APPLE VALLEY TOWN COUNCIL

1777 N Meadowlark Dr, Apple Valley
Thursday, December 02, 2021 at 5:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Thursday, December 02, 2021**, commencing at **5:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Dale Beddo |
Council Members | Kevin Sair | Paul Edwardsen | Mike McLaughlin | Marty Lisonbee |

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

https://us02web.zoom.us/j/84616593847

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 846 1659 3847

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

DISCUSSION

1. DISCUSSION FOR LOT SPLIT ON AV-1337: APPLICANT AARON STOUT
2. DISCUSSION FOR LOT SPLIT ON AV-1378-C: APPLICANT KENDRA WEBB (AGENT:BRANT TUTTLE)
3. DISCUSSION FOR LOT SPLIT ON AV-1354-NP-8: APPLICANT AMIE-JO ENGLEHART (AGENT:NORTHERN ENGINEERING)

DISCUSSION AND ACTION

4. DISCUSSION AND POSSIBLE ACTION ON RESOLUTION R-2021-10: A RESOLUTION APPOINTING DANIEL MUSSER TO CHIEF OF POLICE AND FIRE
5. DISCUSSION AND POSSIBLE ACTION ON RESOLUTION R-2021-11: A RESOLUTION EXEMPTING PUBLIC UTILITY STRUCTURES FROM BUILDING HEIGHT RESTRICTIONS
6. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1365-E FROM OPEN SPACE TO RE-10: APPLICANT DENNIS CLARK
7. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1-3-5-211: APPLICANT ALLRED HEBER
8. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1329-B FROM OPEN SPACE TO SF-1.0: APPLICANT LADD MACDONALD
9. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR AV-1329-B, APPLICANT LADD MACDONALD

10. DISCUSSION AND POSSIBLE ACTION ZONE CHANGE FOR AV-1366-D-1 FROM OPEN SPACE TO SF-.25: APPLICANT NORTHERN ENGINNERING (AGENT: BRANT TUTTLE)
11. DISCUSSION AND POSSIBLE ACTION PRELIMINARY PLAT APPLICATION FOR AV-1366-D-1, APPLICANT NORTHERN ENGINNERING (AGENT: BRANT TUTTLE)
12. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR LOT AV-2184 AND AV-2165 FROM OPEN SPACE TO CABIN OR TINY PARKS ZONE AND PLANNED DEVELOPMENT ZONE AND RE-1.0: APPLICANT STANDARD DEVELOPMENT (AGENT: TRAVIS HOLM)
13. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1343-A-1 FROM OPEN SPACE TO RE-1: APPLICANT TRAVIS AND LIBBY WELLS
14. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1329 FROM OPEN SPACE TO RE-1 AND SF-1/2: APPLICANT TRAVIS AND LIBBY WELLS
15. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1313-D-1 FROM AGRICULTURE TO SF-.50: APPLICANT 2000 MAIN LLC (AGENT: TRAVIS HOLM)
16. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1318 FROM AGRICULTURE TO SF-.50: APPLICANT STANDARD DEVELOPMENT LLC (AGENT: TRAVIS HOLM)
17. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1319-A: APPLICANT 2000 MAIN (AGENT: TRAVIS HOLM)
18. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1345,1327,1326,1346,1348-A: APPLICANT 2000 MAIN (AGENT: TRAVIS HOLM)
19. Discussion and possible action on Zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone with Development Agreement. Applicant Bang Properties. PC Recommended 4-0. Please reference TC Meeting Minutes from 9.16.20. Meeting minutes attached for reference.

    "Mayor moves to table this item. This gives a possibility of 500 cabins. Based on this we would like to do a Planned Development zone approval on this item which will require a Development Agreement to help limit the number of cabins at this time."

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing clerk@applevalley.gov. Comments submitted in writing will be read on the record during the meeting.

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

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

TOWN OF APPLE VALLEY

RESOLUTION R-2021-10
A RESOLUTION APPOINTING DANIEL MUSSER TO CHIEF OF POLICE AND FIRE

WHEREAS, the Town of Apple Valley ("Apple Valley") has established a Police Department; and

WHEREAS, the position of Apple Valley Fire Chief has been filled by Daniel Musser; and

WHEREAS, the Daniel Musser is qualified for the position of Police Chief and Fire Chief; and

WHEREAS, the Town of Apple Valley will assist Daniel Musser in increasing his training and qualifications for the position of Police Chief and Fire Chief; and

WHEREAS, the Apple Valley Town Mayor has appointed Daniel Musser to the position of Police Chief and Fire Chief; and

NOW, THEREFORE, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed and held on the 2nd day of December 2021, and upon motion duly made and seconded, and

BE IT RESOLVED AS FOLLOWS:

SECTION 1: Daniel Musser is appointed to the position of Chief of Apple Valley Police Department.

SECTION 2: Daniel Musser is appointed to the position of Chief of Apple Valley Fire Department.

RESOLVED this 2nd day of December 2021

TOWN OF APPLE VALLEY

ATTEST:

_____
Dale Beddo, Mayor

_____
Jeff Voran, Town Recorder

Council Member Marty Lisonbee	voted	_____
Council Member Michael McLaughlin	voted	_____
Council Member Kevin Sair	voted	_____
Council Member Paul Edwardsen	voted	_____
Mayor Dale Beddo	voted	_____

TOWN OF APPLE VALLEY

RESOLUTION R-2021-11
A RESOLUTION EXEMPTING PUBLIC UTILITY STRUCTURES FROM BUILDING HEIGHT RESTRICTIONS

WHEREAS, the Town of Apple Valley ("Apple Valley") is in the process of creating new infrastructure of water tanks and power substations.

WHEREAS, the Town of Apple Valley is in negations to provide a new substation to be solely paid for by Rocky Mountain Power for the benefit of Apple Valley residents.

WHEREAS, the Town of Apple Valley will assist in the location of said water tanks and substations to ensure the locality of such improvements is in harmony with the Town's infrastructure, plans and improvement.

WHEREAS, the Apple Valley Town Council desires to exempt all utility structures from building height restrictions.

NOW, THEREFORE, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed and held on the 2nd day of December 2021, and upon motion duly made and seconded,

BE IT RESOLVED AS FOLLOWS:

SECTION 1: Power substations are exempt from any and all building height restrictions.

SECTION 2: Water tanks are exempt from any and all building height restrictions.

RESOLVED this 2nd day of December 2021.

TOWN OF APPLE VALLEY

ATTEST:

_____
Dale Beddo, Mayor

_____
Jeff Voran, Town Recorder

Council Member Marty Lisonbee	voted	_____
Council Member Michael McLaughlin	voted	_____
Council Member Kevin Sair	voted	_____
Council Member Paul Edwardsen	voted	_____
Mayor Dale Beddo	voted	_____

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

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: Dennis B. Clark, JR		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: ST. George	State: UT	Zip: 84771	
Agent: (If Applicable)		Phone:	
Address/Location of Property:	Parcel ID: AV-1365-E		
Existing Zone: OST/OSC		Proposed Zone: RE-10	

Reason for the request

Would like to build one house on property.

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 Paid #1025 Rcpt No: 36290	
Date Received: 9/8/21	By: Jill Glenna, Deputy Town Clerk
Date Application Deemed Complete: 9/29/21	By:

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Dennis B Clark

Property Owner

Property Owner

Subscribed and sworn to me this 2nd day of September, 2021.

NOTARY PUBLIC
DANIEL CAMBRA
COMM. # 709242
MY COMMISSION EXPIRES
NOVEMBER 13, 2023
STATE OF UTAH

Notary Public

Residing in: St. George

My Commission Expires: 11/13/23

AGENT AUTHORIZATION

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

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

When recorded mail deed and tax notice to:
Dennis B. Clark, JR., Trustee of Rick Kennedy
Revocable Trust, dated December 7, 2005
PO Box 2254
St. George, UT 84771

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

Order No. 215370 - JLB
Tax I.D. No. AV-1365-E

Space Above This Line for Recorder's Use

WARRANTY DEED

Bruce Hubrecht, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Dennis B. Clark, JR., Trustee of Rick Kennedy Revocable Trust, dated December 7, 2005 , grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Parcel 1:
The West 10 acres of the Southwest Quarter Northeast Quarter(SW¼NE¼) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 2:
A Right of Way for ingress and egress over existing roads as created by instruments, recorded as Entry No. 278825, 281731, 281733 , 281738, 314581, 450820, Official Washington County Records.

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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

WITNESS the hand(s) of said grantor(s), this 2nd day of February, 2021.

Bruce Hubrecht

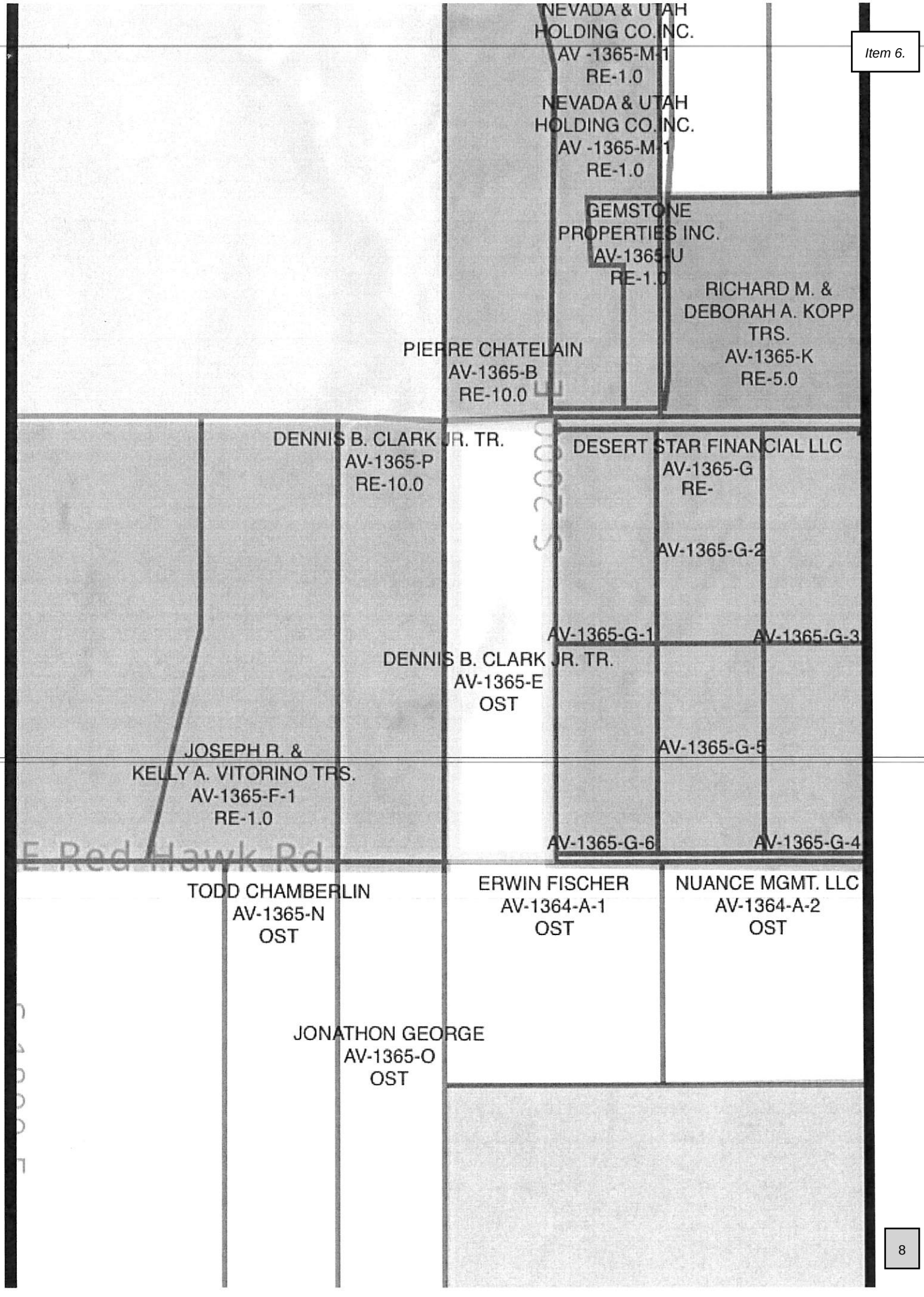
STATE OF Arizona)
:ss.
COUNTY OF Mohave)

On the 2nd day of February, 2021, personally appeared before me, Bruce Hubrecht, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

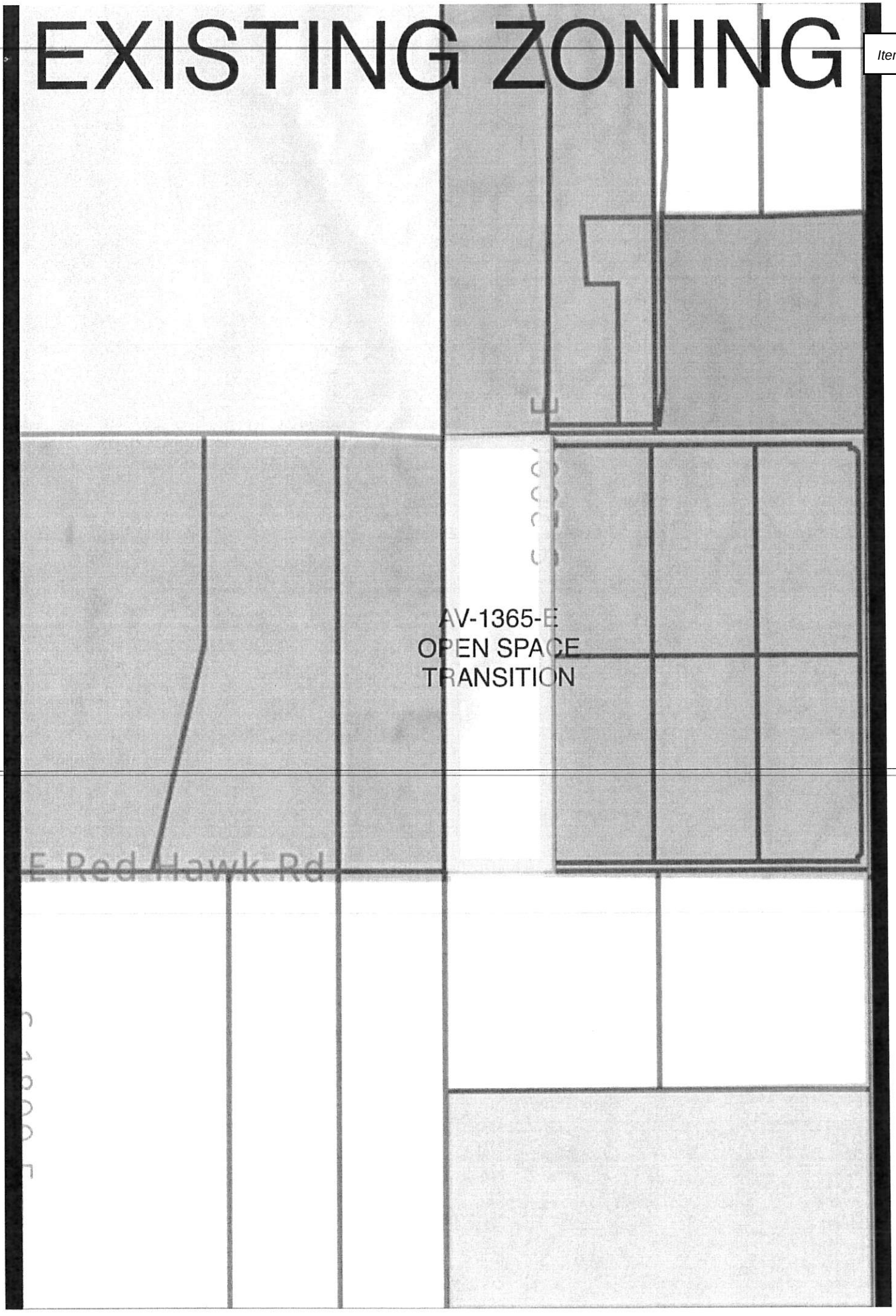
NOTARY PUBLIC

VALARIE J FERREIRA
Notary Public - Arizona
Mohave County
Commission # 588634
My Comm. Expires Oct 27, 2024

