



## PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley  
Wednesday, December 10, 2025 at 6:00 PM

### HEARING NOTICE

Public Notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, December 10, 2025 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

1. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.
2. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
3. Preliminary Plat Application for Oculita Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing [clerk@applevalleyut.gov](mailto:clerk@applevalleyut.gov).

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice 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](http://www.applevalleyut.gov) on the 26th day of November, 2025.

Dated this 26th day of November, 2025

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**APPLE VALLEY  
ORDINANCE O-2025-42**

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

**SECTION 1:**        **AMENDMENT** “10.02.050 Building Permit Required” of the Apple Valley Land Use is hereby *amended* as follows:

**A M E N D M E N T**

**10.02.050 Building Permit Required**

- A. The construction, alteration, repair, removal or moving of any building or structure or any part thereof, as provided or as restricted in this title, shall not be commenced or proceeded with, except after the issuance of a written permit for the same by the building inspector. Buildings under 200 square feet in area, and shipping containers 360 square feet or less, ~~and~~ that have no utilities do not require a building permit. Open buildings such as car ports, pergolas, gazebos and pavilions, which have no solid walls, do not require building permits. In addition to buildings or structures, utility systems and other physical improvements on any lot, such as pools, courts, etc., shall be constructed only after receiving a written permit from the building inspector.
- B. All building permits shall be issued in accordance with the general plan of the town, the road plan, the standards and regulations approved by the Town and all boards, commissions, agencies and officials of the town and all other applicable ordinances of the town, including the town subdivision ordinance.
- C. Distance between Buildings: No two (2) buildings on the same or adjacent properties shall be located closer together than ten feet (10'). No building, structure or run housing animals or fowl shall be constructed closer to a dwelling unit on the same or an adjacent lot than fifty feet (50').
- D. Applicability to Commercial Properties: This Section applies only to residential structures and uses. For commercial buildings and uses, the requirements of the International Building Code (IBC), as adopted by the Town ordinance of Apple Valley, shall govern the permitting and construction standards.

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

**SECTION 3:**            **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**EFFECTIVE DATE** This Ordinance shall be in full force and effect from December 17, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	AYE	NAY	ABSENT	ABSTAIN
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____
Council Member   Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY  
ORDINANCE O-2025-43**

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

**SECTION 1:**        **AMENDMENT** “10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

**AMENDMENT**

**10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements**

An accessory building with a maximum height of ten feet (10') and a maximum size less than two hundred (200) square feet, and shipping containers three hundred sixty (360) square feet or less, shall not require a building permit, provided all setback requirements for the zoning district in which the accessory building is located are met, no portion of the accessory building is within one foot (1') of any property line, and no storm water runoff from the accessory building is allowed to run onto adjacent property. The accessory building shall be painted and maintained to blend in with the primary structure. The total size of multiple structures allowed without building permits shall not exceed one percent (1%) of the lot size. No power or water shall be included in the building.

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

**SECTION 3:**        **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4:**        **EFFECTIVE DATE** This Ordinance shall be in full force and effect from December 17, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	AYE	NAY	ABSENT	ABSTAIN
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____
Council Member   Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley



**Zones:** PDO

**Project location:** South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd

**Total Acres:** 627.748 acres

**# of proposed A-5 Lots:** 57 lots covering 370.838 acres

**# of Open Space lots:** 10 covering 120.705 acres

**Remaining Area (Roads, CZH, Easements):** 136.205

**Report prepared by:** Eldon Gibb, Planning Consultant with Shums Coda

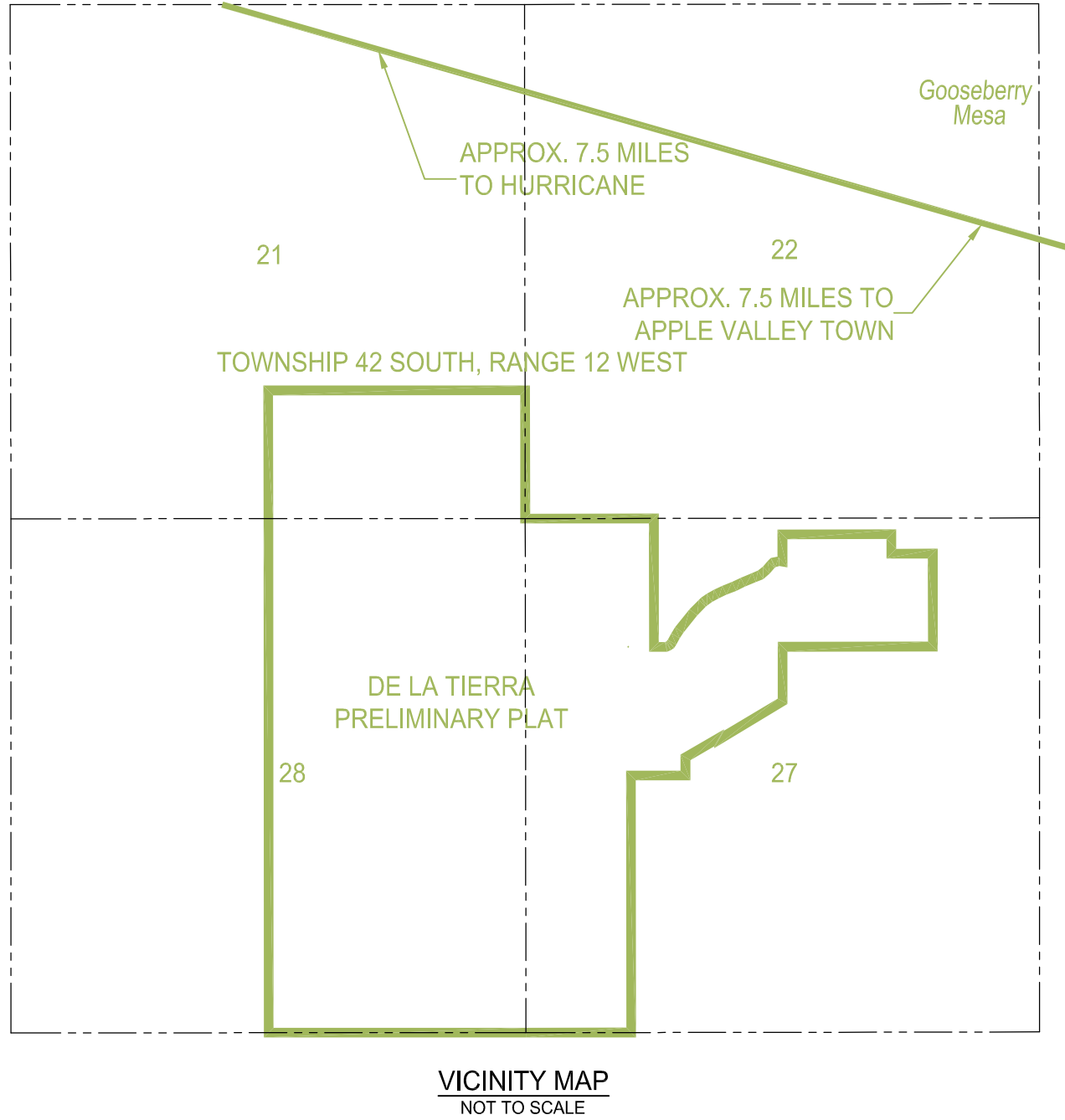
**Overview:** The preliminary plat is named Oculita Roca and is located at the South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd. The preliminary plat includes 627 acres with there being 57 single family lots (A-5 or larger), 10 lots identified as open space and one lot identified as Cabin Zone Hotel (CZH).

