Valley, Utah 84737~~

Reference No. AV-1365-H-4

782 S. River Rd. #172
Saint George Ut. 84790

Warranty Deed

FEREL L. CAMPBELL and JAMES T. BALLARD grantors,
of Hurricane County of Washington, State of Utah, hereby
CONVEYS and WARRANTS, to MASON KAPCSOS grantees,
of 1714 S. 1800 E. Apple Valley, Utah 84737
for the sum of TEN DOLLARS, and other valuable consideration
the following described property in Washington County, State of Utah

A parcel of land in Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian, described as follows:

SEE ATTACHMENT "A" – Page 2

WITNESS, the hands of said grantors, this 29th day of May, A.D. 2019

Frederick Tansley

Ferrel L. Campbell

James T. Ballard

James T. Ballard

STATE OF UTAH

} SS.

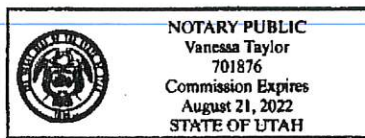
County of Washington

On this 29th day of May, A.D. 2019 personally appeared before me, Ferel L. Campbell and James T. Ballard the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

My Commission expires

My residence is Hurricane, UT



Washington County Recorder

Item 4.

Copy Revenue	\$2.00
Description	
SUBTOTAL	\$2.00
Processing Fee	\$1.50
TOTAL	\$3.50

01/11/2021 08:01 am

V*2716

AuthCode: 73551G-74330G

Ref: 5ffc75b1-SIP-54130

Transaction ID: Event-2809

Parcel: MASON KAPCSOS-V*2716

Name: MASON KAPCSOS

X _____
MASON KAPCSOS

Merchant Copy

Washington County Recorder
197 East Tabernacle St
St. George, UT 84010
435-634-5711

Your statement will describe your payment as 'CBT*WASHINGTON COUNTY' and the service fee transaction as 'CBT*SVC FEE WASHINGTON'.

AV-1365-H-4
Page 2

ATTACHMENT "A"

Beginning at the Southwest Corner of Section 14, Township 43 South, Range 11 West, Salt Lake Base & Meridian, and running thence N.0°02'50"E. along the Section Line, 659.37 feet; thence N.90°00'00"E. 528.48 feet; thence S.0°02'44"W. 659.42 feet to a point on the South Section Line of said Section 14 and running thence N.89°59'42"W., along the Section Line, 528.48 feet to the point of beginning.
Containing 8.00 acres.

JESSOP EDWARD L
AV-1-3-23-440
PO BOX 840424
HILDALE, UT 84784-0424

JESSOP MATT & PAM G
AV-1365-H-3
1854 S 1800 E
APPLE VALLEY, UT 84737-4862

BROADBENT THOMAS A
AV-1-3-23-442
PO BOX 554
COLORADO CITY, AZ 86021-0554

KAPXCELLANCE CONSULTING INC
AV-1365-H-2
782 S RIVER RD STE 172
SAINT GEORGE, UT 84790

BARLOW LEVI L TR, ET AL
AV-1-3-23-441
PO BOX 13
LA VERKIN, UT 84745-0013

JESSOP MATT & PAM
AV-1376-B-5-A-1
1854 S 1800 E
HURRICANE, UT 84737

GREEN KIM E, ET AL
AV-1365-H-1-1
PO BOX 870047
WOODS CROSS, UT 84087

JESSOP CALVIN M TR
AV-1365-H-5
1552 S WAGONMASTER RD
WASHINGTON, UT 84780

JESSOP GEORGE
AV-1376-B-2-A-1
1599 E STATE ST
HURRICANE, UT 84737-4804

MORRELL UTAH HOLDINGS LLC
AV-1377-F-1
2366 COTTONWOOD LN
SALT LAKE CITY, UT 84117

KAPCSOS MASON
AV-1365-H-4
782 S RIVER RD # 172
SAINT GEORGE, UT 84790

1/25/2021

XBP Confirmation Number: 93283987

Receipt for Payment to:
Town of Apple Valley

Date/Time: 01/25/2021 3:38:31 PM
Transaction #: 141442094PT
Payment Method: Mastercard
Transaction Status: Successful

Items

BUILDING PERMITS	730	550.00
Zone Change		
Total:		550.00
Mason Kapcsos 84790		

Payment Service Provided By
www.xpressbillpay.com

PRELIMINARY PLAT APPLICATION

Town of Apple Valley

1777 North Meadowlark Dr.

Apple Valley, Utah 84737

(435)877-1190

Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. _____

Receipt No. _____

Name: Richard Wrye Telephone: 727-744-6970

Address: 21350 Snook Circle
Land-O-Lakes, Florida 34639 Fax No. _____

Email: richardwrye@yahoo.com

Agent (If Applicable): Darcy Thompson Telephone: 435-632-1667

Address/Location of Subject Property: West of Gooseberry Way, North of
Hwy 59

Tax ID of Subject Property: See Attached Page Zone District: SF-1/2, Agricultural (Road), open space

Proposed Use: (Describe, use extra sheet if necessary) To build a subdivision of
2004 lots.