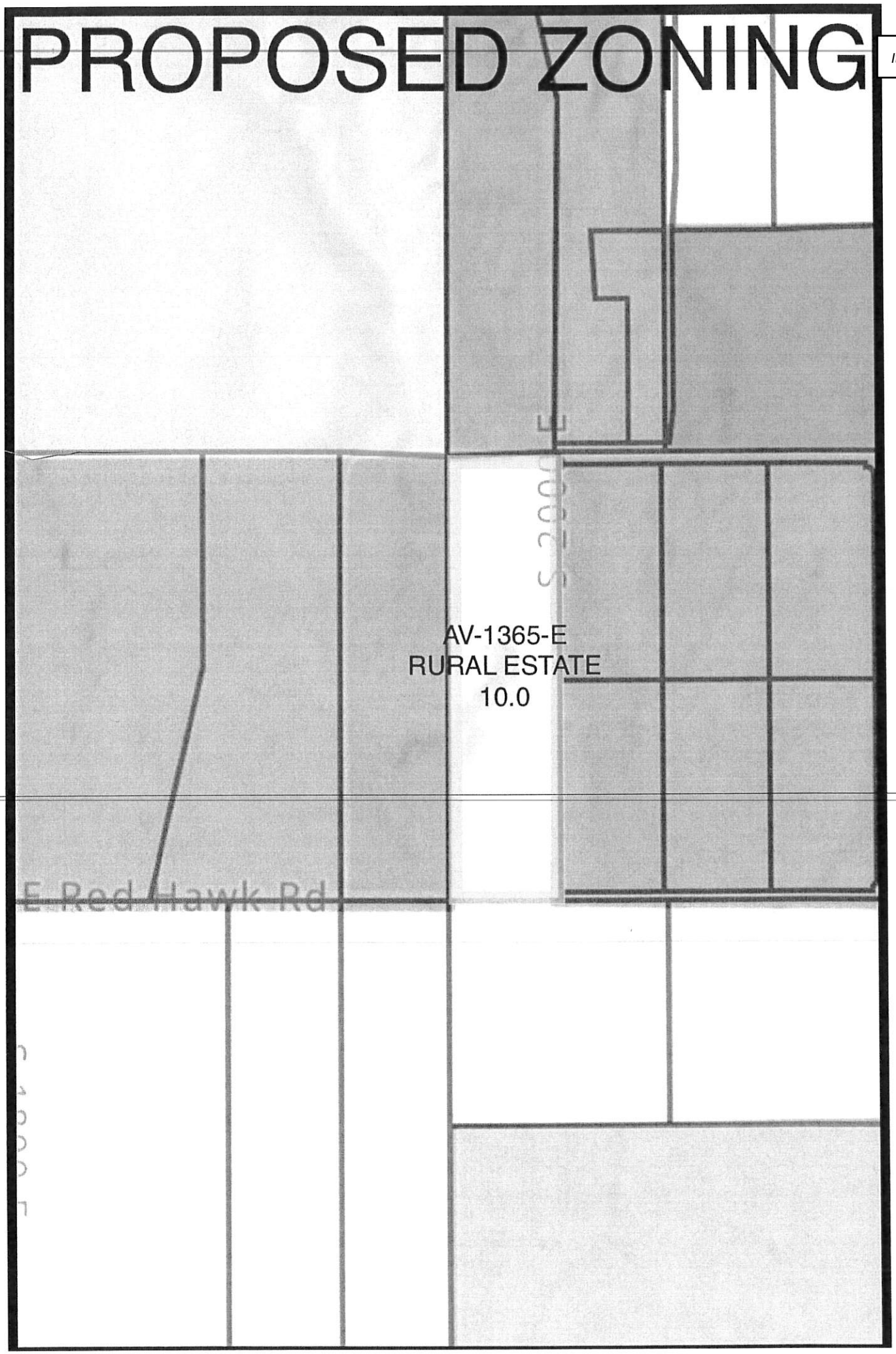
My Commission Expires: 10-27-24


NEVADA & UTAH
HOLDING CO. INC.
AV -1365-M-1
RE-1.0
NEVADA & UTAH
HOLDING CO. INC.
AV -1365-M-1
RE-1.0
GEMSTONE
PROPERTIES INC.
AV-1365-U
RE-1.0
RICHARD M. &
DEBORAH A. KOPP
TRS.
AV-1365-K
RE-5.0
PIERRE CHATELAIN
AV-1365-B
RE-10.0
DENNIS B. CLARK JR. TR.
AV-1365-P
RE-10.0
DESERT STAR FINANCIAL LLC
AV-1365-G
RE-
AV-1365-G-2
AV-1365-G-1
AV-1365-G-3
DENNIS B. CLARK JR. TR.
AV-1365-E
OST
AV-1365-G-5
JOSEPH R. &
KELLY A. VITORINO TRS.
AV-1365-F-1
RE-1.0
AV-1365-G-6
AV-1365-G-4
E Red Hawk Rd
TODD CHAMBERLIN
AV-1365-N
OST
ERWIN FISCHER
AV-1364-A-1
OST
NUANCE MGMT. LLC
AV-1364-A-2
OST
JONATHON GEORGE
AV-1365-O
OST

EXISTING ZONING



PROPOSED ZONING



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: Alfred Heber R **Telephone:** _____

Address: [redacted] **Fax No.** _____

Email: Karl@pv-eng.com

Agent (If Applicable): Karl Rasmussen **Telephone:** 435-668-8307

Address/Location of Subject Property: Approx. 300 S. between Coyote Rd & Main St.

Tax ID of Subject Property: AV-1-3-5-211 **Zone District:** OST

Proposed Use: (Describe, use extra sheet if necessary) Residential ½ acre & tourist commercial.

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.
- ✓ 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.

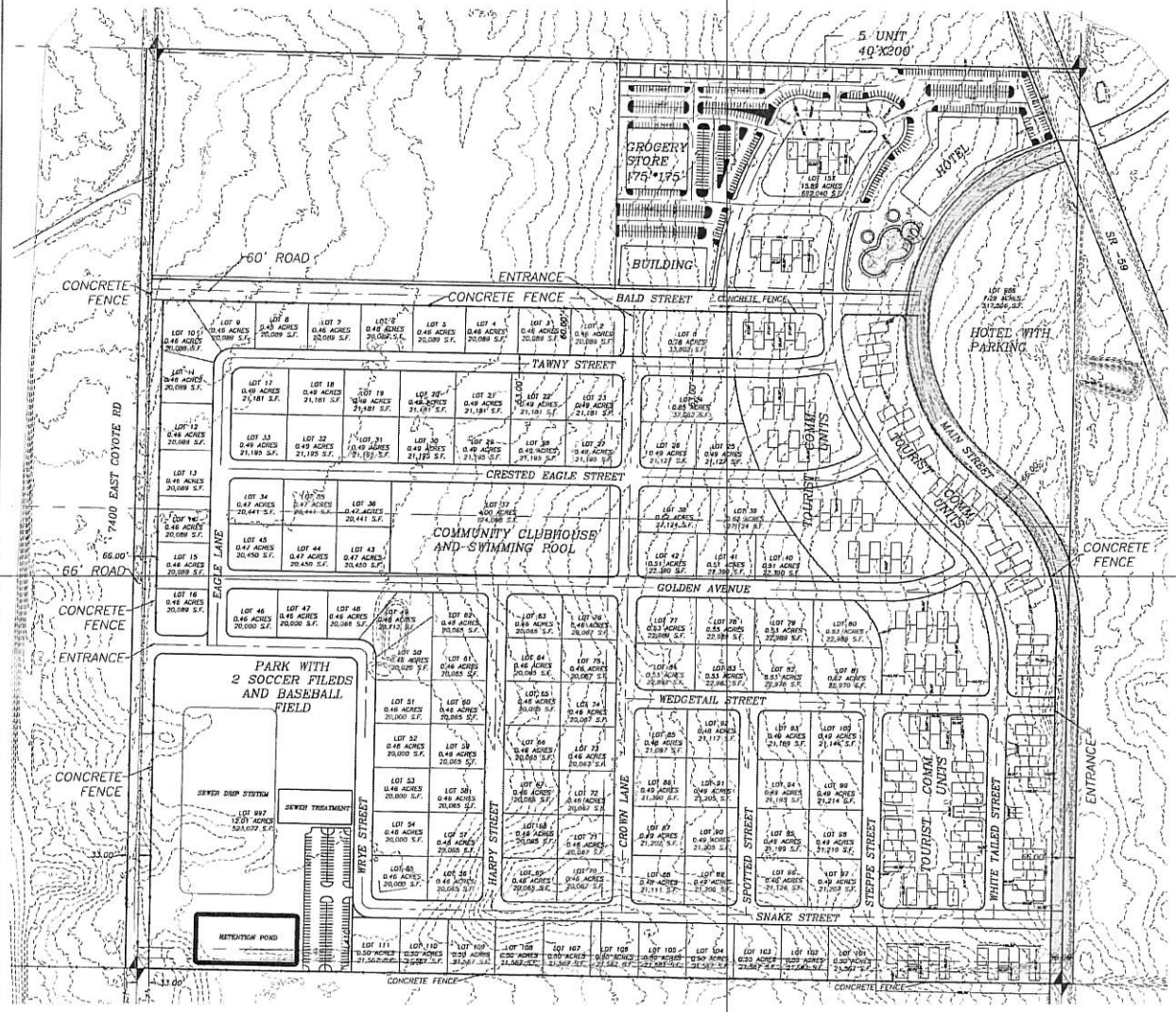
If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and 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

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X — EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED

LEGAL DESCRIPTION

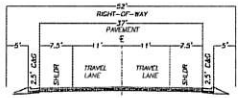
SECTION 5 T. 43S R. 11W, ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 12' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.81 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,268.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

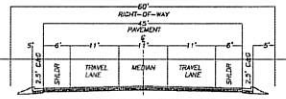
LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N11°13'03"E 680.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 680.37 FEET; THENCE N88°43'01"W 1323.88 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

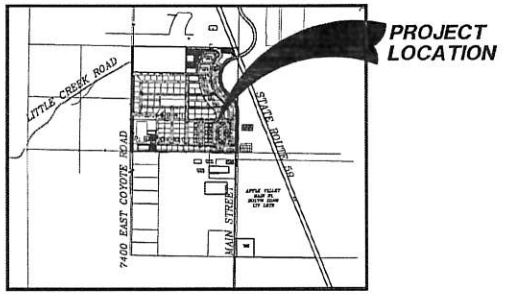
CONTAINS: 137.13 ACRES.



52' ROAD TYPICAL SECTIONS



60' ROAD TYPICAL SECTIONS



Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND PRESERVATION OF ALL UTILITIES, DRAIN, OR IRRIGATION FACILITIES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

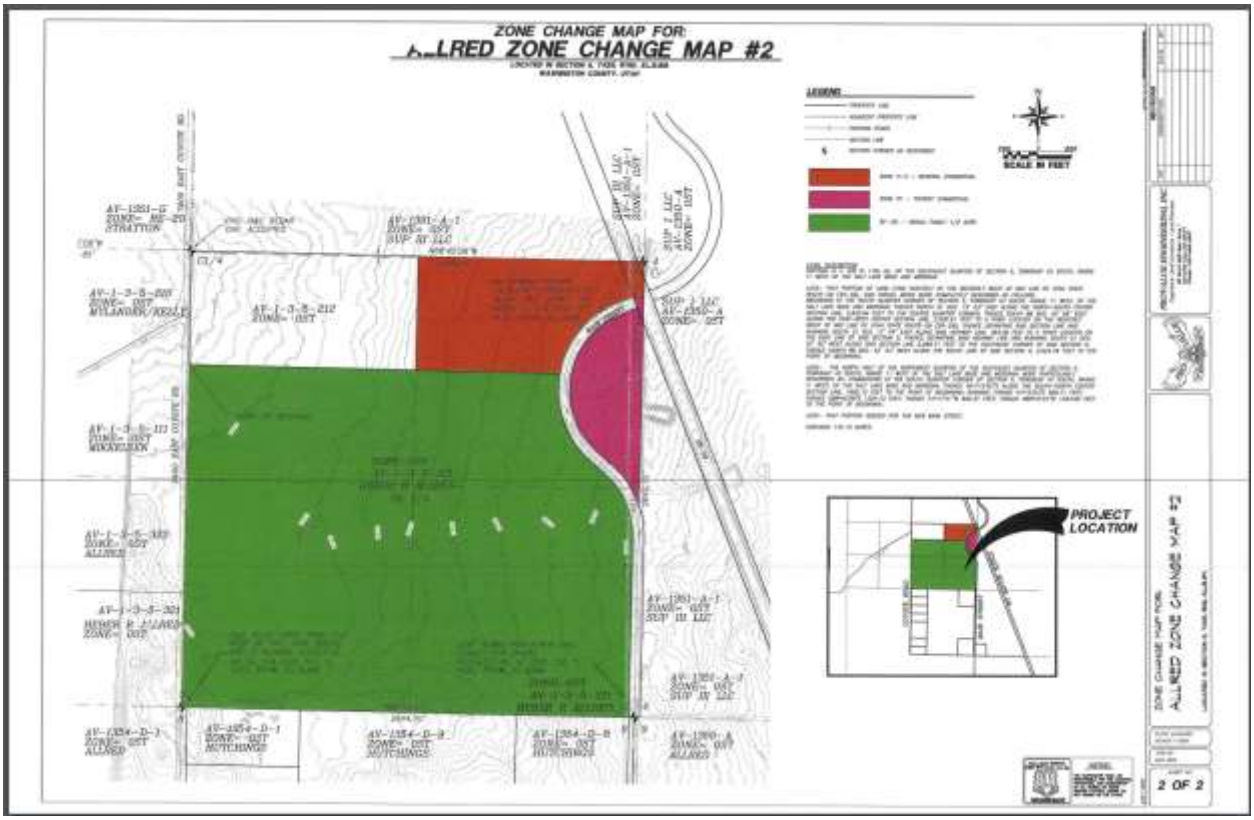
PRELIMINARY PLAT

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers, Surveyors and Planners
220 South 200 East, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-0061