The proposed land is zoned PDO. This zone is intended to allow design flexibility in the use of the land, open spaces and variety in lot sizes. It appears that this plan has been designed with this flexibility in mind so that the uses within the development blend well together along with the existing uses in the area. Under 10.10.121(B)-Objectives to be accomplished in the PDO Zone, it appears this development is meeting the 5 objects which include (1) Create an attractive and desirable environment within the Town (2) Allow a variety of housing types in one development project (3) Encourage variety in physical development patterns, including flexibility in building location (4) Preserve open space for visual enjoyment and recreational use and lastly (5) Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

In the submitted Construction Drawings on page G-05 is the Sequencing Plan. This plan establishes the phases of this development and the necessary improvements to service this area. The sequencing plan appears to be reasonable and the timing of these improvements should be strictly followed to ensure improvements from the east (Gould Wash Rd) are made prior to development occurring in the area identified as sequence 8 and 9.

Access to lots 33-38 involves land that is not owned by the applicant. The town may not want to approve these lots (33-38) until access in this area is established. I also noticed there is some land south of Gould Wash Road that is zoned PDO and is not included in the preliminary plat. Lastly, the town may also want to consider a Development Agreement being executed with the approval of this plan.





LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, THE NORTH AND WEST HALF OF SECTION 27, AND THE EAST HALF OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST–WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";  
THENCE NORTH 89°58'23" EAST ALONG SAID EAST–WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "B&C LS4490";  
THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;  
THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;  
THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";  
THENCE NORTH 89°58'10" EAST ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER A DISTANCE OF 123.41 FEET TO THE FLOWLINE OF GOULD WASH;  
THENCE ALONG THE FLOWLINE OF GOULD WASH THE FOLLOWING TWENTY–TWO (22) COURSES:  
1. NORTH 66°55'32" EAST A DISTANCE OF 25.84 FEET TO A POINT OF CURVATURE;  
2. THENCE 27.02 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°03'11", A RADIUS OF 59.43 FEET AND A CHORD BEARING NORTH 53°53'57" EAST A DISTANCE OF 26.79 FEET TO A POINT OF COMPOUND CURVATURE;  
3. THENCE 28.36 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°30'56", A RADIUS OF 129.84 FEET AND A CHORD BEARING NORTH 34°36'53" EAST A DISTANCE OF 28.31 FEET TO A POINT OF TANGENCY;  
4. THENCE NORTH 28°21'25" EAST A DISTANCE OF 75.24 FEET TO A POINT OF CURVATURE;  
5. THENCE 69.55 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 383.00 FEET AND A CHORD BEARING NORTH 33°33'33" EAST A DISTANCE OF 69.45 FEET TO A POINT OF TANGENCY;  
6. THENCE NORTH 38°45'40" EAST A DISTANCE OF 232.66 FEET TO A POINT OF CURVATURE;  
7. THENCE 131.23 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'50", A RADIUS OF 722.00 FEET AND A CHORD BEARING NORTH 43°58'05" EAST A DISTANCE OF 131.05 FEET TO A POINT OF TANGENCY;  
8. THENCE NORTH 49°10'30" EAST A DISTANCE OF 25.98 FEET TO A POINT OF CURVATURE;  
9. THENCE 68.03 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°42'16", A RADIUS OF 333.00 FEET AND A CHORD BEARING NORTH 55°01'38" EAST A DISTANCE OF 67.91 FEET TO A POINT OF TANGENCY;  
10. THENCE NORTH 60°52'46" EAST A DISTANCE OF 80.09 FEET TO A POINT OF CURVATURE;  
11. THENCE 89.64 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°33'11", A RADIUS OF 680.00 FEET AND A CHORD BEARING NORTH 64°39'22" EAST A DISTANCE OF 89.58 FEET TO A POINT OF TANGENCY;

WATER NOTES:

The proposed development includes two alternative water system improvement plans. The primary plan features a new 1–million–gallon reinforced concrete water storage tank and 12–inch diameter transmission waterlines extending from the Gooseberry Lodges area. An alternative plan under evaluation includes the same 1–million–gallon tank, 8–inch diameter waterlines, and an additional 200,000–gallon tank located along Gould Wash Road.  
Both alternatives will be designed in compliance with the Utah Division of Drinking Water (DDW) system design criteria, as outlined in Utah Administrative Code R309–500 through R309–550, and must meet the Big Plains Water Special Service District's operational and performance standards, including alignment with its Culinary Water Master Plan and Water Conservation Plan. All engineering plans will be prepared and certified by a Utah–licensed professional engineer and submitted for DDW review and approval prior to construction.