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

1. Description: In a title block located in the lower right-hand 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 the owner.
- ☒ d. Date of preparation, and north point.
- ☐ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

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.
- N/A 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

(Preliminary Plat Application – Page 2)

- ☒ 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 both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ☒ 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 a 11 x 17 inch sheets. (8 ½ x 11 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

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 second Thursday and fourth 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 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY PLAT APPLICATION page 3 (General Information)

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 insure that all proposed divisions of land conform to the Town 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:

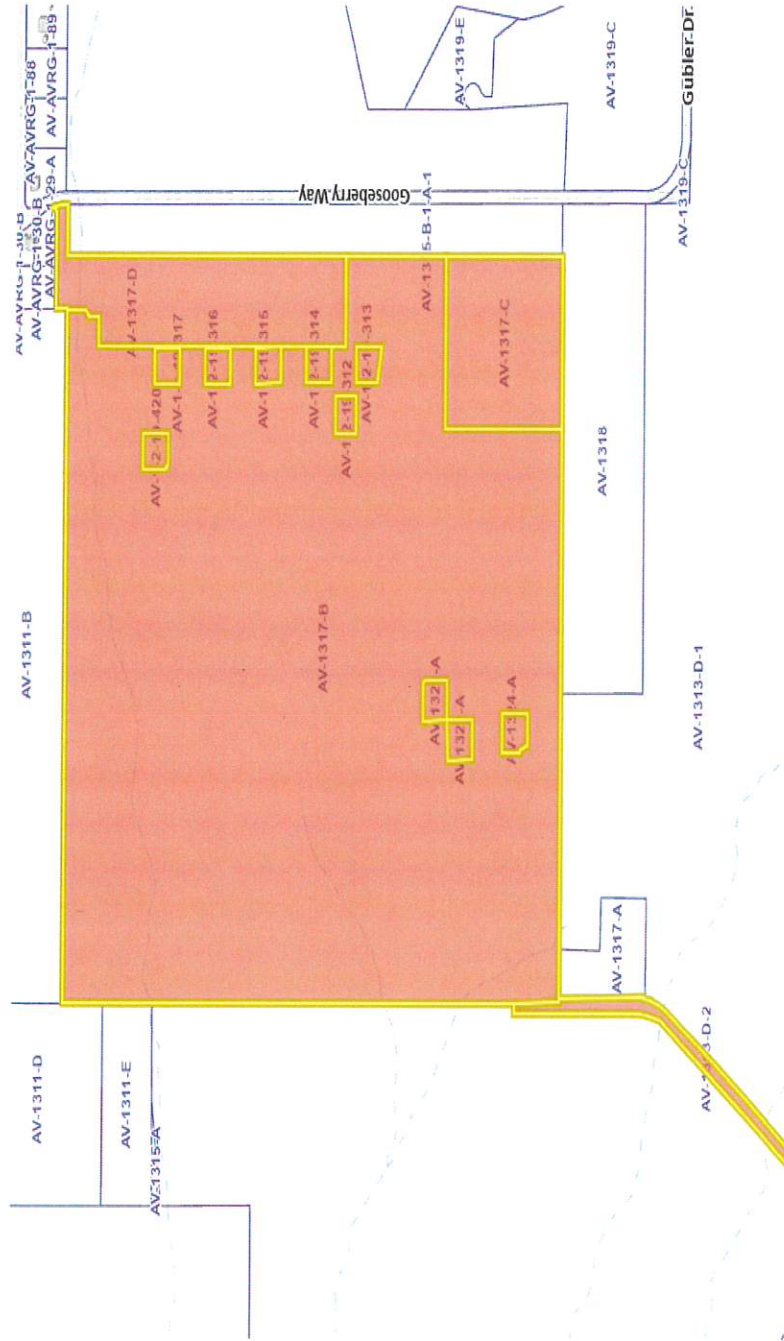
- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- 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.

If the 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, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

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

TAX ID	OWNER	ADDRESS	CITY	STATE	ZIP	Phone #s
AV-1-2-19-312	STEINBECK JOHN CHARLES & LYNETTE TRS	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1-2-19-313	STEINBECK JOHN CHARLES & LYNETTE TRS	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1-2-19-314	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-315	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-316	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-317	SOLIS SAL W	6465 MATTHEW HILLS	LAS VEGAS	NV	89130	
AV-1-2-19-420	STEINBECK JOHN	4319 MALTESE CREST	LAS VEGAS	NV	89129	
AV-1313-D-2	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-193	435-673-669
AV-1317-B	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-1930	
AV-1317-D	PROGRESSIVE CONTRACTING INC, BRYAN MARK TR	PO BOX 1930	ST GEORGE	UT	84771-1930	
AV-1317-C	CURTIS JEFF & TONI, HUGHES DENICE & BECKY	1359 S 920 W	HURRICANE	UT	84737	Toni 435-632-5039
AV-1322-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	
AV-1323-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	
AV-1324-A	KRAVETZ FRED & JACKIE	3431 RANCH VIEW ST	LAS VEGAS	NV	89108	



NW COR. SEC. 19,
T42S, R11W, S.L.B.&M.

W 1/4 COR. SEC. 19,
T42S, R11W, S.L.B.&M.

SW 1/4 COR. SEC. 19,
T42S, R11W, S.L.B.&M.

S 1/4 COR. SEC. 19,
T42S, R11W, S.L.B.&M.