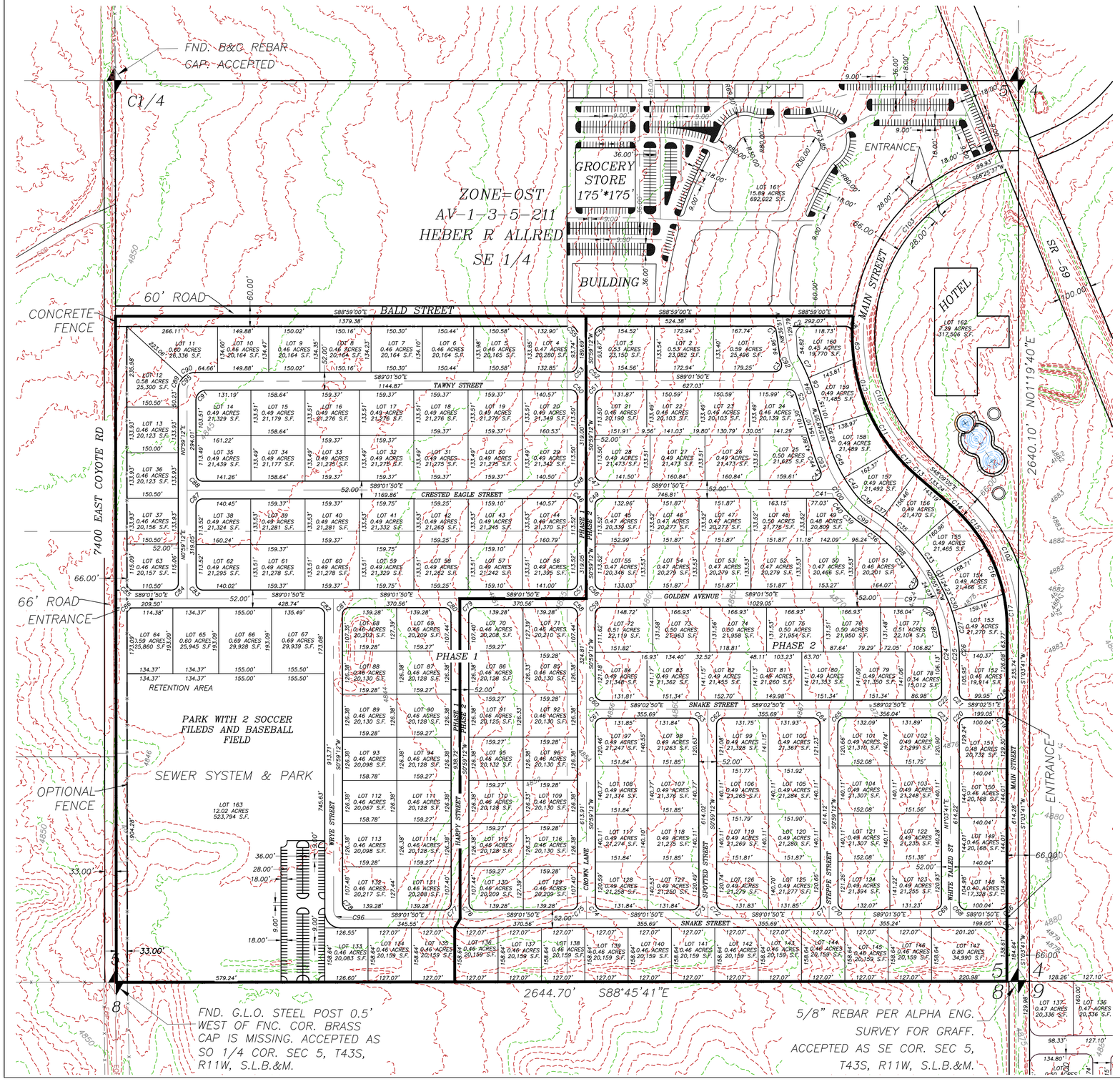
PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH
LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 08/25/2021
SCALE: 1"=60'
JOB NO.
601-003
SHEET NO.
1


ZONE CHANGE MAP FOR:
ALLRED ZONE CHANGE MAP #2
LEGEND
SCALE IN FEET
PROJECT LOCATION
ALLRED ZONE CHANGE MAP #2
2 OF 2

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



CONTACT OF OWNER:

HEBER ALLRED, REP
OWNER: ALLRED HEBER R
350 S COYOTE RD
APPLE VALLEY, UT 84737
PHONE: 702-812-3743

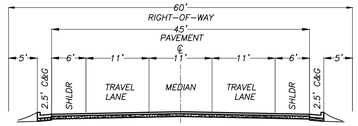
CURRENT ZONING: SF-1/2

LEGEND

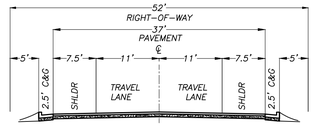
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- PHASE LINE
- 4350 CONTOUR ELEVATION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR

N
W E
S
150 0 150
SCALE IN FEET

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60' ROAD TYPICAL SECTIONS
N.T.S.



52' ROAD TYPICAL SECTIONS
N.T.S.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	NONE
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	NO BEDROCK ENCOUNTERED
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

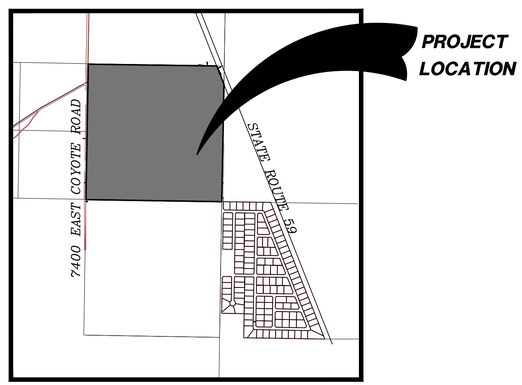
SECTION :5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 660.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.



VICINITY MAP

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH
LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 11/23/2021
SCALE: 1"=150'

JOB NO.
607-002

SHEET NO:
1 OF 2

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH.

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.42'	18.45'	18.53'	S55°53'27"E	60°17'15"
C2	45.83'	21.94'	37.94'	N41°59'06"E	119°42'45"
C3	42.11'	20.00'	34.75'	S31°37'18"W	120°38'00"
C4	24.96'	20.00'	23.37'	S53°16'40"E	71°30'19"
C5	14.94'	500.50'	14.94'	S16°40'13"E	1°42'36"
C6	50.48'	552.50'	50.47'	N18°25'58"W	5°14'07"
C7	73.72'	552.50'	73.67'	N24°52'23"W	7°38'43"
C8	31.63'	20.00'	28.44'	S43°40'17"E	90°37'25"
C9	76.39'	543.00'	76.33'	S2°23'24"E	8°03'40"
C10	165.34'	543.00'	164.70'	S15°08'36"E	17°26'45"
C11	125.16'	543.00'	124.88'	S30°28'10"E	13°12'22"
C12	99.10'	543.00'	98.97'	S42°18'04"E	10°27'25"
C13	5.89'	543.00'	5.89'	S47°50'26"E	0°37'18"
C14	5.91'	477.87'	5.91'	S46°32'41"E	0°42'33"
C15	146.34'	477.87'	145.77'	S37°25'02"E	17°32'45"
C16	146.33'	477.87'	145.76'	S19°52'18"E	17°32'41"
C17	101.18'	477.87'	100.99'	S5°02'01"E	12°07'53"
C18	31.37'	20.00'	28.25'	S46°01'13"W	89°51'53"
C19	31.45'	20.00'	28.31'	S43°59'35"E	90°06'31"
C20	31.38'	20.00'	28.26'	N46°00'25"E	89°53'29"
C21	31.45'	20.00'	28.31'	N43°59'35"W	90°06'31"
C22	31.38'	20.00'	28.26'	S46°00'25"W	89°53'29"
C23	31.45'	20.00'	28.31'	S43°59'35"E	90°06'31"
C24	14.98'	374.00'	14.98'	S0°05'11"E	2°17'44"
C25	14.95'	426.00'	14.95'	N0°03'22"E	2°00'38"
C26	18.46'	426.00'	18.46'	N2°11'27"W	2°29'00"
C27	103.23'	426.00'	102.98'	N10°22'28"W	13°53'02"
C28	121.51'	374.00'	120.98'	S10°32'30"E	18°36'53"
C29	24.15'	20.00'	22.71'	S54°26'23"E	69°10'53"
C30	64.05'	426.00'	63.98'	S21°37'24"E	8°36'50"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	25.29'	554.54'	25.29'	N27°16'09"W	2°36'47"
C32	42.53'	20.00'	34.96'	S30°02'42"W	121°50'57"
C33	112.40'	554.54'	112.21'	N34°22'57"W	11°36'48"
C34	133.80'	502.48'	133.41'	S38°30'29"E	15°15'25"
C35	120.69'	554.54'	120.46'	N46°25'27"W	12°28'13"
C36	92.28'	502.48'	92.15'	S51°23'52"E	10°31'21"
C37	38.70'	554.54'	38.69'	N54°39'30"W	3°59'53"
C38	67.23'	197.49'	66.91'	N46°54'22"W	19°30'20"
C39	84.93'	249.50'	84.52'	S46°54'22"E	19°30'16"
C40	84.93'	249.50'	84.52'	S46°54'22"E	19°30'16"
C41	18.73'	20.00'	18.05'	S62°12'19"E	53°39'02"
C42	59.11'	447.50'	59.07'	N33°22'10"W	7°34'07"
C43	39.98'	20.00'	33.65'	S33°41'47"W	114°32'47"
C44	67.67'	499.50'	67.61'	S19°41'46"E	7°45'42"
C45	107.55'	447.50'	107.29'	N22°42'01"W	13°46'12"
C46	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C47	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C48	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C49	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C50	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C51	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C52	31.42'	20.00'	28.29'	N44°01'20"W	90°01'03"
C53	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C54	31.43'	20.00'	28.29'	N46°00'06"E	90°01'48"
C55	31.41'	20.00'	28.28'	S43°59'54"E	89°58'12"
C56	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C57	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C58	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C59	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C60	31.43'	20.00'	28.29'	N44°01'49"W	90°02'02"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C62	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C63	31.43'	20.00'	28.29'	S44°01'49"E	90°02'02"
C64	31.43'	20.00'	28.29'	S44°01'49"E	90°02'02"
C65	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C66	31.38'	20.00'	28.26'	S46°00'56"W	89°54'29"
C67	31.45'	20.00'	28.31'	S43°59'04"E	90°05'31"
C68	31.45'	20.00'	28.31'	N43°59'04"W	90°05'31"
C69	31.38'	20.00'	28.26'	S46°00'56"W	89°54'29"
C70	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C71	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C72	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C73	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C74	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C75	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C76	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C77	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C78	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C79	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C80	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C81	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C82	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C83	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C84	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C85	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C86	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C87	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C88	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C89	37.94'	51.00'	37.07'	S22°17'49"W	42°37'14"
C90	42.16'	51.00'	40.97'	S67°17'18"W	47°21'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C91	47.11'	30.00'	42.42'	N45°58'41"E	89°58'58"
C92	69.15'	526.50'	69.10'	N24°55'59"W	7°31'30"
C93	138.71'	473.50'	138.21'	N24°12'26"W	16°47'02"
C94	49.21'	526.50'	49.19'	N18°29'34"W	5°21'19"
C95	39.26'	25.00'	35.35'	N45°58'41"E	89°58'58"
C96	39.28'	25.00'	35.36'	S44°01'19"E	90°01'02"
C97	16.75'	405.40'	16.75'	N25°23'19"W	2°22'03"
C98	276.74'	533.29'	273.65'	N41°43'22"W	29°43'58"
C99	76.08'	223.50'	75.72'	N46°54'22"W	19°30'16"
C100	37.64'	473.50'	37.63'	N34°52'35"W	4°33'17"
C101	493.89'	510.00'	474.82'	S20°24'32"E	55°29'11"
C102	438.05'	510.00'	424.71'	S23°32'42"E	49°12'45"
C103	543.83'	510.00'	518.43'	S37°52'44"W	61°05'47"

PLAN FOR STORM DRAINAGE

- RETENTION BASIN AT SOUTH END OF LOT 14
- RIPRAP CHECK DAMS ON ALL ROADS
- EACH LOT TO RETAIN THEIR ON RUNOFF

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

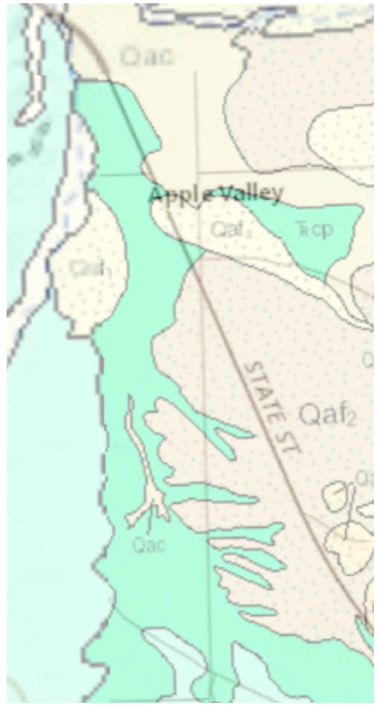
- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

WATER PLAN

- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET) DOWN MAIN STREET AND BORE A 12" MAIN UNDER HIGHWAY SR-59.
- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- THE NEW WELL WILL BE 80+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 200 FEET OF HYDRAULIC HEAD AT GATEWAY PRESERVE, WHICH WILL BE 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

- THE PLAN IS TO INSTALL A 4" PRESSURE SEWER MAIN IN ALL STREETS AND RUN THEM TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED IN THE PROPOSED PARK AREA. THE TREATMENT UNIT WILL BE THE AQUATECH SYSTEM THAT TREATS WASTEWATER TO BE USED IN A DRIP SYSTEM.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.