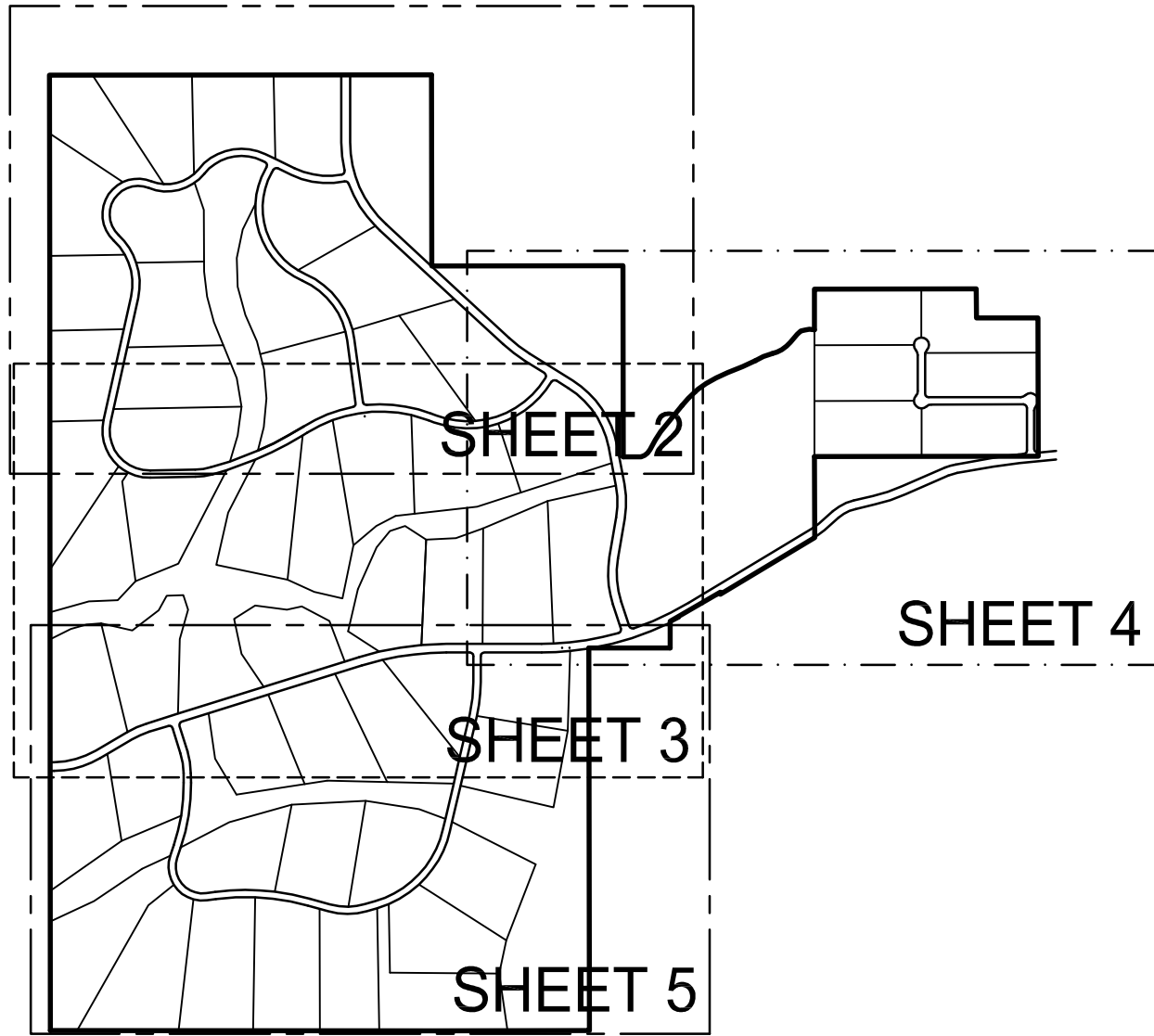
LEGAL DESCRIPTION:

12. THENCE NORTH 68°25'57" EAST A DISTANCE OF 109.15 FEET TO A POINT OF CURVATURE;  
13. THENCE 96.79 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°33'57", A RADIUS OF 733.00 FEET AND A CHORD BEARING NORTH 64°38'59" EAST A DISTANCE OF 96.72 FEET TO A POINT OF A REVERSE CURVE;  
14. THENCE 126.88 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°06'58", A RADIUS OF 600.00 FEET AND A CHORD BEARING NORTH 66°55'29" EAST A DISTANCE OF 126.64 FEET TO A POINT OF TANGENCY;  
15. THENCE NORTH 72°58'58" EAST A DISTANCE OF 34.20 FEET TO A POINT OF CURVATURE;  
16. THENCE 38.43 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°18'34", A RADIUS OF 135.00 FEET AND A CHORD BEARING NORTH 64°49'41" EAST A DISTANCE OF 38.30 FEET TO A POINT OF COMPOUND CURVATURE;  
17. THENCE 78.24 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°33'53", A RADIUS OF 288.00 FEET AND A CHORD BEARING NORTH 48°53'28" EAST A DISTANCE OF 78.00 FEET TO A POINT OF TANGENCY;  
18. THENCE NORTH 41°06'31" EAST A DISTANCE OF 72.34 FEET;  
19. THENCE NORTH 46°31'41" EAST A DISTANCE OF 31.66 FEET;  
20. THENCE NORTH 74°13'16" EAST A DISTANCE OF 28.74 FEET;  
21. THENCE NORTH 80°18'51" EAST A DISTANCE OF 33.64 FEET;  
22. THENCE SOUTH 81°36'12" EAST A DISTANCE OF 34.57 FEET TO THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 27;  
THENCE NORTH 00°03'39" WEST A DISTANCE OF 280.42 FEET ALONG THE BOUNDARY OF THE PARCEL FOUND IN SAID DOC ID 20230015917 AND ALONG SAID QUARTER SECTION;  
THENCE ALONG SAID PARCEL BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:  
1. NORTH 89°53'46" EAST A DISTANCE OF 1117.61 FEET;  
2. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 199.84 FEET;  
3. THENCE NORTH 89°53'46" EAST A DISTANCE OF 425.00 FEET;  
4. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 954.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;  
THENCE SOUTH 89°54'14" WEST A DISTANCE OF 1543.11 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 27 AND A ROSENBERG REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;  
THENCE SOUTH 00°03'39" EAST A DISTANCE OF 559.30 FEET ALONG SAID NORTH–SOUTH CENTERLINE TO A FOUND 1/2 INCH REBAR AND THE BOUNDARY OF THE PARCEL FOUND IN SAID DOC ID 20230015917;  
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:  
1. SOUTH 58°57'16" WEST A DISTANCE OF 760.45 FEET TO A ROSENBERG REBAR AND CAP;  
2. THENCE NORTH 00°12'38" WEST A DISTANCE OF 15.25 FEET TO A ROSENBERG REBAR AND CAP;  
3. THENCE SOUTH 59°58'36" WEST A DISTANCE OF 400.04 FEET TO A ROSENBERG REBAR AND CAP;  
4. THENCE SOUTH 00°05'35" EAST A DISTANCE OF 184.53 FEET TO A ROSENBERG REBAR AND CAP;  
THENCE SOUTH 89°54'46" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 560.03 FEET TO A MAG NAIL SET IN THE CONCRETE PATH;  
THENCE SOUTH 00°04'14" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A CENTERPOINT REBAR AND CAP;  
THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1080.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, MARKED BY A 1909 GLO BRASS CAP;  
THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 1909 GLO BRASS CAP;  
THENCE NORTH 00°02'37" WEST ALONG THE WESTERLY LINE OF SAID EAST HALF OF SECTION 28 A DISTANCE OF 5277.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,344,702 SQUARE FEET OR 627.748 ACRES.

OCULTA ROCA PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27 AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN WASHINGTON COUNTY, UTAH

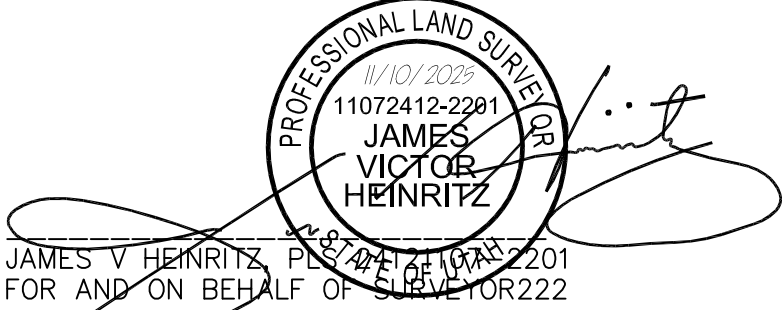


SHEET INDEX  
NOT TO SCALE

SURVEYOR'S CERTIFICATE


I, JAMES V. HEINRITZ, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 24121107–2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE

OCULTA ROCA PRELIMINARY PLAT



NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR 222. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WERE OBTAINED FROM COUNTY RECORDS AND THE CLINT.
- ALL FRONT, SIDE AND REAR EASEMENTS ARE HEREBY DEDICATED FOR DRAINAGE AND UTILITY PURPOSES. ALL FRONT EASEMENTS ARE 25 FEET. ALL SIDE AND REAR EASEMENTS ARE 25 FEET ON EITHER SIDE OF THE SIDE AND REAR LOT LINES. REAR EASEMENTS ALONG THE OUTER BOUNDARY OF THE SUBDIVISION ARE 25 FEET ON THE INSIDE OF THE BOUNDARY.
- ALL OPEN SPACE TRACTS ARE HEREBY DEDICATED FOR DRAINAGE PURPOSES.

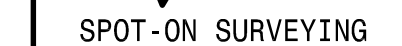
DRAWN BY: JVH CHECKED BY: IMH DATE: 11/10/2025 PROJECT NO.: SCALE: 1"=150' PAGE 1 OF 5	 SPOT-ON SURVEYING	<b>SURVEYOR222</b> PROFESSIONAL LAND SURVEYORS St. George UTAH 84790 801-230-8081 WWW.SURVEYOR222.COM
OCULTA ROCA PRELIMINARY PLAT WASHINGTON COUNTY, UTAH SCALE 1" = 150'		
COUNTY SURVEYOR'S APPROVAL	RECORDED NUMBER	
THE HEREON ANNEXATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS  ____ DAY OF _____, A.D. 20____  COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER	