PRELIMINARY PLAT FOR: DESERT ROSE

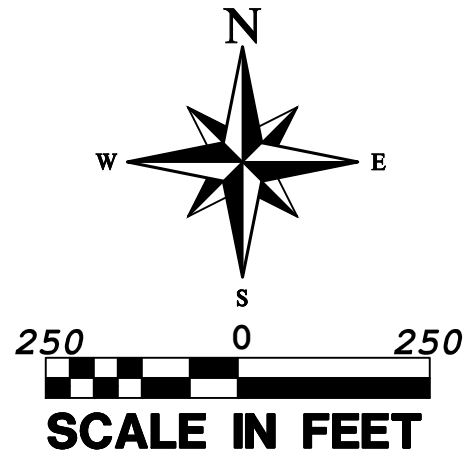
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- CENTER LINE
- SECTION CORNER AS DESCRIBED

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

RECORD BEARING OR DISTANCE



LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, T42S, R11W SALT LAKE BASE AND MERIDIAN; THENCE S00°51'13"W 764.00 FEET TO THE POINT OF BEGINNING; THENCE N53°08'39"W 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 32.00 FOOT RADIUS CURVE TO THE LEFT 39.27 FEET THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS: N81°51'21"E 35.36 FEET); THENCE N36°51'22"E 1200.72 FEET; THENCE NORTHERLY ALONG THE ARC OF A 274.99 FOOT RADIUS CURVE TO THE LEFT 172.56 FEET THROUGH THE CENTRAL ANGLE OF 35°57'09" (CHORD BEARS: N18°52'47"E 169.74 FEET); THENCE N00°54'12"E 107.84 FEET; THENCE S88°57'55"E 50.00 FEET; THENCE N00°54'14"E 2577.40 FEET; THENCE S88°53'13"E 2640.77 FEET; THENCE N00°55'21"E 62.51 FEET; THENCE S88°53'18"E 361.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 43.79 FEET THROUGH THE CENTRAL ANGLE OF 100°21'46" (CHORD BEARS: N40°55'49"E 38.40 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 288.23 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 80.96 FEET THROUGH THE CENTRAL ANGLE OF 17°17'34", RADIAL BEARING: S73°43'55"W (CHORD BEARS: S07°37'18"E 80.65 FEET); THENCE S00°54'23"W 12.33 FEET; THENCE N88°53'12"W 197.95 FEET; THENCE S00°54'56"W 2806.48 FEET; THENCE N88°57'55"W 2840.18 FEET; THENCE S00°54'14"W 474.73 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 203.92 FEET THROUGH THE CENTRAL ANGLE OF 35°57'00" (CHORD BEARS: S18°52'44"W 200.59 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 18552644.34 FOOT RADIUS COMPOUND CURVE TO THE RIGHT 1200.72 FEET THROUGH THE CENTRAL ANGLE OF 0°00'13" (CHORD BEARS: S36°51'21"W 1200.72 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 39.28 FEET THROUGH THE CENTRAL ANGLE OF 90°01'19", RADIAL BEARING: S53°07'17"E (CHORD BEARS: S08°07'57"E 35.36 FEET);

CONTAINING 8,108,699 SQUARE FEET OR 186.150 ACRES.

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

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

THERE ARE NO IRRIGATION FACILITIES.

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

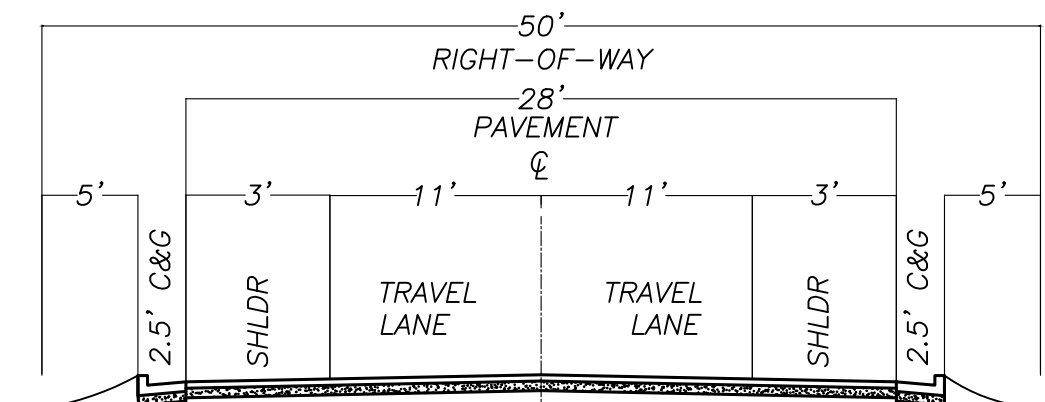
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

GEOLOGICAL HAZARDS

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

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



ROAD TYPICAL SECTIONS

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
DESERT ROSE SUBDIVISION

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

DATE: 2-16-2021
SCALE: 1"=250'

JOB NO.
607-001

SHEET NO:

1 OF 2

REVISIONS
NO. DESCRIPTION
DATE BY

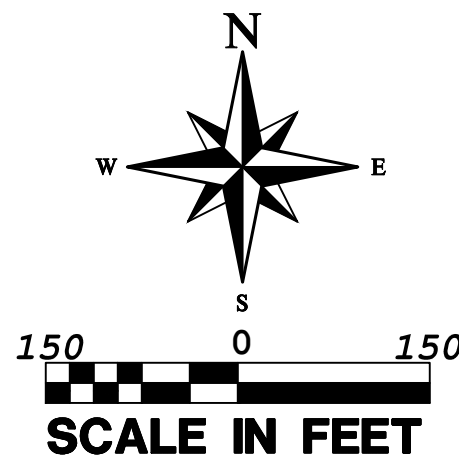
PRELIMINARY PLAT FOR:
DESERT ROSE

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

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED TRAIL
CENTER LINE
SECTION LINE

- SECTION CORNER AS DESCRIBED
SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
(00.00) RECORD BEARING OR DISTANCE



COPYRIGHT © 2013 PROVALUE ENGINEERING, INC.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84401
Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
DESERT ROSE SUBDIVISION