SOILS MAP

SOILS DESCRIPTION

TRCP: PETRIFIED FOREST MEMBER (UPPER TRIASSIC)

VARICOLORED, TYPICALLY GRAY TO PURPLE MUDSTONE, CLAYSTONE, AND SILTSTONE, LESSER WHITE TO YELLOW-BROWN SANDSTONE AND PEBBLY SANDSTONE, AND MINOR CHERT AND NODULAR LIMESTONE; REGIONALLY DIVISIBLE INTO THREE PARTS, IN ASCENDING ORDER: (1) THE BENTONITIC BLUE MESA, (2) THE PEBBLY SANDSTONE OF THE MOSS BACK OR SONSELA (DEPENDING ON CLAST PROVENANCE), AND (3) THE BENTONITIC PAINTED DESERT (LUCAS, 1993; WOODY [2006], HOWEVER, SUGGESTED RESTRICTING THE PETRIFIED FOREST TO STRATA ABOVE THE SONSELA, THAT IS, TO LUCAS' PAINTED DESERT UNIT); THE OWL ROCK MEMBER OF THE CHINLE FORMATION MAY BE PRESENT AT THE TOP OF THE UNIT AS MAPPED HERE (SPENCER LUCAS, NEW MEXICO MUSEUM OF NATURAL HISTORY AND SCIENCE, VERBAL COMMUNICATION, AUGUST 2005), AND THE LOWERMOST PART OF THE PETRIFIED FOREST MEMBER AS MAPPED HERE LOCALLY CONTAINS LIGHT-GRAY, FINE- TO MEDIUM-GRAINED SANDSTONE WITH ABUNDANT PETRIFIED WOOD AND COBBLE- TO SMALL BOULDER-SIZE "CANNONBALL" SANDSTONE CONCRETIONS THAT MAY REPRESENT A DISTAL, UNMAPPED FACIES OF THE MONITOR BUTTE FORMATION; THE MIDDLE PART OF MEMBER IS MARKED BY A DISTINCTIVE, THICK-BEDDED, WHITE TO YELLOW-BROWN SANDSTONE AND PEBBLY SANDSTONE WITH WELL-ROUNDED CHERT AND QUARTZITE CLASTS LIKELY CORRELATIVE WITH THE SONSELA; SWELLING, BENTONITIC MUDSTONE AND CLAYSTONE ARE COMMON THROUGHOUT THE MEMBER AND ALTHOUGH TYPICALLY POORLY EXPOSED, THEIR BRIGHT PURPLE, GRAYISH-RED, DARK-REDDISH-BROWN, LIGHT-GREENISH-GRAY, BROWNISH-GRAY, OLIVE-GRAY, AND SIMILAR HUES LOCALLY SHOW THROUGH TO THE SURFACE; THEY WEATHER TO A "POPCORN" SURFACE AND AND ARE RESPONSIBLE FOR NUMEROUS BUILDING FOUNDATION PROBLEMS IN THE REGION; TYPICALLY POORLY EXPOSED AND COMMONLY FORMS LANDSLIDES; CONTAINS PETRIFIED WOOD, ESPECIALLY IN SANDSTONE BEDS; UPPER, UNCONFORMABLE CONTACT IS AT THE TOP OF BRIGHTLY COLORED SWELLING MUDSTONES WITH NODULAR LIMESTONE, ABOVE WHICH IS A THIN CHERT-PEBBLE CONGLOMERATE AND OVERLYING REDDISH-BROWN, NON-BENTONITIC SILTSTONE AND FINE-GRAINED SANDSTONE; DEPOSITED IN A VARIETY OF FLUVIAL, FLOOD-PLAIN, PALUSTRINE, AND LACUSTRINE ENVIRONMENTS OF A BACK-ARC BASIN FORMED INLAND OF A MAGMATIC ARC ASSOCIATED WITH A SUBDUCTION ZONE ALONG THE WEST COAST OF NORTH AMERICA (STEWART AND OTHERS, 1972A; DICKINSON AND OTHERS, 1983; LUCAS, 1993; DUBIEL, 1994; DECOURTEN, 1998; LUCAS AND TANNER, 2007); ABOUT 400 TO 650 FEET (120-200 M) THICK.

QAF2: LEVEL-2 ALLUVIAL-FAN DEPOSITS (HOLOCENE)

POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE MOUTHS OF STREAMS AND WASHES; CLAST COMPOSITION RANGES WIDELY AND REFLECTS ROCK TYPES EXPOSED IN UPSTREAM DRAINAGE BASINS; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS AND TYPICALLY FORMS INACTIVE SURFACES INCISED BY ACTIVE DRAINAGES; TYPICALLY 10 TO 50 FEET (3-15 M) THICK.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 11/23/2021
SCALE: 1"=150'

JOB NO.
607-002

SHEET NO:
2 OF 2

PRELIMINARY PLAT

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

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

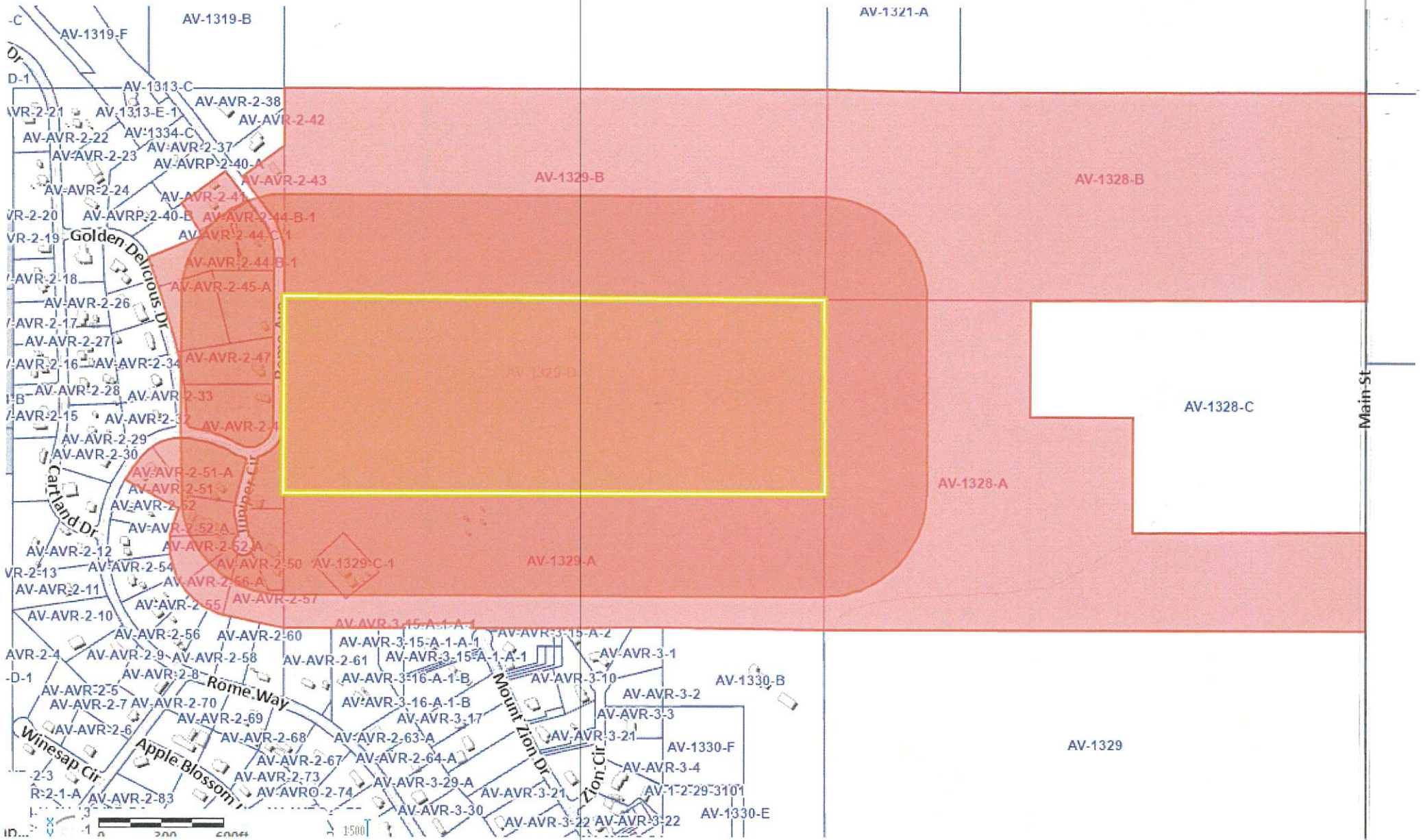
Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting		
Name: LADD MACDONALD		Phone: 925-407-5073
Address: [redacted]		Email: LADDMAC.@GMAIL.COM
City: Provo	State: UT	Zip: 84604
Agent: (If Applicable) Paul Johnson		Phone: (801) 377-3100
Address/Location of Property: BETWEEN ROME AVE & MAIN ST.	Parcel ID: AV 1329-B	
Existing Zone: OST		Proposed Zone: SF 1.0
Reason for the request SINGLE FAMILY HOMES WITHOUT FARM ANIMALS. WITHOUT INDUSTRIAL LOOKING BUILDINGS		

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 SEE ABOVE
- ☑ D. An accurate legal description of the property to be rezoned ON DEED
- ☑ 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	Paid fee 10/12/21	
Date Received:	10/6/21	By: JW
Date Application Deemed Complete:	10/12/21	By: JW



PROPERTIES WITHIN 500'

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Sept 2021

(Notary Public)

MATTHEW JENKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 719596
COMM. EXP. 08-03-2025

Residing in: Utah County, Utah

My Commission Expires: 08/03/2025

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Sept 2021

(Notary Public)

Residing in: Utah County Utah

My Commission Expires: 08/03/2025

MATTHEW JENKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 719596
COMM. EXP. 08-03-2025

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:
DRL Investments
985 North Shadow Ridge Avenue
Eagle, Idaho 83616

DOC # 20060058754
Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
12/19/2006 02:36:54 PM Fee $ 13.00 By SOUTHERN UTAH TITLE CO

Order No. 136491
Tax I.D. No. AV-1329-B

WARRANTY DEED

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land in WASHINGTON County, State of UTAH:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

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

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company

JANA LYN MUSGRAVE, Member/Manager

MATTHEW C. MUSGRAVE, Member/Manager

NOTARY

STATE OF UTAH)
) ss
County of Washington)

On the 15 day of December, A. D. 2006, personally appeared before me Matthew C. Musgrave and Jana Lyn Musgrave, Managing Members of MCM LAND AND DEVELOPMENT,LLC,a Utah Limited Liability Company and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

NOTARY PUBLIC
STEPHANIE L HUTCHINGS
40 SOUTH 100 EAST
ST. GEORGE, UT 84770
MY COMM EXP 09-01-08
STATE OF UTAH

Notary Public

Notary Public residing at:
My Commission Expires:

Unofficial Copy

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company,as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

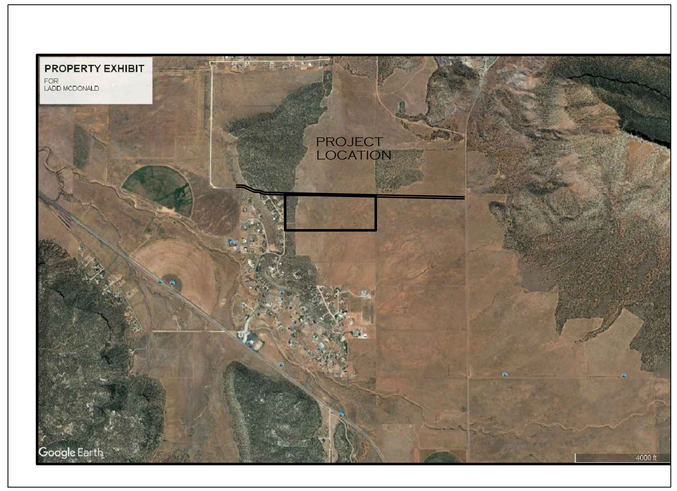
Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials _____ / _____

Unofficial Copy

PRELIMINARY PLAT
SMITHSONIAN ESTATES
SUBDIVISON



VICINITY MAP
N.T.S.

OWNER

DRL INVESTMENTS, LLC

LADD MACDONALD OWNER
LADDMAC@GMAIL.COM
(927)407-5073

TRAFFIC, ROADWAYS

52-FOOT WIDE ROADWAYS ARE PROVIDED THROUGHOUT THE SUBDIVISION.

WE REALIZE IT IS PREFERRED BY THE CITY TO CONNECT TO GUBLER WAY RATHER THAN ROME AVE.

MONUMENT

THE NEAREST MONUMENT IS A GLO BRASS CAP, THE NORTH ¼ CORNER OF SECTION 29 IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY

GEOLOGICAL HAZARDS

NO GEOLOGICAL HAZARDS ARE EXPECTED ON THE SITE. A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

GENERAL NOTES:

* SET BACKS ARE: 25' FRONT, 10' SIDE, & 10' BACK

* A 10' UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ROAD WAYS

DRAINAGE NOTE

DRAINAGE FLOWS TO THE SOUTH AND EXITS THE PROPERTY NEAR THE CENTER OF THE PROPERTY. DETENTION WILL BE SIZED TO MITIGATE ALL INCREASES IN VOLUME PRIOR TO EXITING THE PROPERTY

NOTE

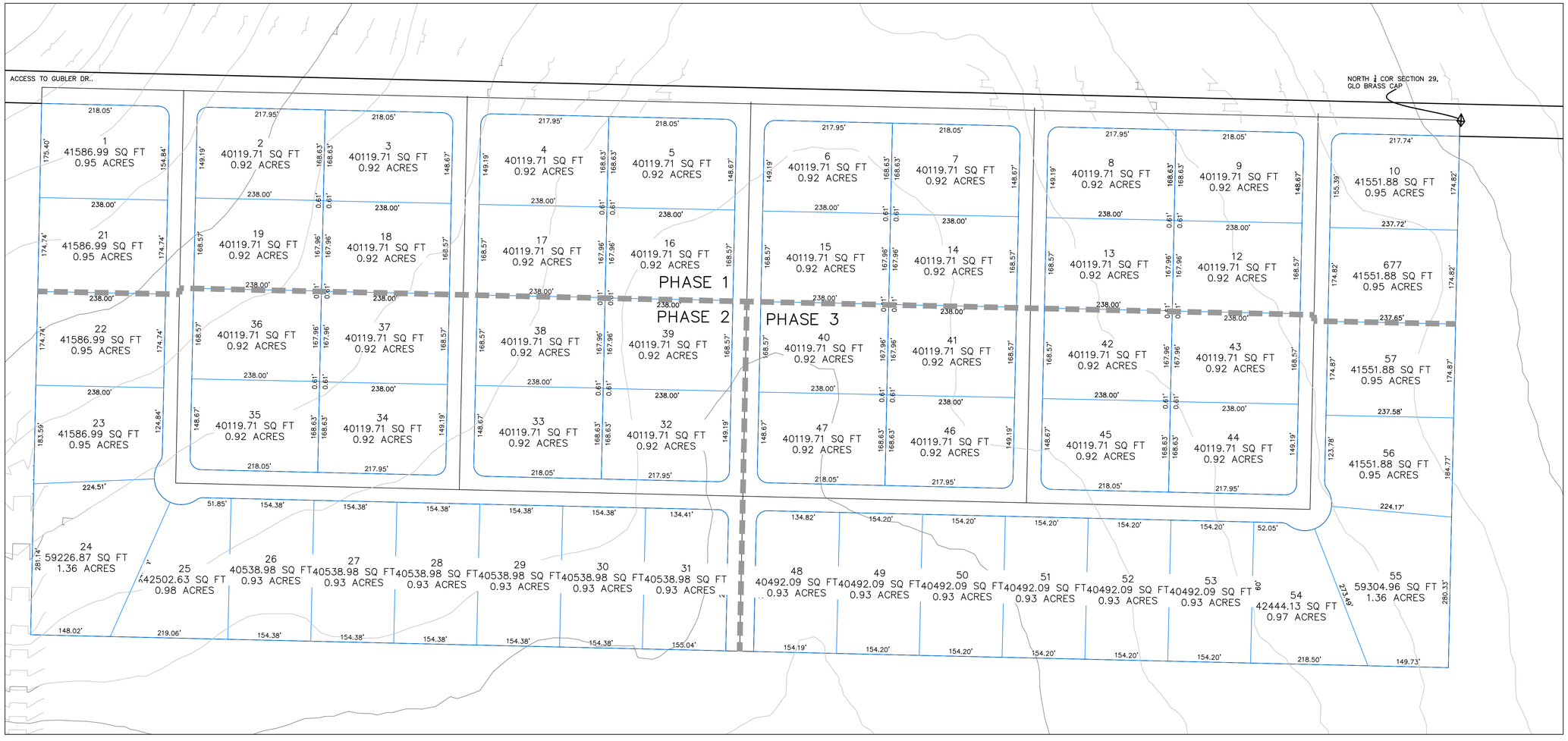
ROADWAYS WITH SLOPE GREATER THAN 5% NOT EXPECTED. BUT WILL BE LOCALIZED IF REQUIRED

EXISTING UTILITIES INCLUDING WATER IS LOCATED IN ROME WAY. WATER SERVICE WILL BE EXTENDED TO ADJACENT PROPERTIES.