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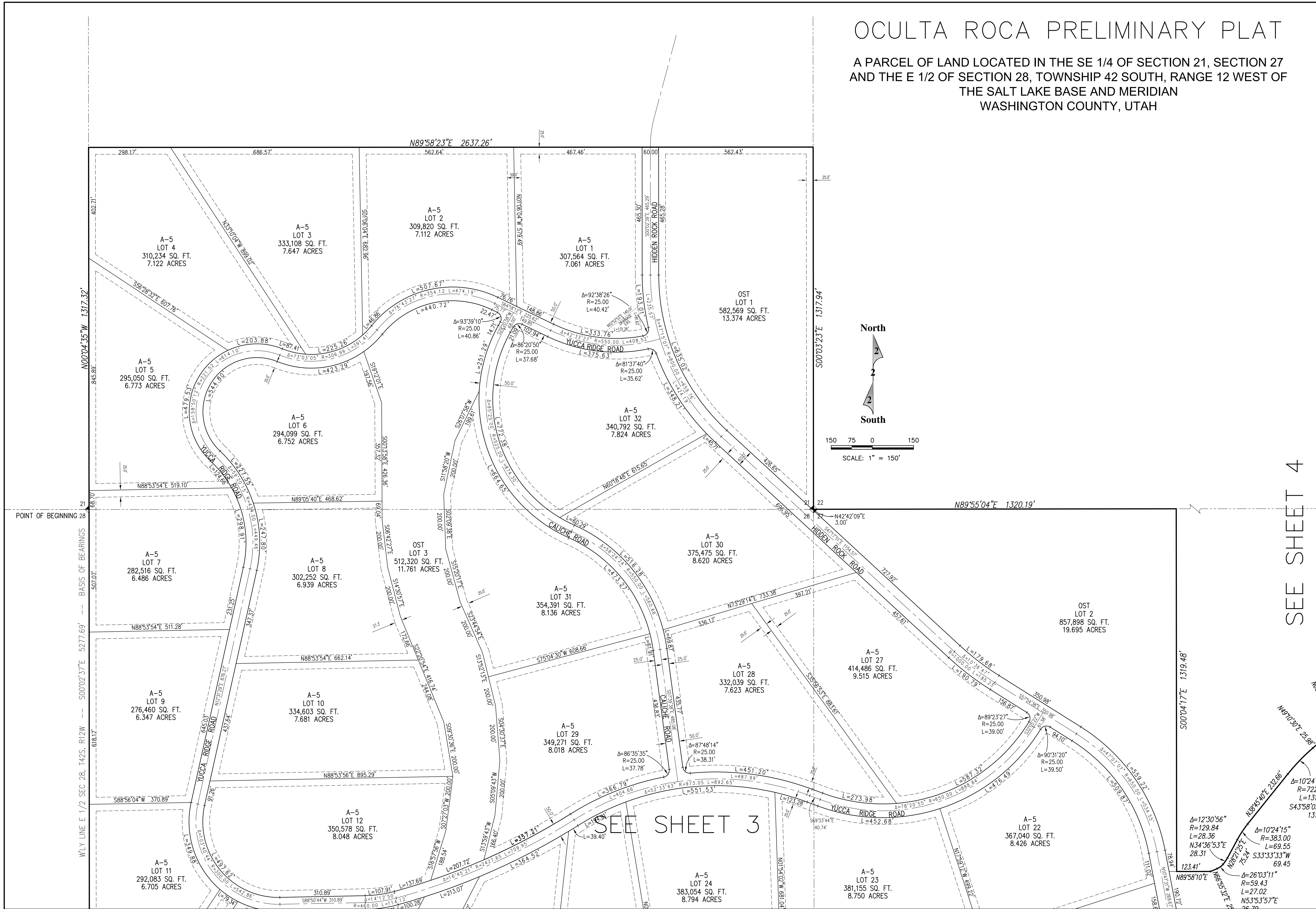
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PROFESSIONAL  
LAND SURVEYORS  
St. George  
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PAGE 2 OF 3