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

DATE: 2-16-2021
SCALE: 1"=150'

JOB NO.
607-001

SHEET NO:
2 OF 2

PRELIMINARY PLAT

PRELIMINARY PLAT APPLICATION

Town of Apple Valley

1777 North Meadowlark Dr.

Apple Valley, Utah 84737

(435)877-1190

Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. _____

Receipt No. _____

Name:

2000 MAIN LLC

Telephone:

702-701-1443

Address:

~~2120~~ 2120 Cottonwood Cyn Rd #125, Holm, UT 84718

Fax No. _____

Email:

holmbrand@gmail.com

Agent (If Applicable):

KARL Rasmussen

Telephone:

(435)668-8307

Address/Location of Subject Property:

WEST SIDE OF Apple Valley Way

Tax ID of Subject Property:

AV-1313-D-1

Zone District:

Proposed Use: (Describe, use extra sheet if necessary)

SF-0.50 ZONED - 27 lots

C-2 Highway Commercial - 1 Lot

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

1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - a. The proposed name of the subdivision.
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 - c. The names and addresses of the owner or subdivider, if other than the owner.
 - d. Date of preparation, and north point.
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 - d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
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- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

- ☒ 3. Proposed Plan: The subdivision plans shall show:
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 - ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
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 - ☒ 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 both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ☒ 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
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5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

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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:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- 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.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- 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.

If the 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, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

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.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
:SS

COUNTY OF)

I (we) 2000 MAIN, 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.

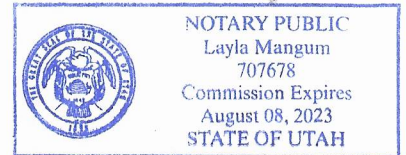
2000 MAIN
(Property Owner)
Travis Allen David Allen
(Property Owner)

Subscribed and sworn to me this 24 day of Nov 2020

Layla Mangum
(Notary Public)

Residing in: Utah

My Commission Expires: 08/08/2023



AGENT AUTHORIZATION

I (we), Travis Allen, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Karl Rasmussen 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)

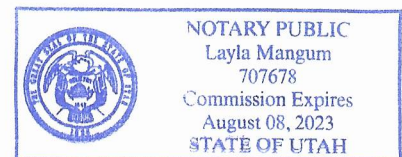
(Property Owner)

Subscribed and sworn to me this 24 day of Nov 2020

Layla Mangum
(Notary Public)

Residing in: Utah

My Commission Expires: 08/08/2023



Review Comments West Temple Village

The preliminary concept plan for this application shows that the development consists of 532 acres and is zoned AG. It is situated on the north side of SR-59 and lies westerly of the store and rv park.

It shows mixed use of .5 acre lots, lots greater than 1 acre, commercial, school, institutional and open space zoning.

The property sits straddle of the large wash and a substantial amount of the property is in the FEMA Flood plain. This will require approval and mitigation from FEMA.

The project at full build out would require at least one (1) more access onto SR-59 and possibly two (2). Bridges across the existing wash would also be required for traffic flow and emergency access.

There does not appear to be any utilities located in the immediate area. Utilities in sufficient size and scale would need to be constructed to service the development and a possible water tank would be required to meet State demands for fire flow. This project would also require some type of waste water facility and a co-operative utility may be considered.

Projects of this size and magnitude should be required to install some public facilities for recreation i.e.; parks, playgrounds, baseball fields etc.

This review was conducted with the information provided and is valid only if the information provided is correct.

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.