SEWER SERVICE WILL BE BY INDIVIDUAL WASTEWATER SYSTEMS AND WILL REQUIRE LEVEL 3 APPROVAL BY THE STATE OF UTAH. A TYPICAL SYSTEM WILL BE PROVIDED BY ORENCO OR AIRR, OR OTHERS.

LEGEND:

PHASE LINE



100 0 100
SCALE IN FEET

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

PRELIMINARY PLAT
SMITHSONIAN ESTATES SUBD.
FOR
LADD MACDONALD
APPLEVALLEY, UTAH
SECTION 29, T42S, R11W, SLB&M

FILE NAME: MCDONALD
DATE: OCT 2021
CHECKED:
SCALE: SHOWN
SHEET 1 OF 1

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. AV-1329-B
Receipt No. 10783701

Name: SMITHSONIAN ESTATES for DRL Inv LLC **Telephone:** 801-404-8437

Address: [redacted] **Fax No.** _____

Email: laddmac@gmail.com

Agent (If Applicable): Paul Johnson **Telephone:** 801-377-3100

Address/Location of Subject Property: AV-1329-B, Northwest Corner Section 29, Township 42 Range 11 West, Salt Lake Base and Meridian

Tax ID of Subject Property: AV-1329-B **Zone District:** SF1

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

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

X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- X a. The proposed name of the subdivision.
- X b. The location of the subdivision, including the address and section, township and range.
- X c. The names and addresses of the owner or subdivider, if other than the owner.
- X d. Date of preparation, and north point.
- X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
- X b. The boundary of the proposed subdivision and the acreage included.
- X c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- X d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- X e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

__X__ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
__X__ h. Contours at vertical intervals not greater than five (5) feet.
__X__ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
__X__ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

__X__ 3. Proposed Plan: The subdivision plans shall show:
__X__ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
__X__ b. The layout, numbers and typical dimensions of lots.
__X__ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
__X__ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
__X__ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
__X__ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
__X__ g. Approximate radius of all center line curves on highways or streets.
__X__ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
__X__ 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.
__X__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
__X__ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
__X__ l. Will this subdivision be phased? If yes show possible phasing lines.
__X__ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

__X__ 4. Required copies of plans:
__X__ a. Three copies of all full scale drawings
__X__ 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).

__X__ **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: 10/6/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 10/12/21 Completion determination made by: JW

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

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Sept 2021

(Notary Public)

MATTHEW JENKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 719596
COMM. EXP. 08-03-2025

Residing in: Utah County, Utah

My Commission Expires: 08/03/2025

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Sept 2021

(Notary Public)

Residing in: Utah County Utah

My Commission Expires: 08/03/2025

MATTHEW JENKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 719596
COMM. EXP. 08-03-2025

PRELIMINARY PLAT
SMITHSONIAN ESTATES
SUBDIVISON



VICINITY MAP
N.T.S.

OWNER

DRL INVESTMENTS, LLC

LADD MACDONALD OWNER
LADDMAC@GMAIL.COM
(927)407-3073

TRAFFIC, ROADWAYS

52-FOOT WIDE ROADWAYS ARE PROVIDED THROUGHOUT THE SUBDIVISION.

WE REALIZE IT IS PREFERRED BY THE CITY TO CONNECT TO GUBLER WAY RATHER THAN ROME AVE.

MONUMENT

THE NEAREST MONUMENT IS A GLO BRASS CAP, THE NORTH ¼ CORNER OF SECTION 29 IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY

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NO GEOLOGICAL HAZARDS ARE EXPECTED ON THE SITE. A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

GENERAL NOTES:

* SET BACKS ARE: 25' FRONT, 10' SIDE, & 10' BACK
* A 10' UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ROAD WAYS

LEGEND

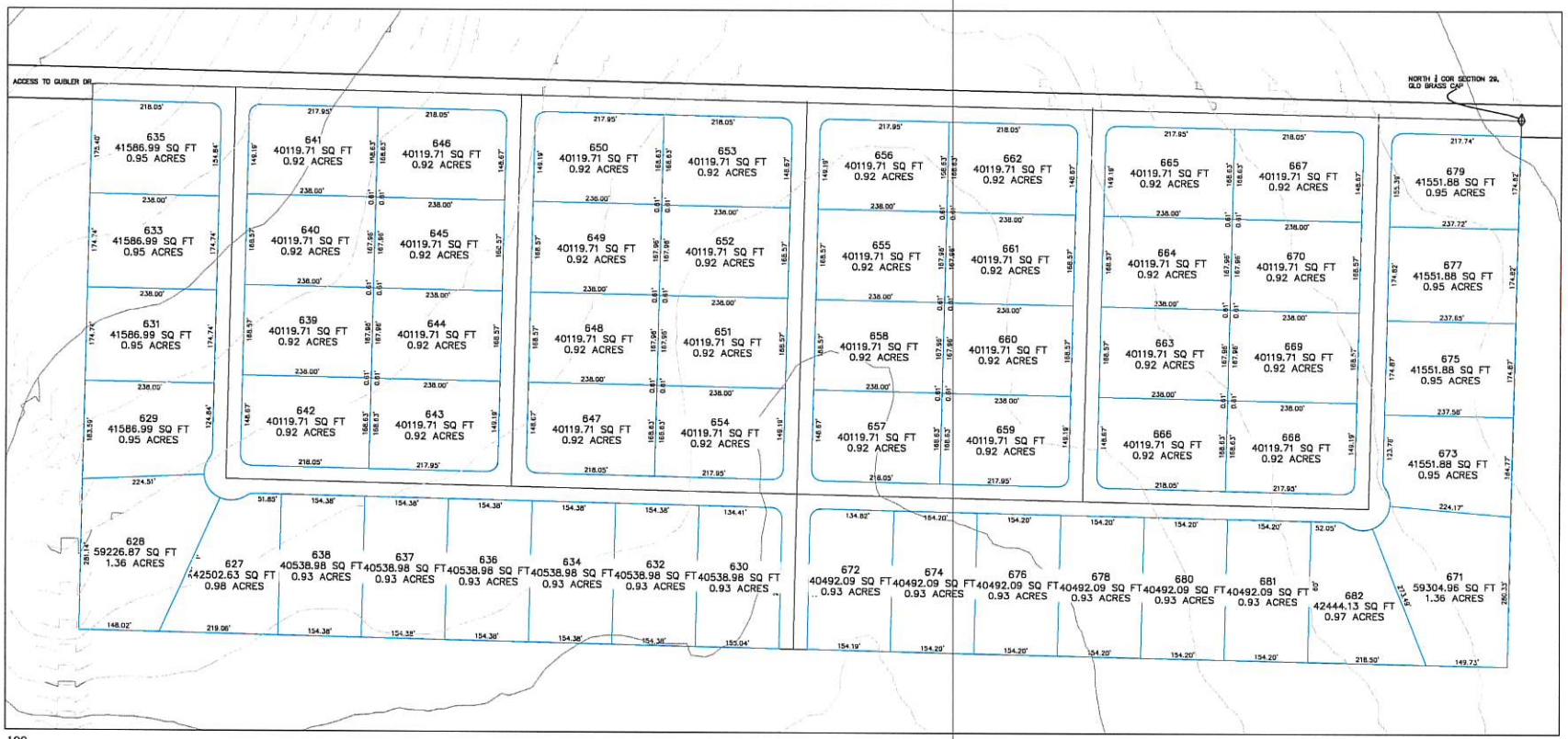
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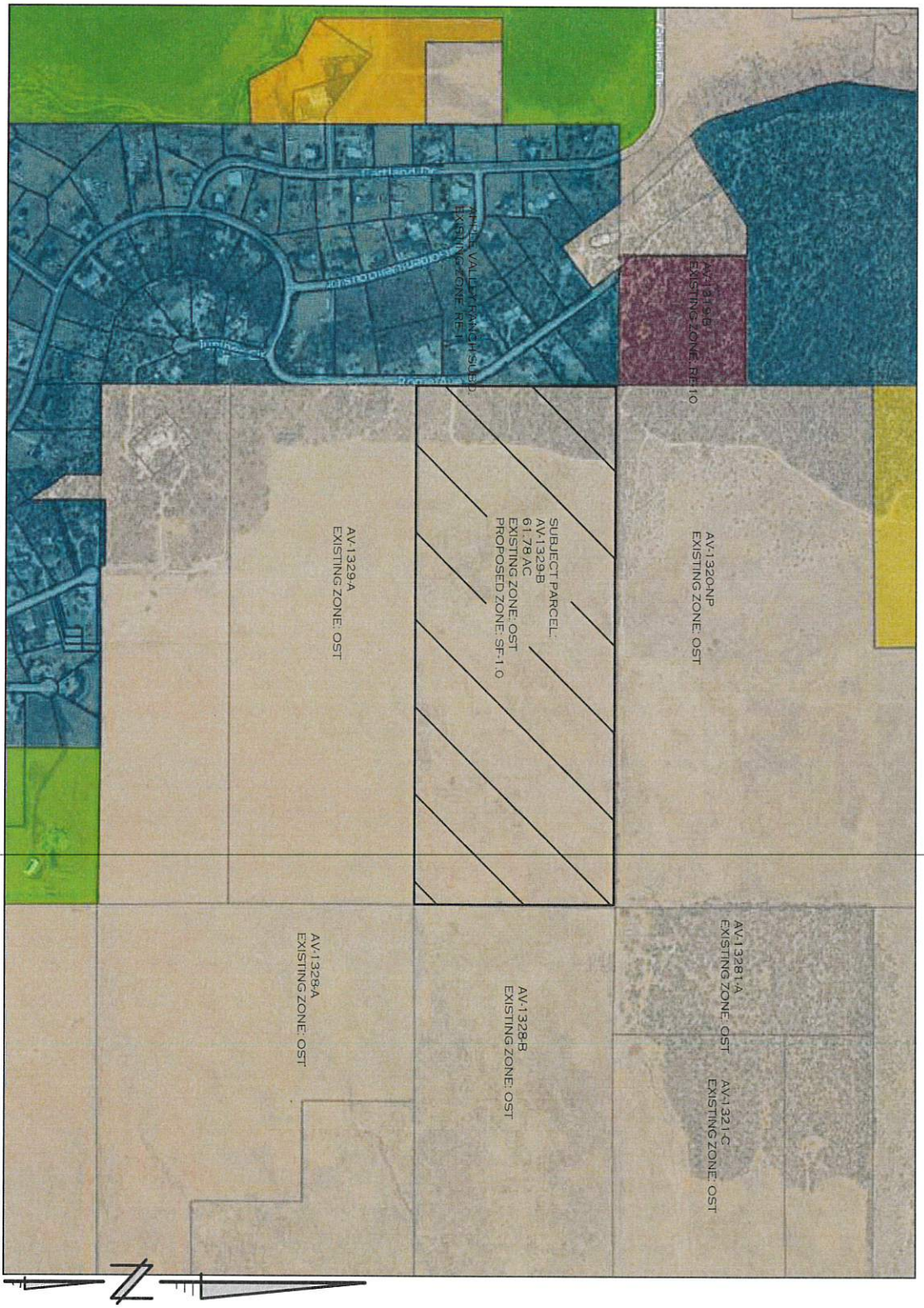
100 0 100
SCALE IN FEET

NO.	DATE	REVISIONS
1		ADDRESS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST SUITE 31 HURRICANE UTAH 84737
FAX: (435) 635-5769 TEL: (435) 635-2329

PRELIMINARY PLAT
SMITHSONIAN ESTATES SUBD.
FOR
LADD MACDONALD
APPLE VALLEY, UTAH
SECTION 29, T42S, R 11W, SLB&M

FILE NAME: MCDONALD
DATE: OCT 2021
CHECKED:
SCALE: SHOWN
SHEET: 1 OF 1



ZONE MAP EXHIBIT
SMITHSONIAN ESTATES
FOR
LADD MACDONALD

SECTION 29, APPLE VALLEY, UT

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

REVISIONS			
NO.	DATE	AP. BY	REMARKS

FILE: LADD MACDONALD
DATE: OCT 2021

SHEET 1 OF 1

terra title

Terra Title Company
265 West Tabernacle #100
St. George, UT 84770

Thank you!

Ladd MacDonald

PROPERTY ADDRESS (TAX ID): (Not Addressed), Apple Valley, Utah 84737 (AV-1329-B)

FILE NUMBER: 36091

The attached Owner's Policy of Title Insurance and recorded Trust Deed(s) *are provided electronically as a courtesy*.

terra title

SCHEDULE A

STANDARD GUARANTEE

File No.	**36091**	Liability	**$1,000.00**
Fee	**$350.00**	Guarantee No.	**SG-08015336**

1. Name of Insured: Ladd MacDonald and David Fitzgerald
2. Date of Guarantee: September 24, 2021 at 7:00AM

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described land:
Parcel 1:
Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89º57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0º05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89º57'52" West 2639.41 feet to a point on the Section line; thence North 0º06'46" West, along the Section line, 1019.60 feet to the point of beginning.