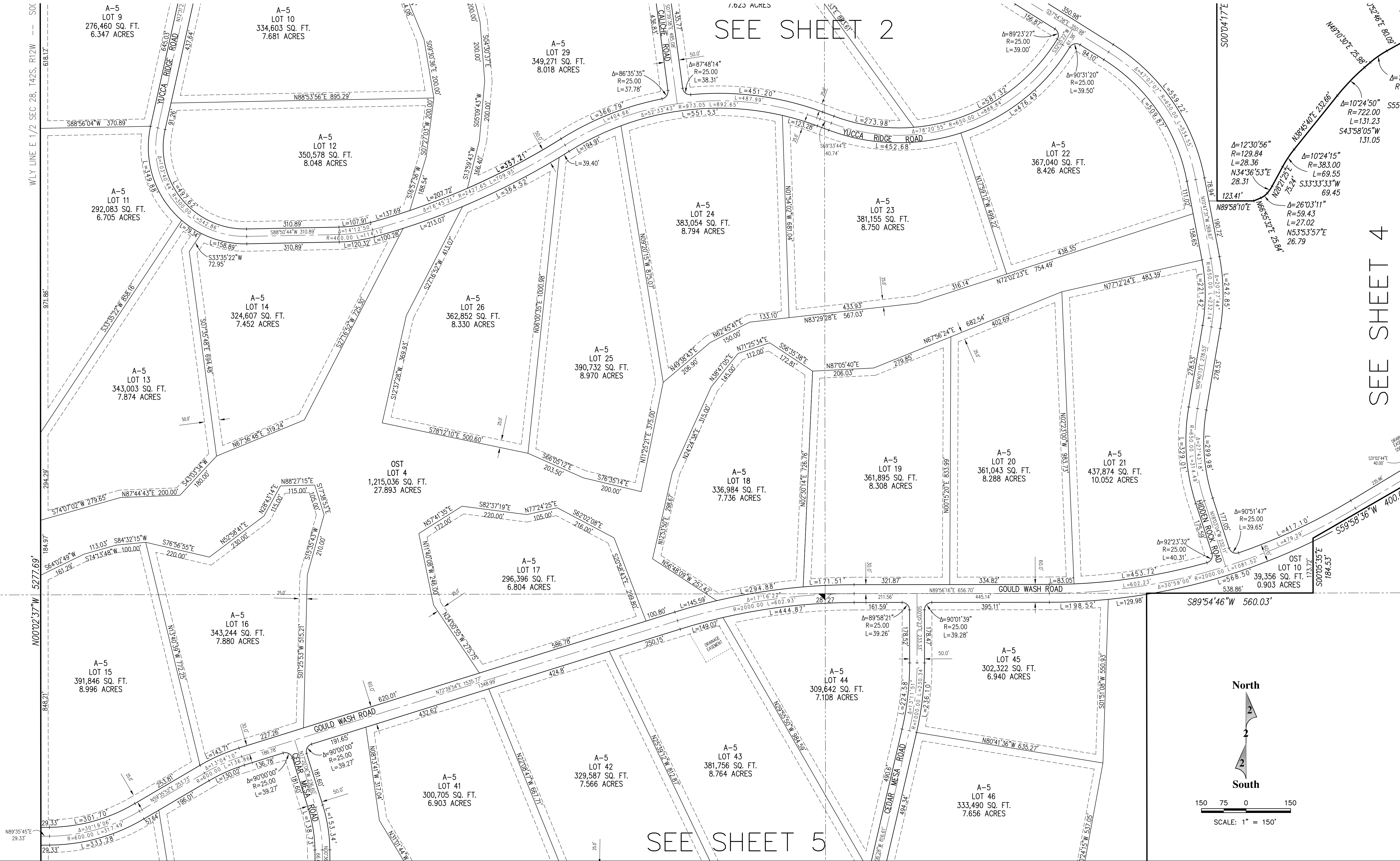


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WASHINGTON COUNTY, UTAH

SEE SHEET 2

7.023 ACRES



SEE SHEET 5

**SURVEYOR222**  
PROFESSIONAL  
LAND SURVEYORS  
St. George  
UTAH 84790  
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REVISION	DATE	DESCRIPTION

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WASHINGTON COUNTY, UTAH

DRAWN BY: JVH  
CHECKED BY: IMH  
DATE: 11/10/2025  
PROJECT NO.:  
SCALE: 1"=150'  
PAGE 3 OF 5

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**SURVEYOR222**

PROFESSIONAL  
LAND SURVEYORS  
St. George  
UTAH 84790  
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SPOT-ON SURVEYING

REVISION	DATE	DESCRIPTION

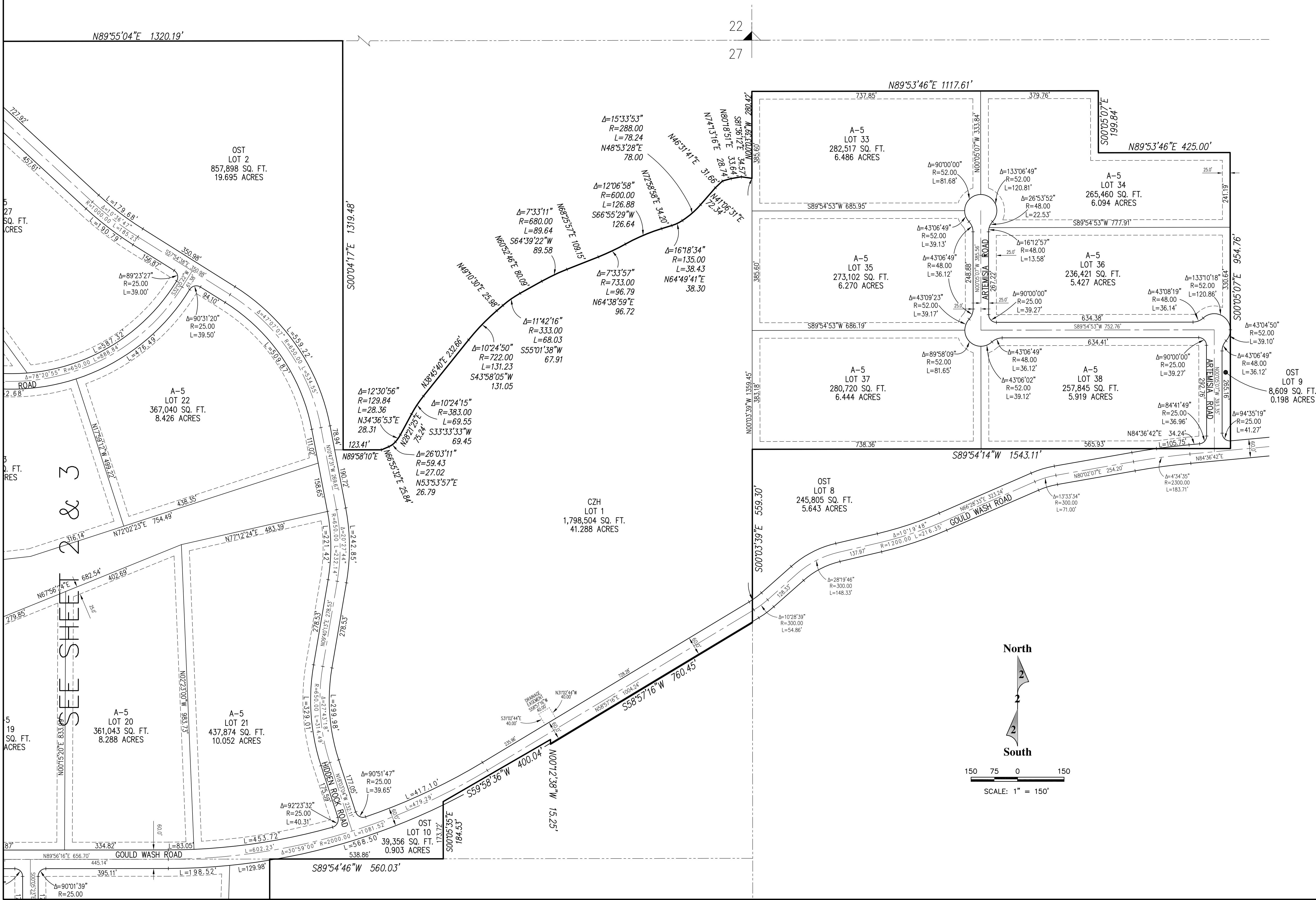
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DATE: 11/10/2025  
PROJECT NO.:

SCALE: 1"=150'  
DRAWN BY: JVH  
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DATE: 11/05/2025  
PROJECT NO.:

SCALE: 1"=150'

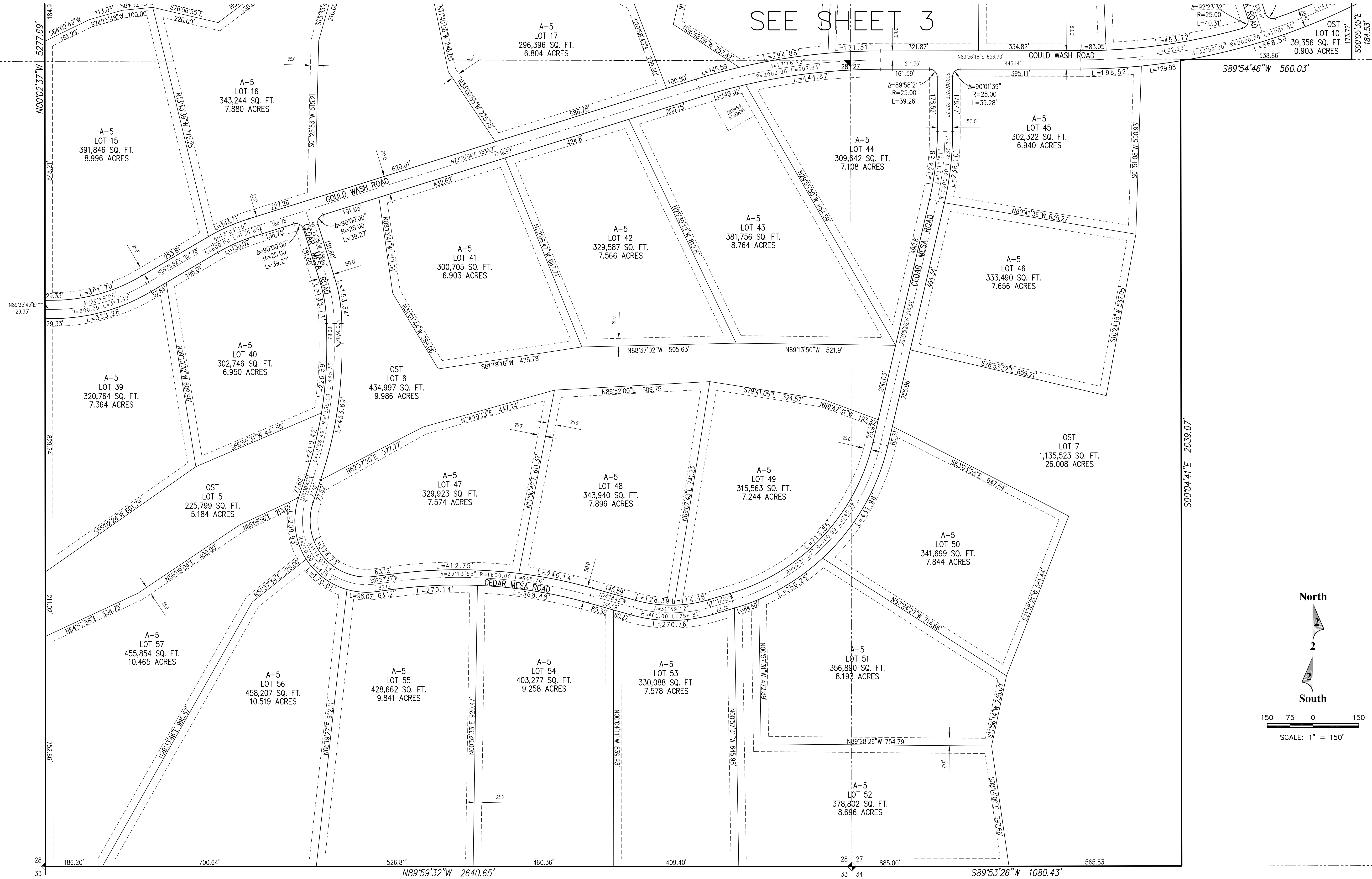
PAGE 4 OF 5



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SEE SHEET 3



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SPOT-ON SURVEYING

REVISION		DATE	DESCRIPTION

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DRAWN BY: JVH  
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PROJECT NO.:  
SCALE: 1"=150'  
PAGE 5 OF 5



# Apple Valley Preliminary Plat Application

Fee: \_\_\_\_\_

Applicant Full Name: De La Tierra Holdings LLC  
 Mailing Address: 339 W 2080 S City: Hurricane State: UT Zip: 84737  
 Phone Number: 801-674-6182 Email Address: dallin@hidden-rock.com  
 Authorized Agent (if applicable): Dallin Jolley

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tax ID Number: Ref. attached sheets

Current Zoning Designation: <sup>PDO</sup> \_\_\_\_\_

## Submittal Requirements

The Preliminary Plat shall include or be accompanied by the following (*Apple Valley Subdivisions § 11.02.090*):

- ☐ **Description:** In a title block located in the lower right-hand corner of the sheet the following is required:
  - ☐ The proposed name of the subdivision.
  - ☐ The location of the subdivision, including the address and the section, township, and range.
  - ☐ The names and addresses of the owner or subdivider if other than the owner.
  - ☐ Date of preparation and North point.
  - ☐ Scale shall be of sufficient size to adequately describe in legible form all required elements.
- ☐ **Existing Conditions:** The Preliminary Plat shall show:
  - ☐ The location of the nearest monument.
  - ☐ The boundary of the proposed subdivision and acreage included.
  - ☐ All property contiguous to the property to be subdivided and 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