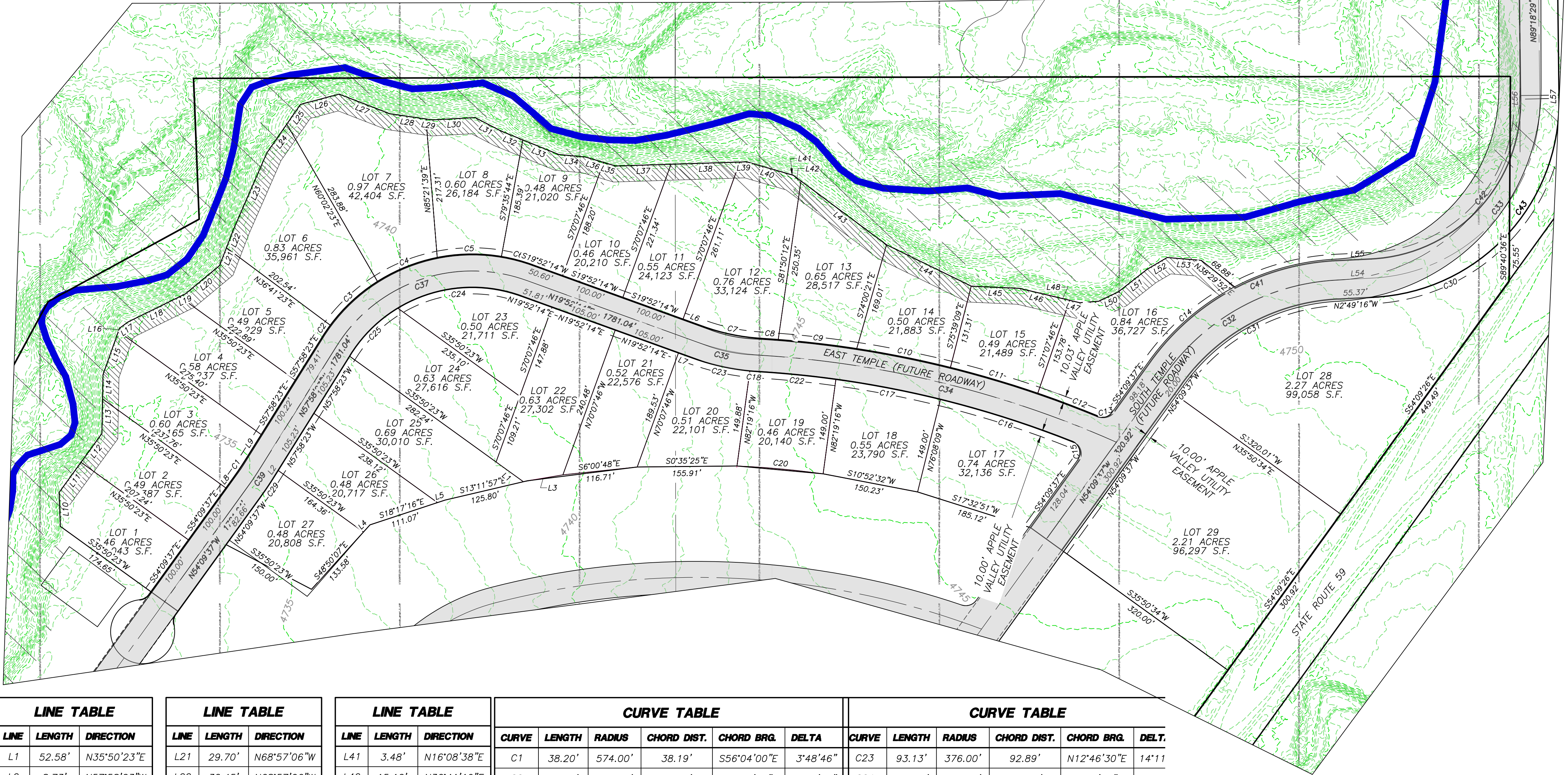
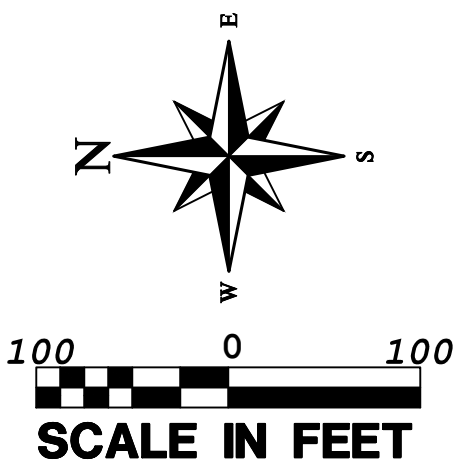
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- RECORD BEARING OR DISTANCE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED UTILITY EASEMENT