Parcel 2:
Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No.20060035761 , Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

A. The record owner is: DRL Investments, LLC, an Idaho Limited Liability Company
B. Subject to those exceptions shown on Schedule "B"
C. That, according to the public records of Washington County, Utah, and the Utah Secretary of State for a period of 10 years immediately prior to the date hereof, there are no Federal Tax Liens, Abstracts of Judgement, or Certificates of State Tax Liens filed or recorded against the herein named parties, other than those for which a release appears and other than those shown on Schedule "B"

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

SCHEDULE B
Exceptions

The following is a list of exceptions that effect title to the herein described property:

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

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

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

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

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

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

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

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

9. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

10. Taxes for the current year 2021, which are liens, but not yet due or payable in the estimated amount of $6.35, under Tax Serial No. AV-1329-B, Account No. 0690399. (For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

    (Note: It appears that a partial payment or a credit in the amount of $9.45 has been applied towards the 2021 taxes. For a current payoff contact the Washington County Treasurer's Office.)

11. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. 582401 , in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)

12. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by DRL INV LLC, recorded May 2, 2007, as Doc. No. 20070022387 , Official Washington County Records.

SCHEDULE B - CONTINUED

13. Subject to a 50 foot Right of Way easement, created by Warranty Deed, recorded June 1, 2005, as Entry No. 948543 , in Book 1750, at Pages 1086-1087, Official Washington County Records, described as follows: (Affects the North 50 feet and the West 50 feet and other property)

    A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

    Beginning at a point lying South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the section line, 609.97 feet; thence South 0°04'45" East 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the South Quarter corner of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 50.00 feet; thence North 89°57'16" East 659.97 feet to a point on the West line Parcel 1 described above; thence South 0°03'18" East, along said West line, 50.00 feet to the point of beginning.

14. Subject to the terms and provisions as set forth in Easement, executed by and between DRL INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, as Grantor and PAUL E. JOHNSON, an individual, as Grantee, and rights incidental thereto, recorded April 22, 2010, as Doc. No. 20100013048 , Official Washington County Records. (Affects the North 50.0 feet and the West 50.0 feet of the North 872.43 feet)

15. Resolution No. 2011-25, dated September 1, 2011, creating the Big Plains Water and Sewer Special Service District, to provide water and sewerage services within said boundaries of the municipality of Apple Valley Town, as recorded October 18, 2011, as Doc. No. 20110031703 , Official Washington County Records. (Affects this and other property)

    Town of Apple Valley, Utah Resolution No. 2019-01, A Resolution Modifying, Limiting, and Revoking the Delegation of Authority to The Big Plains Water and Sewer Special Services District, recorded January 9, 2019, as Doc. No. 20190000956 , Official Washington County Records.

***

GUARANTEE

Policy Number **SG-08015336**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABLILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damge not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Terra Title Company
(435) 628-7054
265 West Tabernacle #100
St. George, UT 84770

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C Monroe *President*

Attest David Wold *Secretary*

Terra Title Company

By: _____
Authorized Signatory

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:
DRL Investments
985 North Shadow Ridge Avenue
Eagle, Idaho 83616

DOC # 20060058754
Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
12/19/2006 02:36:54 PM Fee $ 13.00 By SOUTHERN UTAH TITLE CO

Order No. 136491
Tax I.D. No. AV-1329-B

WARRANTY DEED

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land in WASHINGTON County, State of UTAH:

SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

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

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company

JANA LYN MUSGRAVE, Member/Manager

MATTHEW C. MUSGRAVE, Member/Manager

NOTARY

STATE OF UTAH)
) ss
County of Washington)

On the 15 day of December, A. D. 2006, personally appeared before me Matthew C. Musgrave and Jana Lyn Musgrave, Managing Members of MCM LAND AND DEVELOPMENT,LLC,a Utah Limited Liability Company and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

NOTARY PUBLIC
STEPHANIE L HUTCHINGS
40 SOUTH 100 EAST
ST. GEORGE, UT 84770
MY COMM EXP 09-01-08
STATE OF UTAH

Notary Public

Notary Public residing at:
My Commission Expires:

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company,as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89"57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0"05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89"57'52" West 2639.41 feet to a point on the Section line; thence North 0"06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials _____ / _____

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:
DRL Investments
985 North Shadow Ridge Avenue
Eagle, Idaho 83616

DOC # 20060058753
Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
12/19/2006 02:36:54 PM Fee $ 13.00 By SOUTHERN UTAH TITLE CO

Order No. 136491
Tax I.D. No. AV-1329-B

WARRANTY DEED

KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company,, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land in WASHINGTON County, State of UTAH:

SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

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

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

KB WILLEY HOLDING COMPANY, LC, a Utah Limited Liability Company

12/15/06
Kirk B. Willey, Member/Manager

NOTARY

STATE OF UTAH)
) ss
County of Salt Lake)

On the 15 day of December, A. D. 2006, personally appeared before me Kirk B. Willey, Member/Manager of KB Willey Holdings, LC, a Utah Limited Liability Company and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

SUNIL K SINGH
Notary Public
State of Utah
My Comm. Expires Jan 13, 2009
2243 E 2100 S SLC UT 84109

Notary Public

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials ZW / _____

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments, LLC
99 East State Street, Suite No. 200
Eagle, Idaho 83616

DOC # 20070020582
Water Right DeedPage 1 of 1
Russell Shirts Washington County Recorder
04/23/2007 02:48:25 PMFee $ 10.00By SOUTHERN UTAH TITLE CO

Order No.
Water Right No. 81-4516

QUIT-CLAIM DEED FOR WATER RIGHT

Paul E. Johnson and , grantor(s), of Provo, County of Utah, State of Utah, hereby

CONVEY and QUIT-CLAIMS to

DRL Investments, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the following Water Rights located in Washington County, State of Utah:

1.00 acre foot of underground water rights, as evidenced by Water User's Claim No. 81-4516, Change application a28620, as filed in the Office of the Engineer of the State of Utah, Division of Water Rights.

The Beneficial use is as follows:

	From water right no.: 81-4516 Sole Supply Limit		From pending Change Application: a28620 Sole Supply Limit	
Irrigation	0.20	(ac)	0.02	(ac)
Stockwatering		(ELUs)		(ELUs)
Domestic		(families)	2	(families)
Mumicipal		(ac ft)		(ac ft)
Industrial		(ac ft)		(ac ft)
Other		(ac ft)		(ac ft)

WITNESS the hand(s) of said grantor(s), this 22 of March, A. D. 2007.

Paul E. Johnson

NOTARY

STATE OF ~~UTAH~~ IDAHO)
) ss
County of ADA)

On the 22 day of March, A. D. 2007 personally appeared before me, Paul E. Johnson, the signer of the within instrument, who duly acknowledge to me that he executed the same.

DEBORAH B ANDERSON
NOTARY PUBLIC
STATE OF IDAHO

Deborah B Anderson
Notary Public
COMMISSION EXP: 3/2/2011

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

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: NORTHERN ENGINEERING		Phone: 801-802-8992	
Address: [redacted]		Email: bkuttleengi@utah.com	
City: OREM	State: UTAH	Zip: 84097	
Agent: (If Applicable) BRANDT TUTTLE		Phone: 801-380-2114	
Address/Location of Property: Chaparral Dr./ Joshua St. - SR 59		Parcel ID: AV-1366-D-1	
Existing Zone: OPEN SPACE TRANSITION		Proposed Zone: SF-.25	
Reason for the request: Create patio homes on north side of SR-59 and west of Cedar Point intersection, Create 21 patio home lots on 9.26 acres			

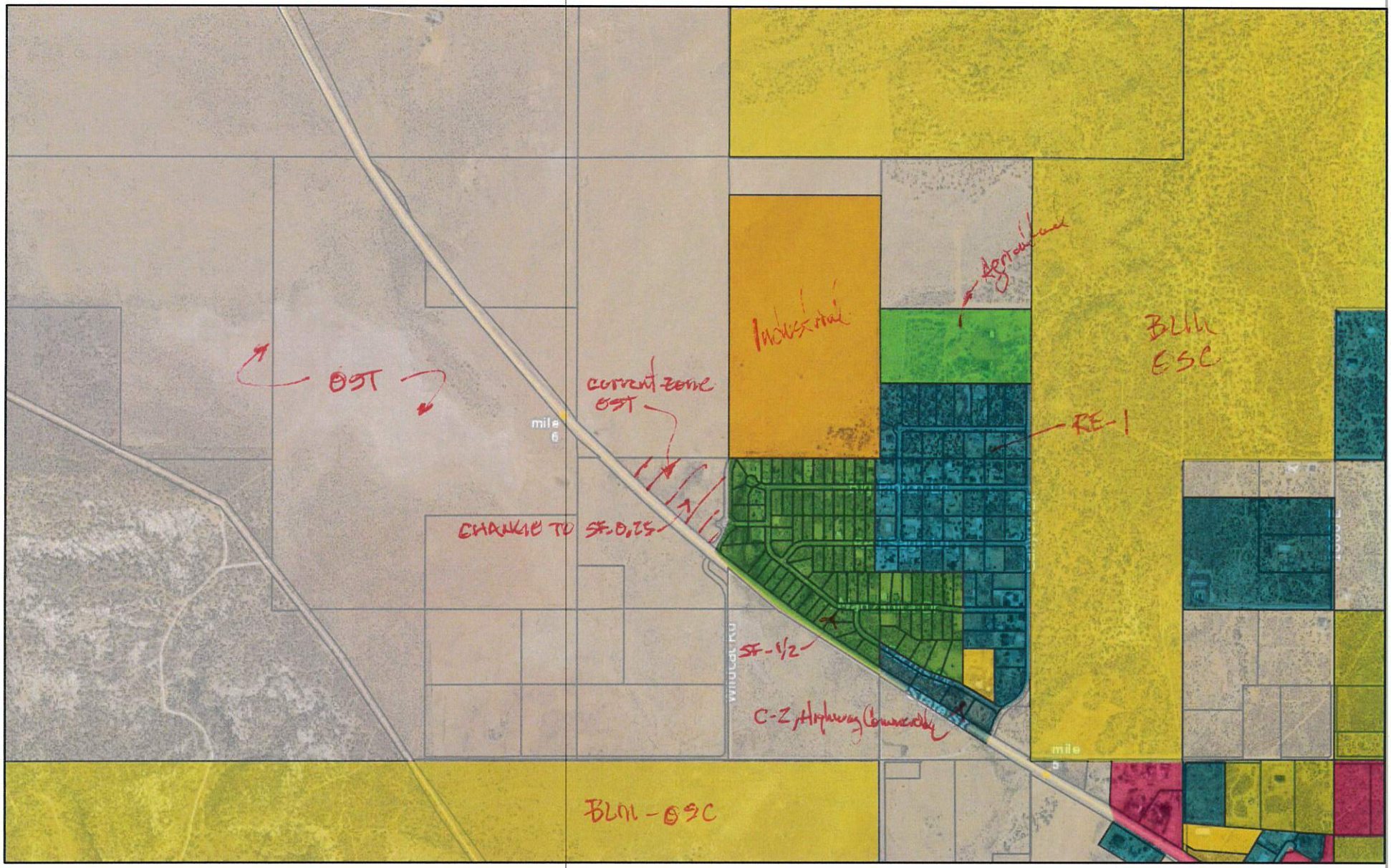
Submittal Requirements: The zone change application shall provide the following:

- ☑ A. The name and address of every person or company the applicant represents
  MATT Jessop, Manager, Vistas @ Cedar Point, LLC; 2024 So. Bellabling Stall Lane, Apple Valley, email: rmjessop2@yahoo
- ☑ 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	10/4/21 paid fee V# 12264	
Date Received:	10/4/21	By: JW
Date Application Deemed Complete:	10/7/21	By: JW

Apple Valley Zoning Districts



9/9/2021, 10:45:51 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.17 0.35 0.7 km

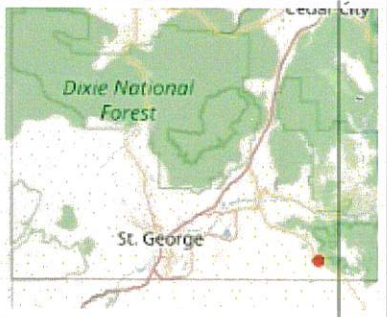
Zoning Districts

- A – Agricultural
- C-1 – Convenience Commercial
- C-2 – Highway Commercial
- C-3 – General Commercial
- I-1 – Industrial
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development

Town of Apple Va

Sunrise Cloud SMART GIS®

Vistas at Cedar Point



AV-1370-A
AV-1367-A
AV-1366-A-12
AV-1367-A
AV-1370-A
AV-1366-D-1
59
State St
AV-1366-A-17
AV-1369-A
AV-1366-A-16
AV-1366-A-18
Wildcat Rd
Chaparral Dr
Big Pinion Cir
Joshua St
Red Sage Ln
Manzanita Dr
AV-CDPT-4-21
AV-CDPT-4-20
AV-CDPT-1-11
AV-CDPT-1-7
AV-CDPT-1-4
AV-CDPT-1-8
AV-CDPT-1-3
AV-CDPT-1-10
AV-CDPT-1-5
AV-CDPT-1-9
AV-CDPT-1-6
AV-CDPT-4-19
AV-CDPT-1-21
AV-CDPT-1-15
AV-CDPT-1-23
AV-CDPT-1-18-A
AV-CDPT-1-22
AV-CDPT-1-18-A
AV-CDPT-1-14
AV-CDPT-4-18
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AV-CDPT-1-17
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AV-CDPT-4-11
AV-CDPT-4-8