**DE LA TIERRA HOLDINGS [DLTH]****HIDDEN ROCK DEVELOPMENT GROUP**

## Ownership Overview

De La Tierra Holdings [Phase 1 - Ownership]			
	Parcel ID	Acreage	Use
[16]	AV-2-2-27-432	102.79	Branded Resi
[04]	AV-2196-A-1	36.23	Branded Resi
[01]	AV-2169-B	15.10	Branded Resi
[02]	AV-2196-F	16.66	Branded Resi
[03]	AV-2196-B	5.05	Branded Resi
[07]	AV-2-2-28-110	19.97	Branded Resi
[17]	AV-2-2-28-120	10.64	Branded Resi
[09]	AV-2-2-28-220	34.42	Branded Resi
[18]	AV-2-2-28-221	0.2	Branded Resi
[08]	AV-2-2-28-240	0.97	Branded Resi
[10]	AV-2196-C	2.58	Branded Resi
[11]	AV-2196-D	21.481	Branded Resi
[12]	AV-2196-E	3.00	Branded Resi
[20]	AV-2196-G	2.26	Branded Resi
[13]	AV-2196-H	10.55	Branded Resi
[19]	AV-2196-I	0.05	Branded Resi
[14]	AV-2-2-27-430	17.10	Branded Resi
[15]	AV-2-2-27-431	10.10	Branded Resi
	AV-2169-A-1	86.67	Branded Resi
	AV-2195-B	26.06	Branded Resi
	AV-2194-A	4.77	Branded Resi
	AV-2194-C	159.67	Branded Resi
	AV-2-2-28-230	42.20	Branded Resi
<b>23 Total Parcels</b>		<b>628.52</b>	



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.) And all property contiguous to the proposed subdivision.

- ☐ The location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ☐ 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.
- ☐ Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
- ☐ Contours at vertical intervals not greater than five feet (5').
- ☐ 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 ground water, and windblown sand) and recommendations for their mitigation.
- ☐ **Proposed Plan:** The subdivision plans shall show:
  - ☐ The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
  - ☐ The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
  - ☐ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
  - ☐ Easements for water, sewers, drainage, utilities, lines and other purposes.
  - ☐ Typical street cross sections and street grades where required by the Planning Commission.
  - ☐ A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
  - ☐ Approximate radius of all centerline curves on highways or streets.
  - ☐ Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street, or on a prescriptive easement (double frontage or flag lots shall be prohibited except where conditions make other design undesirable).

- ☐ All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.
- ☐ Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☐ 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.
- ☐ If the subdivision is to be built in phases, the plat shall show possible phasing lines.
- ☐ A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ☐ **Required Copies of Plans:**
  - ☐ An electronic copy of each drawing.
  - ☐ Two (2) copies of all full-scale drawings.
  - ☐ One copy of each drawing on eleven by seventeen inch (11" x 17") sheets or eight and one-half by eleven ( 8 ½ x 11) if the project is small and the plans are legible at that size.

## Subdivision Improvement Plans

With the Preliminary Plat application, the applicant shall submit Subdivisions Improvement Plans prepared by a licensed engineer for all on-site and required off-site improvements in accordance with the following (*Apple Valley Subdivisions § 11.02.100*):

- ☐ A final plan must be prepared in accordance with, but not limited to the following standards:
  - ☐ Current Apple Valley Town standards and specifications.
  - ☐ Apple Valley Town drainage manual.
  - ☐ Big Plains Water Special Service District construction standards.
  - ☐ Ash Creek Sewer Special Service District construction standards.
  - ☐ Apple Valley town power standards and specifications as required.
  - ☐ Applicable fire code.
  - ☐ Rocky Mountain power standards and specifications if applicable.
  - ☐ South Central Communications standards and specifications, if applicable.

- ☐ Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
  - ☐ A general assessment of the requirements needed to develop the site.
  - ☐ Site preparation and grading and the suitability of onsite soils for use as structural fill.
  - ☐ Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
  - ☐ Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
  - ☐ Anticipated total and differential settlement.
  - ☐ Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
  - ☐ Design criteria for restrained and unrestrained retaining or rockery wall.
  - ☐ Moisture protection and surface drainage.
- ☐ Subdivision Improvement Plans must contain a signature block for all required utilities, including the Public Works Director or Consultant, Big Plains Water Special Service district representatives, Ash Creek Special Sewer District and Town Engineer. Drawings shall be a minimum of twenty-two inches by thirty four inches (22" x 34") (full size) and shall be provided in an electronic format and a paper format as requested by the Town.
- ☐ All street grades over five percent (5%) shall be noted on the preliminary plat.

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*(For Office Use Only)*

Date Received: 11/12/2025 Date Paid: 11/18/2025

## Complete Application Determination of Preliminary Plat Application

The Town checks the submittal for completeness. If the submittal includes all materials, the Town receives the submittal and starts the review cycle. If the submittal is found to be incomplete, the submittal is returned to the applicant. No review shall commence until the Town determines the application is complete (*Apple Valley Subdivisions § 11.02.070(E)*).

Date of Completion Determination: \_\_\_\_\_

## Water Conveyance Facility

If the location of the proposed subdivision is within one hundred feet (100') of a Water Conveyance Facility, within twenty (20) calendar days after receipt of the completed application, the Town shall notify in writing the Water Conveyance Facility Owner(s) of the application and request comments related to the following aspects of the Water Conveyance Facility: access, maintenance, protection, safety, and any other issues related (*Apple Valley Subdivisions § 11.02.070(F)*).

Mailing Date of Notice to Water Conveyance Facility: \_\_\_\_\_

## Preliminary Plat Review

The review of the Preliminary Plat shall comply with Apple Valley Subdivisions § 11.02.070.

Date Review Cycle #1 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #2 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #3 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #4 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Recommendation to Planning Commission:

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## Preliminary Plat Approval

Date of Public Hearing: 12/10/2025

Date of Planning Commission Decision: \_\_\_\_\_

- ☐ Approved
- ☐ Denied