GEOLOGICAL HAZARDS

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

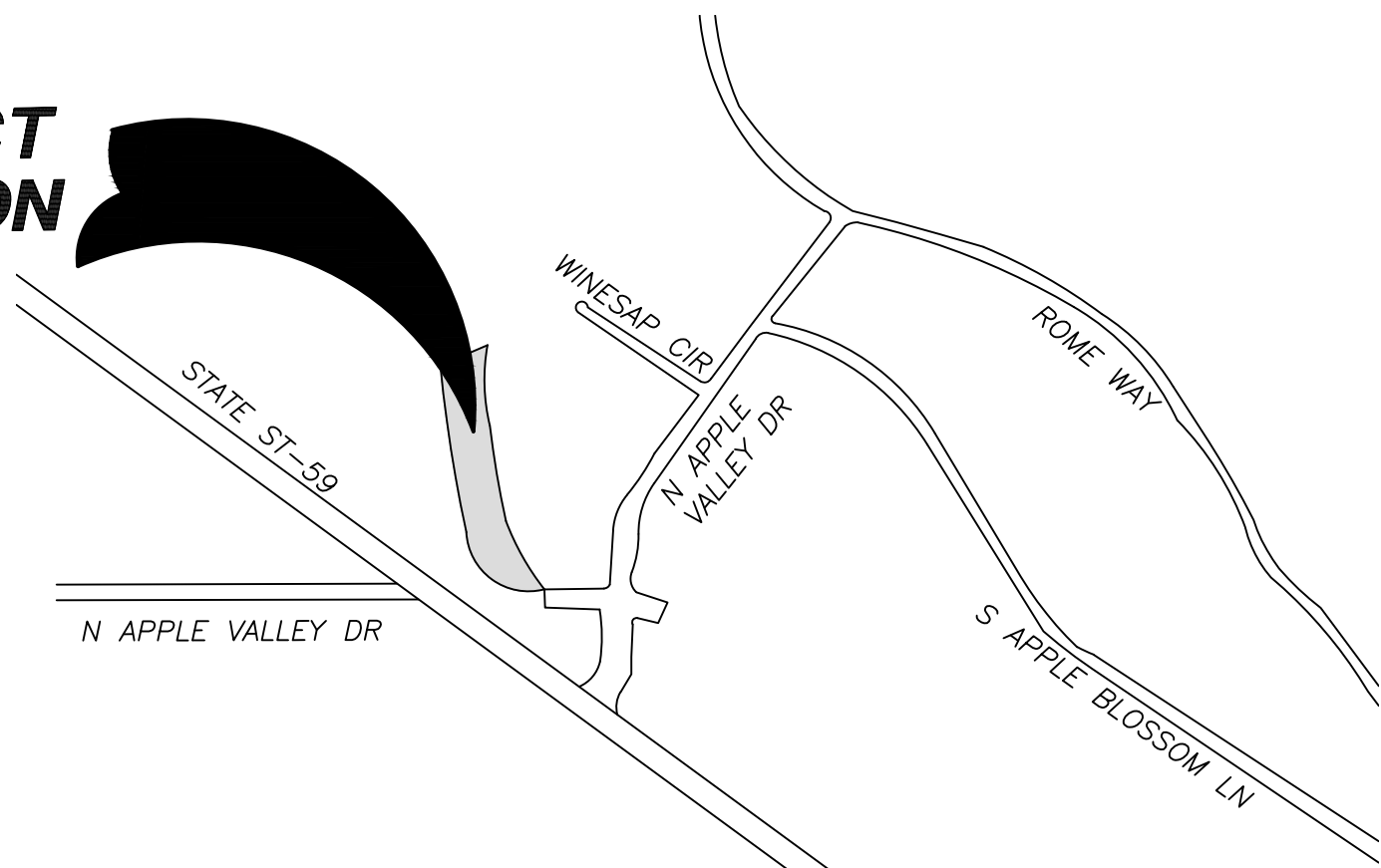
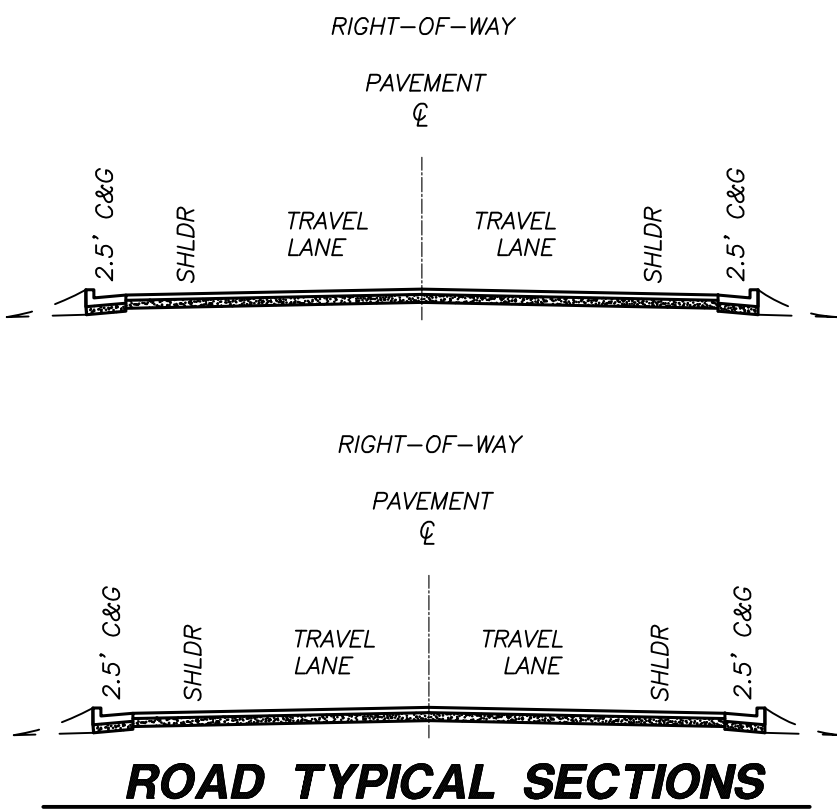
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

LEGAL DESCRIPTION

BEGINNING AT A POINT HAVING COORDINATES OF N:63059.74, E:48763.90; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 69.93 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 26.02 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 208.35 FEET TO A POINT; THENCE WITH A BEARING OF N 10°48'48" E A DISTANCE OF 194.14 FEET TO A POINT; THENCE WITH A BEARING OF N 09°17'58" W A DISTANCE OF 101.54 FEET TO A POINT; THENCE WITH A BEARING OF S 79°07'18" W A DISTANCE OF 48.27 FEET TO A POINT; THENCE WITH A BEARING OF N 45°52'43" W A DISTANCE OF 10.47 FEET TO A POINT; THENCE WITH A BEARING OF N 58°54'31" W A DISTANCE OF 123.48 FEET TO A POINT; THENCE WITH A BEARING OF N 31°40'41" W A DISTANCE OF 128.45 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 30.59 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 4.56 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 101.18 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 2.54 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 103.72 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 217.40 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 50.00 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 16°58'07" E AND A CHORD DISTANCE OF 125.80, HAVING A CENTRAL ANGLE OF 05°00'16" AND AN ARC LENGTH OF 125.84 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 04°38'48" E AND A CHORD DISTANCE OF 116.71, HAVING A CENTRAL ANGLE OF 04°38'33" AND AN ARC LENGTH OF 116.74 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 06°33'57" W AND A CHORD DISTANCE OF 135.13, HAVING A CENTRAL ANGLE OF 05°52'32" AND AN ARC LENGTH OF 135.18 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 12°14'32" W AND A CHORD DISTANCE OF 150.23, HAVING A CENTRAL ANGLE OF 05°58'38" AND AN ARC LENGTH OF 150.30 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 18°51'10" W AND A CHORD DISTANCE OF 182.03, HAVING A CENTRAL ANGLE OF 07°14'37" AND AN ARC LENGTH OF 182.15 TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 52°47'37" E A DISTANCE OF 321.71 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 317.00 FEET, HAVING A CHORD BEARING OF S 27°07'27" E AND A CHORD DISTANCE OF 274.64, HAVING A CENTRAL ANGLE OF 51°20'21" AND AN ARC LENGTH OF 284.04 TO A POINT; THENCE WITH A BEARING OF N 88°32'44" E A DISTANCE OF 33.00 FEET TO A POINT; THENCE WITH A BEARING OF N 22°43'16" E A DISTANCE OF 68.17 FEET TO A POINT; THENCE WITH A BEARING OF N 02°43'42" E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 128.93 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 120.94 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.65 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 111.24 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING.; CONTAINING 1,037,802 SQUARE FEET OR 23.82 ACRES.