Legend

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

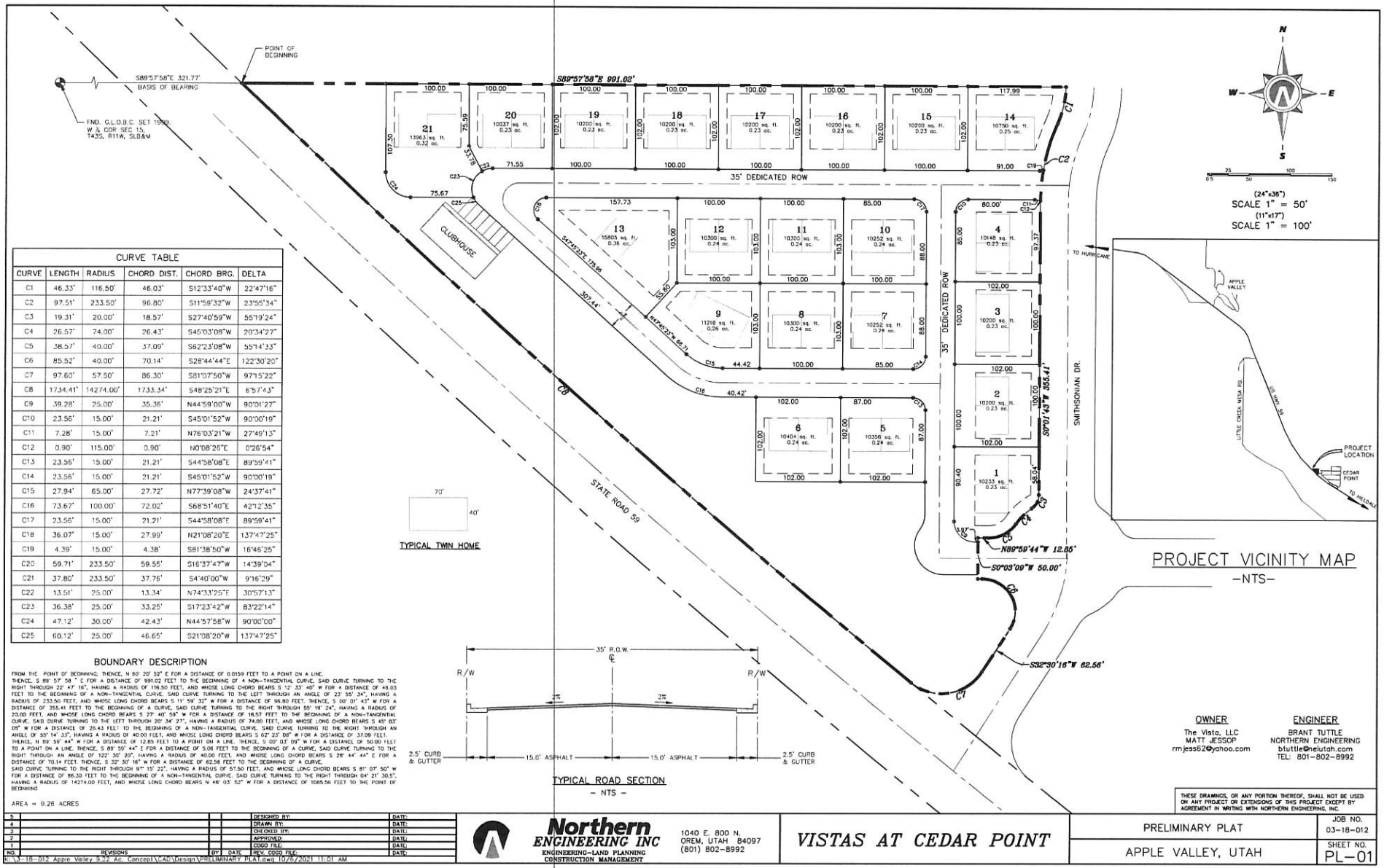
Notes

Adjoining Parcels

752.3 0 376.17 752.3 Feet

1984_Web_Mercator_Auxiliary_Sphere

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



PROJECT VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.33'	116.50'	46.03'	S12°33'40"W	22°47'16"
C2	97.51'	233.50'	96.80'	S11°59'32"W	23°55'34"
C3	19.31'	20.00'	18.57'	S27°40'59"W	55°19'24"
C4	26.57'	74.00'	26.43'	S45°03'08"W	20°34'27"
C5	38.57'	40.00'	37.09'	S62°23'08"W	55°14'33"
C6	85.52'	40.00'	70.14'	S28°44'44"E	122°30'20"
C7	97.60'	57.50'	86.30'	S81°07'50"W	97°15'22"
C8	1734.41'	14274.00'	1733.34'	S48°25'21"E	6°57'43"
C9	39.28'	25.00'	35.36'	N44°59'00"W	90°01'27"
C10	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C11	7.28'	15.00'	7.21'	N76°03'21"W	27°49'13"
C12	0.90'	115.00'	0.90'	N0°08'26"E	0°26'54"
C13	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C14	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C15	27.94'	65.00'	27.72'	N77°39'08"W	24°37'41"
C16	73.67'	100.00'	72.02'	S68°51'40"E	42°12'35"
C17	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C18	36.07'	15.00'	27.99'	N21°08'20"E	137°47'25"
C19	4.39'	15.00'	4.38'	S81°38'50"W	16°46'25"
C20	59.71'	233.50'	59.55'	S16°37'47"W	14°39'04"
C21	37.80'	233.50'	37.76'	S4°40'00"W	9°16'29"
C22	13.51'	25.00'	13.34'	N74°33'25"E	30°57'13"
C23	36.38'	25.00'	33.25'	S17°23'42"W	83°22'14"
C24	47.12'	30.00'	42.43'	N44°57'58"W	90°00'00"
C25	60.12'	25.00'	46.65'	S21°08'20"W	137°47'25"

BOUNDARY DESCRIPTION

FROM THE POINT OF BEGINNING; THENCE, N 89° 20' 52" E FOR A DISTANCE OF 0.0159 FEET TO A POINT ON A LINE. THENCE, S 89° 57' 58 " E FOR A DISTANCE OF 991.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 22° 47' 16", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS S 12° 33' 40" W FOR A DISTANCE OF 46.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 55' 34", HAVING A RADIUS OF 233.50 FEET, AND WHOSE LONG CHORD BEARS S 11° 59' 32" W FOR A DISTANCE OF 96.80 FEET; THENCE, S 00° 01' 43" W FOR A DISTANCE OF 355.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 19' 24", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 40' 59" W FOR A DISTANCE OF 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 20° 34' 27", HAVING A RADIUS OF 74.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 03' 08" W FOR A DISTANCE OF 26.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55° 14' 33", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 62° 23' 08" W FOR A DISTANCE OF 37.09 FEET; THENCE, N 89° 59' 44" W FOR A DISTANCE OF 12.85 FEET TO A POINT ON A LINE; THENCE, S 00° 03' 09" W FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE, THENCE, S 89° 59' 44" E FOR A DISTANCE OF 5.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 122° 35' 20", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 28° 44' 44" E FOR A DISTANCE OF 70.14 FEET; THENCE, S 32° 30' 16" W FOR A DISTANCE OF 62.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 97° 15' 22", HAVING A RADIUS OF 57.50 FEET, AND WHOSE LONG CHORD BEARS S 81° 07' 50" W FOR A DISTANCE OF 86.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 21' 30.5", HAVING A RADIUS OF 14274.00 FEET, AND WHOSE LONG CHORD BEARS N 48° 03' 52" W FOR A DISTANCE OF 1085.56 FEET TO THE POINT OF BEGINNING

AREA = 9.26 ACRES

OWNER
The Vista, LLC
MATT JESSOP
rmjess62@yahoo.com

ENGINEER
BRANT TUTTLE
NORTHERN ENGINEERING
btuttle@nelutah.com
TEL: 801-802-8992

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VISTAS AT CEDAR POINT

PRELIMINARY PLAT
APPLE VALLEY, UTAH

JOB NO. 03-18-012
SHEET NO. PL-01

N:\03-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 10/6/2021 11:01 AM

Information for Reference Purposes:
File No.: W20681
Tax Parcel No(s).: AV-1366-D-1
Property Address(es):
VACANT LAND, ,

EXHIBIT "A"
Legal Description

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'58" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, 1312.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°57'58" EAST ALONG SAID CENTER SECTION LINE, 290.41 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 1 SUBDIVISION; THENCE DEPARTING SAID CENTER SECTION LINE AND RUNNING ALONG THE SUBDIVISION BOUNDARY OF SAID CEDAR POINT PHASE 1 THE FOLLOWING SEVEN (7) COURSES: SOUTH 00°00'30" WEST, 213.66 FEET; THENCE SOUTH 64°58'16" WEST, 81.70 FEET; THENCE SOUTH 24°37'20" WEST, 83.97 FEET; THENCE SOUTH 00°00'30" WEST, 272.62 FEET; THENCE SOUTH 89°59'44" EAST, 194.15 FEET; THENCE NORTH 00°00'30" EAST, 101.55 FEET; THENCE SOUTH 89°59'21" EAST 909.70 FEET TO A POINT LOCATED ON THE WEST LINE OF SOUTH ZION ESTATES PHASE 2 SUBDIVISION; THENCE SOUTH 00°00'16" WEST, ALONG SAID LINE, 494.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ZION ESTATES PHASE 2; THENCE SOUTH 89°59'21" EAST, ALONG THE SOUTH LINE OF SAID PHASE 2, 42.51 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 2 SUBDIVISION; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°00'30" WEST, ALONG THE WEST LINE OF SAID CEDAR POINT PHASE 2 AND THE WEST LINE OF CEDAR POINT PHASE 3 SUBDIVISION, 832.29 FEET TO THE SOUTHWEST CORNER OF SAID CEDAR POINT PHASE 3. SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UTAH STATE HIGHWAY-59. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14,274.00 FEET, AND A CENTRAL ANGLE OF 07°30'10"; (RADIUS POINT BEARS NORTH 32°15'13" EAST); THENCE DEPARTING SAID PHASE 3 SUBDIVISION AND RUNNING NORTHWESTERLY ALONG SAID HIGHWAY LINE AND SAID CURVE, 1869.17 FEET TO A POINT OF CUSP CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, AND A CENTRAL ANGLE OF 97°15'07; (RADIUS POINT BEARS NORTH 39°42'23" EAST); THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING EASTERLY ALONG SAID CURVE, 97.60 FEET; THENCE NORTH 32°30'16" EAST, 62.56 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 122°30'00"; THENCE NORTHWESTERLY ALONG SAID CURVE 85.52 FEET; THENCE NORTH 89°59'44" WEST 5.06 FEET; THENCE NORTH 00°03'09" EAST, 50.00 FEET; THENCE SOUTH 89°59'44" EAST, 12.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 55°14'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 38.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 20°34'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 26.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 55°18'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, 19.31 FEET; THENCE NORTH 00°01'43" EAST, 355.41 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 233.50 FEET, AND A CENTRAL ANGLE OF 23°55'38"; THENCE NORTHERLY ALONG SAID CURVE, 97.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 116.50 FEET AND A CENTRAL ANGLE OF 22°47'22"; THENCE NORTHERLY ALONG SAID CURVE, 46.34 FEET TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

Gary Christensen Washington County Recorder
09/30/2021 12:32:16 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
683 SOUTH 990 WEST
HURRICANE, UTAH 84737
,

GT TITLE
File No. W20681

Property Reference Information:
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es) (if any):
VACANT LAND, ,

WARRANTY DEED

ZION TINY HOME VACATIONS LLC, a UTAH limited liability company ("Grantor"),

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

THE VISTAS AT CEDAR POINT LLC ("Grantee(s)")

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

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

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

Information for reference purposes:
GT Title File No.: **W20681**
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es) (if any):
VACANT LAND, ,

-Signature Page to Warranty Deed-

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

Witness the hand of Grantor this 29 day of **SEPTEMBER, 2021**.

ZION TINY HOME VACATIONS LLC

By: _____
JERRY EVES
Its: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF _____)

On this 29 day of **September, 2021**, personally appeared before me **JERRY EVES,** who stated that he/she is the **MANAGER of ZION TINY HOME VACATIONS LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

_____
NOTARY PUBLIC

JUSTIN GEE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

Information for Reference Purposes:
File No.: **W20681**
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es):
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Legal Description

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BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) The Vistas, LLC, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024

AGENT AUTHORIZATION

I (We), The Vistas, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brant Tuttle, Northern Engineering 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. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Notary Public

Residing in: Hurricane UT

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VISTAS AT CEDAR POINT

PRELIMINARY PLAT

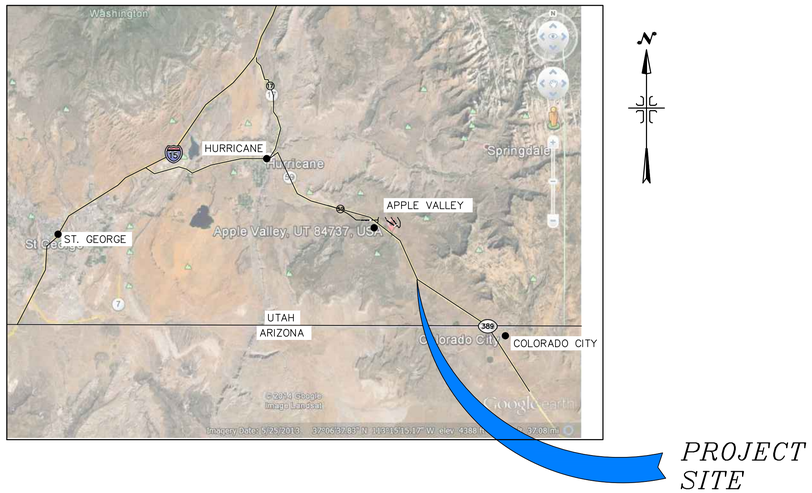
APPLE VALLEY, UTAH

NOVEMBER 2021



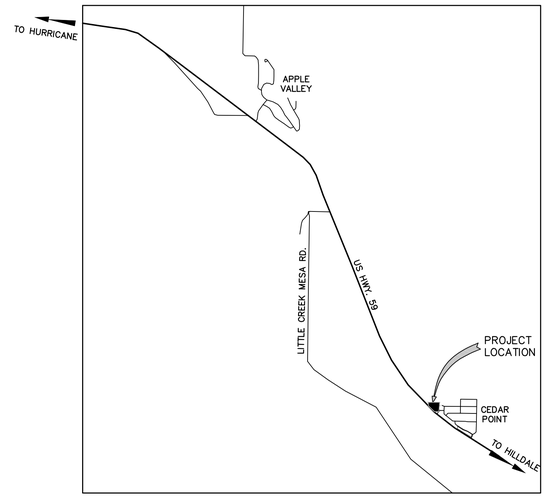
–INDEX OF SHEETS–

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	GRADING PLAN



PROJECT SITE MAP

–NTS–



PROJECT VICINITY MAP

–NTS–

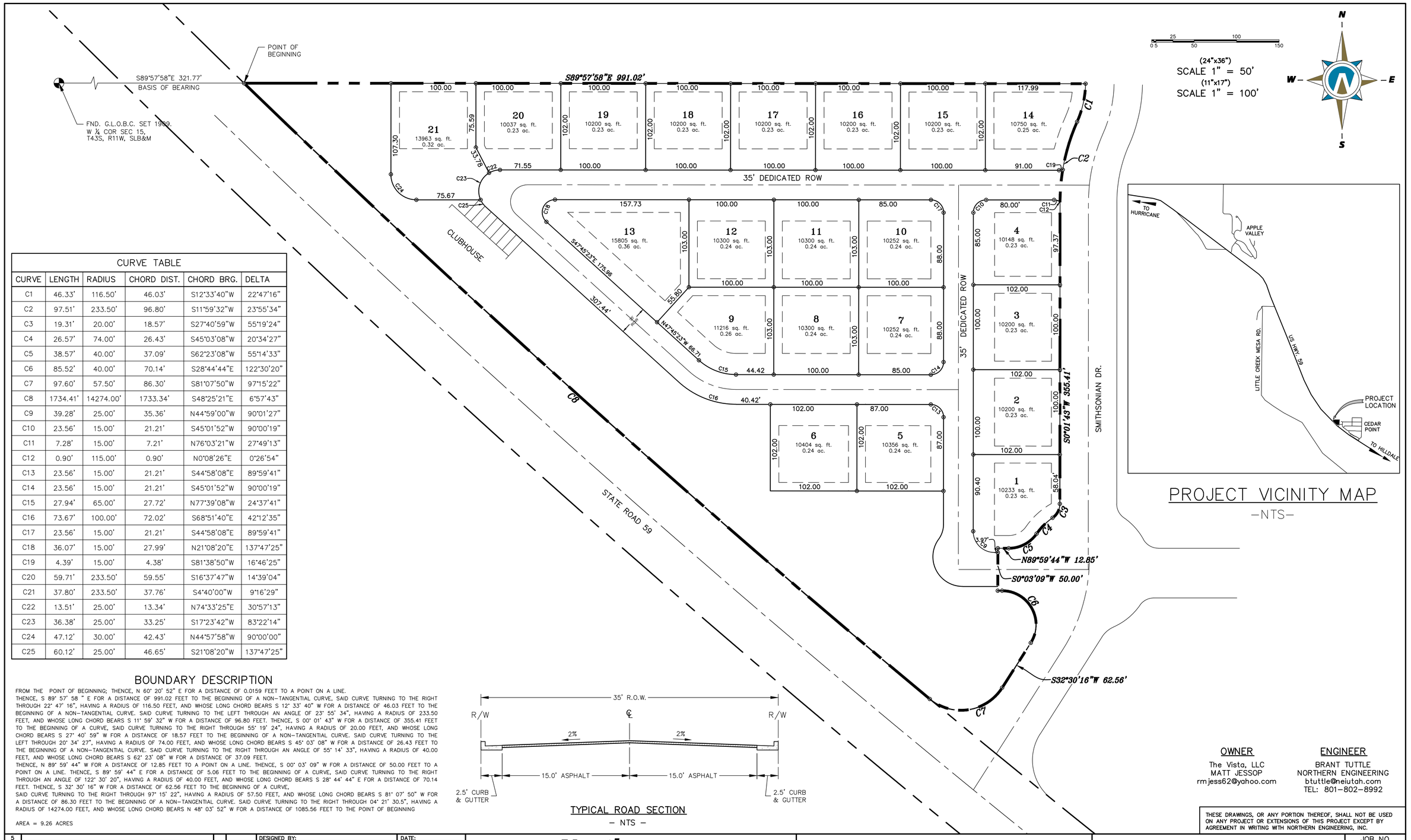


Northern ENGINEERING INC
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JOB NO. 3–18–012