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
L1	52.58'	N35°50'23"E	L21	29.70'	N68°57'06"W	L41	3.48'	N16°08'38"E	C1	38.20'	574.00'	38.19'	S56°04'00"E	3°48'46"	C23	93.13'	376.00'	92.89'	N12°46'30"E	14°11'
L2	8.73'	N57°58'23"W	L22	32.45'	N68°57'06"W	L42	15.12'	N36°41'19"E	C2	22.46'	276.00'	22.46'	S55°38'30"E	4°39'46"	C24	199.60'	224.00'	193.07'	N5°39'26"W	51°03'
L3	62.70'	S9°50'44"E	L23	128.63'	N66°26'09"W	L43	166.61'	N36°41'19"E	C3	100.97'	276.00'	100.40'	S42°49'49"E	20°57'36"	C25	107.41'	224.00'	106.38'	N44°54'47"W	27°26'
L4	15.09'	S47°47'30"E	L24	54.76'	N55°16'07"W	L44	147.34'	N26°02'36"E	C4	101.00'	276.00'	100.44'	S21°52'00"E	20°58'02"	C29	41.66'	626.00'	41.65'	N56°04'00"W	3°48'
L5	12.34'	S18°17'16"E	L25	37.55'	N55°16'07"W	L45	75.62'	N2°39'06"E	C5	100.82'	276.00'	100.26'	S0°55'05"E	20°55'47"	C30	241.57'	305.00'	235.31'	N25°30'42"W	45°22'
L6	33.45'	S19°52'14"W	L26	62.44'	N14°50'35"W	L46	58.07'	N13°11'21"E	C6	49.73'	276.00'	49.66'	S14°42'32"W	10°19'25"	C31	286.73'	320.00'	277.24'	N28°29'27"W	51°20'
L7	22.24'	N19°52'14"E	L27	85.21'	N21°07'50"E	L47	16.35'	N13°42'45"E	C7	92.51'	324.00'	92.20'	S11°41'26"W	16°21'37"	C32	313.61'	350.00'	303.23'	N28°29'27"W	51°20'
L8	19.68'	S54°09'37"E	L28	56.75'	N8°11'18"E	L48	22.24'	N13°42'45"E	C8	27.02'	1641.76'	27.02'	S3°58'55"W	0°56'35"	C33	421.75'	275.00'	381.62'	S46°45'24"E	87°52'
L9	42.24'	S57°58'23"E	L29	9.92'	N8°11'18"E	L49	29.38'	N4°22'04"W	C9	123.43'	1641.76'	123.40'	S6°36'26"W	4°18'22"	C34	575.90'	1615.76'	572.86'	N13°43'17"E	20°25'
L10	52.98'	S87°52'52"W	L30	67.01'	N3°06'32"W	L50	33.89'	N25°16'55"W	C10	149.39'	1641.76'	149.34'	S11°22'04"W	5°12'49"	C35	99.94'	350.00'	99.60'	N11°41'26"E	16°21'
L11	58.22'	N54°09'37"W	L31	45.90'	N27°23'10"E	L51	57.12'	N38°06'03"W	C11	142.36'	1641.76'	142.31'	S16°27'31"W	4°58'05"	C37	339.66'	250.00'	314.13'	N19°03'04"W	77°50'
L12	55.58'	N53°51'38"W	L32	36.51'	N22°07'46"E	L52	36.82'	N30°31'43"W	C12	101.96'	1641.76'	101.95'	S20°43'18"W	3°33'30"	C39	39.93'	600.00'	39.92'	N56°04'00"W	3°48'
L13	54.07'	N88°54'40"W	L33	60.65'	N22°07'46"E	L53	53.43'	N4°52'06"E	C13	26.76'	20.00'	24.81'	S15°49'47"E	76°39'41"	C41	340.49'	380.00'	329.22'	N28°29'27"W	51°20'
L14	37.98'	N88°54'40"W	L34	41.61'	N5°19'22"E	L54	55.37'	S2°49'16"E	C14	176.91'	380.00'	175.32'	S40°49'24"E	26°40'28"	C42	375.74'	245.00'	339.98'	S46°45'24"E	87°52'
L15	71.66'	N70°25'15"W	L35	19.62'	N16°30'34"E	L55	55.37'	S2°49'16"E	C15	36.35'	20.00'	31.55'	N73°46'17"E	104°08'10"	C43	467.76'	305.00'	423.25'	S46°45'24"E	87°52'
L16	5.30'	N70°25'15"W	L36	29.73'	N16°30'34"E	L56	7.60'	N89°18'29"E	C16	217.51'	1589.76'	217.35'	N17°47'02"E	7°50'22"						
L17	16.38'	N36°21'54"W	L37	86.54'	N1°49'11"W	L57	7.60'	N89°18'29"E	C17	166.39'	1589.76'	166.31'	N10°51'57"E	5°59'48"						
L18	89.90'	N26°04'43"W	L38	107.62'	N1°49'11"W				C18	14.23'	376.00'	14.23'	N4°35'41"E	2°10'08"						
L19	9.93'	N26°04'43"W	L39	10.86'	N1°49'11"W				C20	135.18'	1440.76'	135.13'	S5°11'57"W	5°22'32"						
L20	69.43'	N30°37'29"W	L40	72.01'	N16°08'38"E															

PROJECT
LOCATION



VICINITY MAP

N.T.S.

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



PRELIMINARY PLAT FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 2/17/2021
SCALE: 1"=100'

JOB NO.
276-013

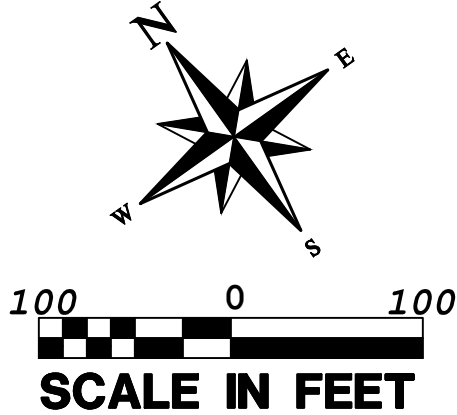
SHEET NO:

1 OF 2

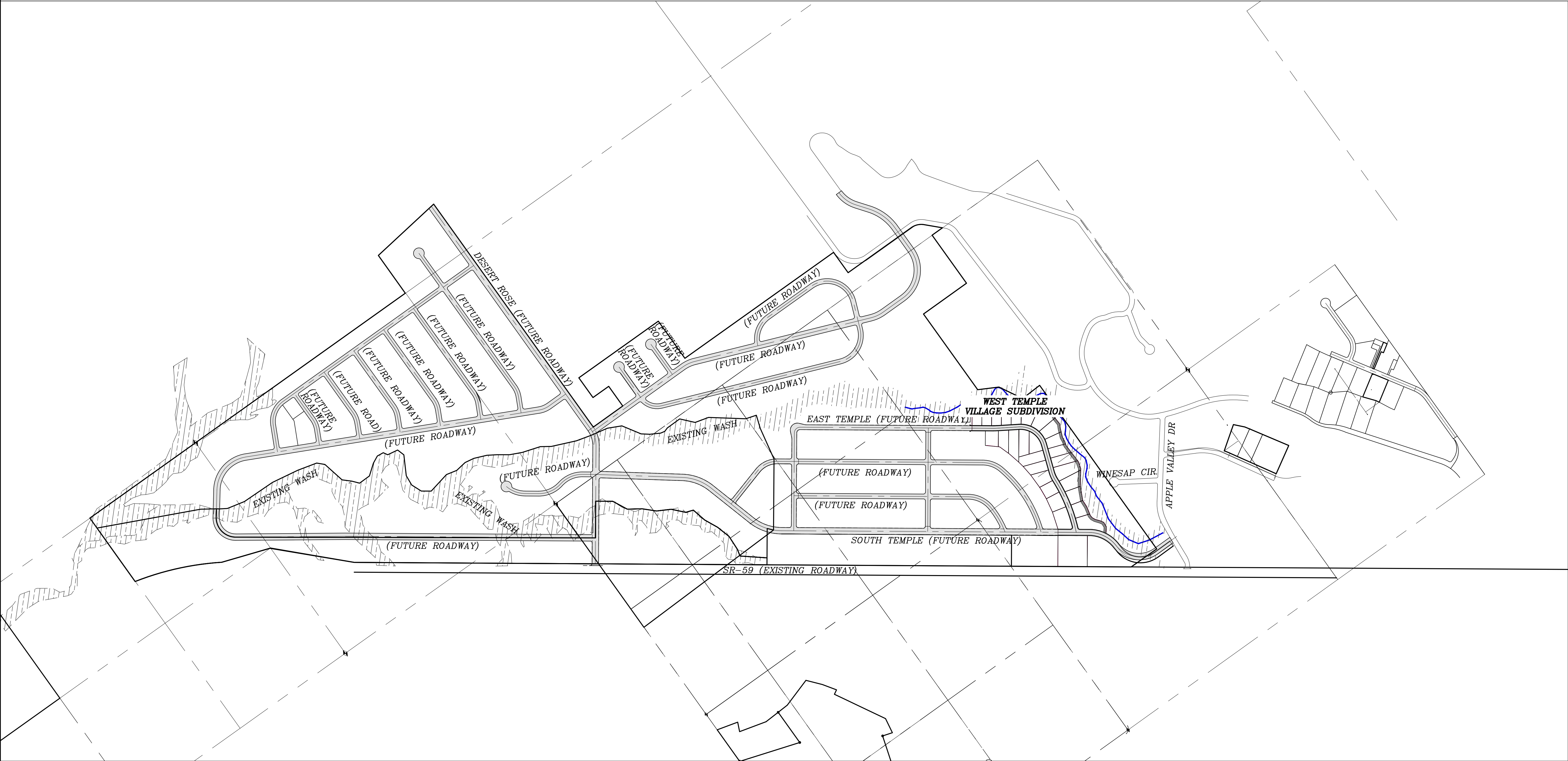
REVISIONS
NO. DATE BY DESCRIPTION
PROVALUE ENGINEERING, INC.
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PRELIMINARY PLAT FOR:
FUTURE PLANNED ROADS WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED TRAIL
	CENTER LINE
	SECTION LINE
	SECTION CORNER AS DESCRIBED
	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
(00.00)	RECORD BEARING OR DISTANCE



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REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 688-0801



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

DATE: 2/17/2021 SCALE: 1"=100'
JOB NO. 276-013
SHEET NO: 2 OF 2

PRELIMINARY PLAT