SHEET NO. 1

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.33'	116.50'	46.03'	S12°33'40"W	22°47'16"
C2	97.51'	233.50'	96.80'	S11°59'32"W	23°55'34"
C3	19.31'	20.00'	18.57'	S27°40'59"W	55°19'24"
C4	26.57'	74.00'	26.43'	S45°03'08"W	20°34'27"
C5	38.57'	40.00'	37.09'	S62°23'08"W	55°14'33"
C6	85.52'	40.00'	70.14'	S28°44'44"E	122°30'20"
C7	97.60'	57.50'	86.30'	S81°07'50"W	97°15'22"
C8	1734.41'	14274.00'	1733.34'	S48°25'21"E	6°57'43"
C9	39.28'	25.00'	35.36'	N44°59'00"W	90°01'27"
C10	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C11	7.28'	15.00'	7.21'	N76°03'21"W	27°49'13"
C12	0.90'	115.00'	0.90'	N0°08'26"E	0°26'54"
C13	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C14	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C15	27.94'	65.00'	27.72'	N77°39'08"W	24°37'41"
C16	73.67'	100.00'	72.02'	S68°51'40"E	42°12'35"
C17	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C18	36.07'	15.00'	27.99'	N21°08'20"E	137°47'25"
C19	4.39'	15.00'	4.38'	S81°38'50"W	16°46'25"
C20	59.71'	233.50'	59.55'	S16°37'47"W	14°39'04"
C21	37.80'	233.50'	37.76'	S4°40'00"W	9°16'29"
C22	13.51'	25.00'	13.34'	N74°33'25"E	30°57'13"
C23	36.38'	25.00'	33.25'	S17°23'42"W	83°22'14"
C24	47.12'	30.00'	42.43'	N44°57'58"W	90°00'00"
C25	60.12'	25.00'	46.65'	S21°08'20"W	137°47'25"

BOUNDARY DESCRIPTION

FROM THE POINT OF BEGINNING; THENCE, N 60° 20' 52" E FOR A DISTANCE OF 0.0159 FEET TO A POINT ON A LINE.
THENCE, S 89° 57' 58 " E FOR A DISTANCE OF 991.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 22° 47' 16", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS S 12° 33' 40" W FOR A DISTANCE OF 46.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 55' 34", HAVING A RADIUS OF 233.50 FEET, AND WHOSE LONG CHORD BEARS S 11° 59' 32" W FOR A DISTANCE OF 96.80 FEET. THENCE, S 00° 01' 43" W FOR A DISTANCE OF 355.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 19' 24", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 40' 59" W FOR A DISTANCE OF 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 20° 34' 27", HAVING A RADIUS OF 74.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 03' 08" W FOR A DISTANCE OF 26.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55° 14' 33", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 62° 23' 08" W FOR A DISTANCE OF 37.09 FEET.
THENCE, N 89° 59' 44" W FOR A DISTANCE OF 12.85 FEET TO A POINT ON A LINE. THENCE, S 00° 03' 09" W FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE. THENCE, S 89° 59' 44" E FOR A DISTANCE OF 5.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 122° 30' 20", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 28° 44' 44" E FOR A DISTANCE OF 70.14 FEET. THENCE, S 32° 30' 16" W FOR A DISTANCE OF 62.56 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 97° 15' 22", HAVING A RADIUS OF 57.50 FEET, AND WHOSE LONG CHORD BEARS S 81° 07' 50" W FOR A DISTANCE OF 86.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 04° 21' 30.5", HAVING A RADIUS OF 14274.00 FEET, AND WHOSE LONG CHORD BEARS N 48° 03' 52" W FOR A DISTANCE OF 1085.56 FEET TO THE POINT OF BEGINNING

AREA = 9.26 ACRES

TYPICAL ROAD SECTION
– NTS –

PROJECT VICINITY MAP
–NTS–

OWNER
The Vista, LLC
MATT JESSOP
rmjess62@yahoo.com

ENGINEER
BRANT TUTTLE
NORTHERN ENGINEERING
btuttle@neiutah.com
TEL: 801-802-8992

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
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DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

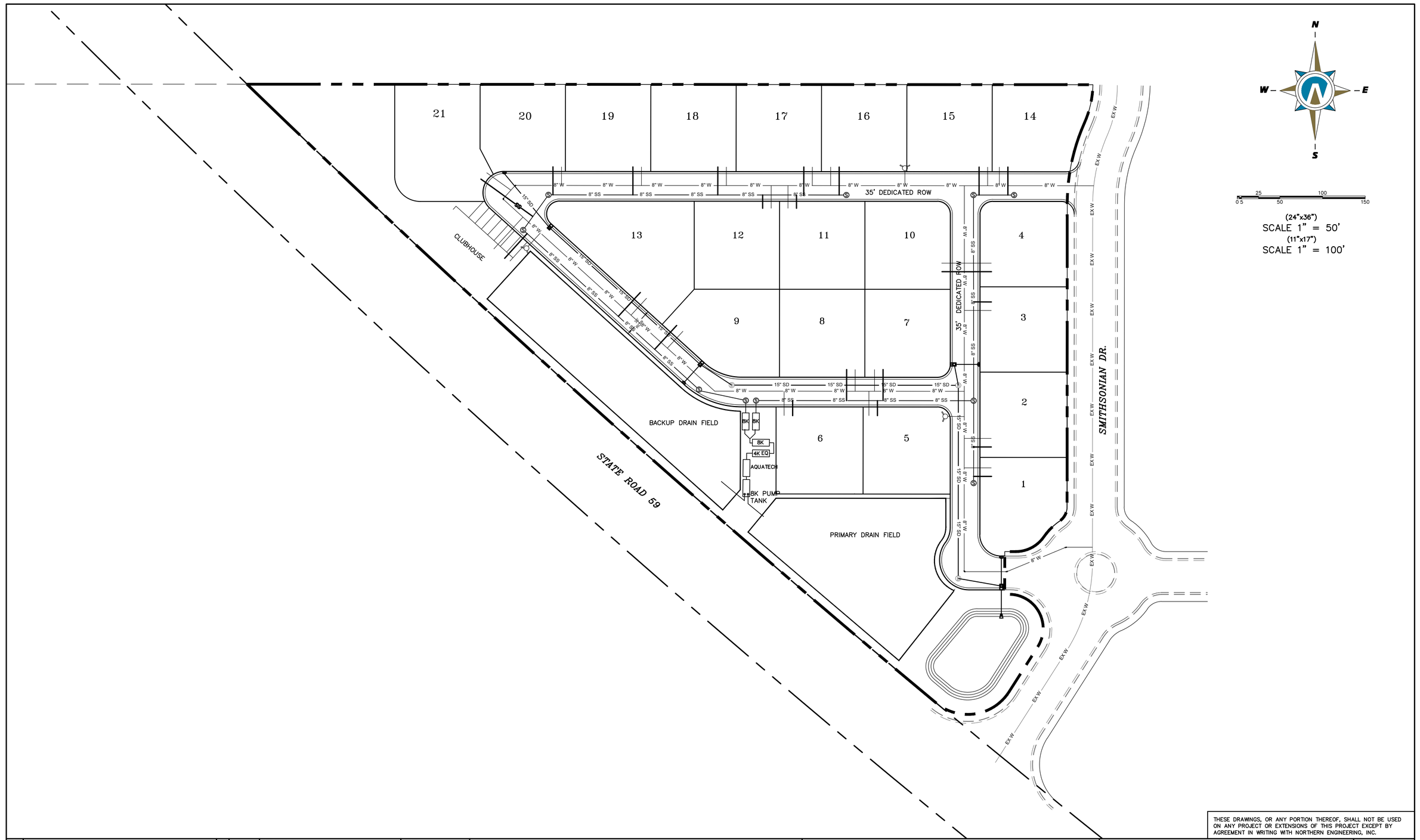
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Northern ENGINEERING INC
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1040 E. 800 N.
OREM, UTAH 84097
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VISTAS AT CEDAR POINT

PRELIMINARY PLAT
APPLE VALLEY, UTAH

JOB NO. 03-18-012
SHEET NO. PL-01



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

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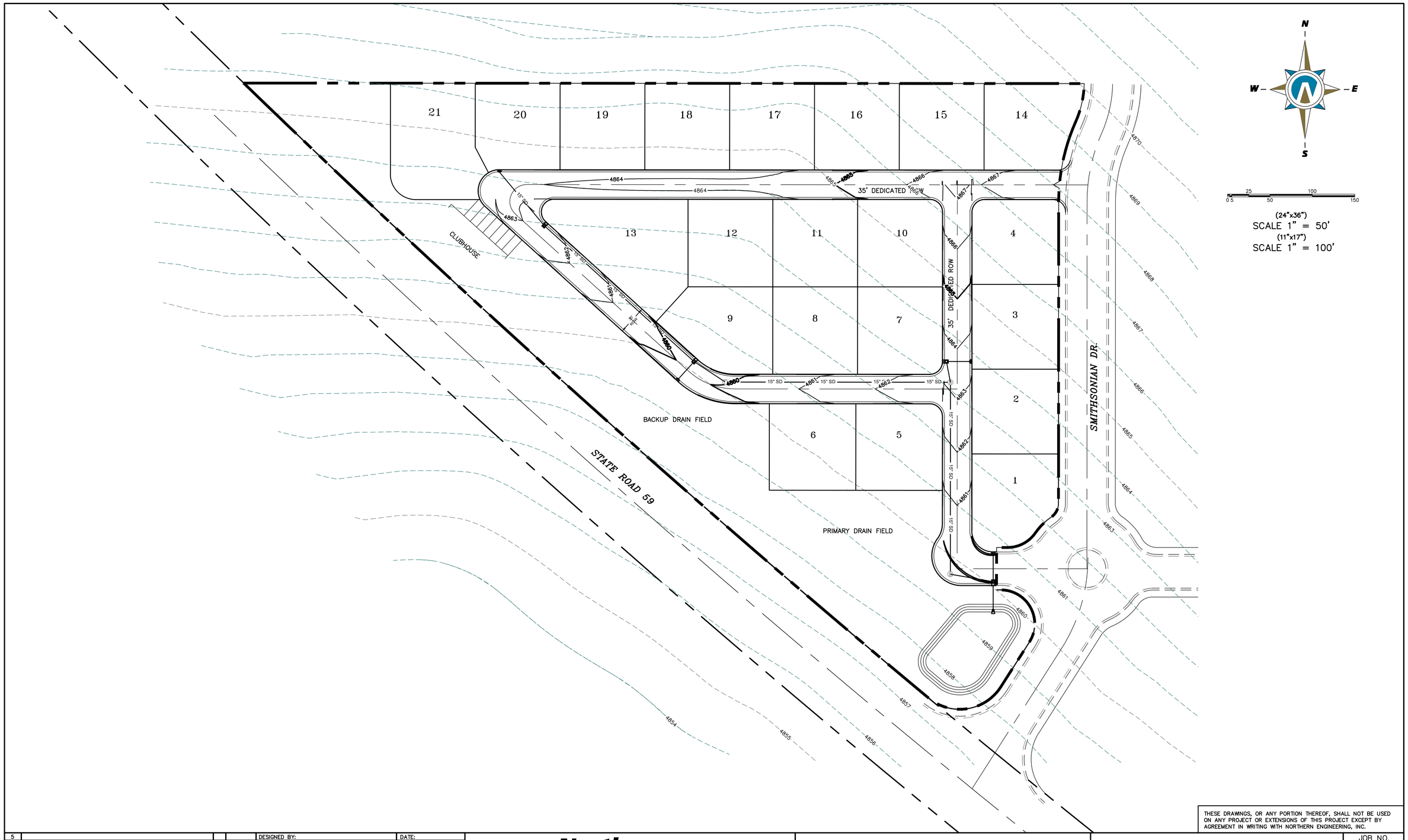
VISTAS AT CEDAR POINT

UTILITY PLAN

APPLE VALLEY, UTAH

JOB NO. 03-18-012

SHEET NO. UT-01



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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Northern ENGINEERING INC
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VISTAS AT CEDAR POINT

GRADING PLAN

APPLE VALLEY, UTAH

JOB NO. 03-18-012

SHEET NO. GR-01

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. AV-1366-D-1
Receipt No. V#12284 10/4/21

Name: NORTHERN ENGINEERING **Telephone:** 801-802-8992

Address: [redacted] **Fax No.** 801-802-8993

Email: bfuttle@neiutah.com

Agent (If Applicable): Brant Tuttle **Telephone:** 801-380-2164

Address/Location of Subject Property: CHAPARRAL DRIVE & JOSHUA ST. - SR59

Tax ID of Subject Property: AV-1366-D-1 **Zone District:** OST TO SF.25

Proposed Use: (Describe, use extra sheet if necessary) Patio Homes, 21 patio home lots on 9.26 acres

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.
- ___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: 10/4/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 10/7/21 Completion determination made by: MB

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

DOC ID 20210004192

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
09/30/2021 12:32:16 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
683 SOUTH 990 WEST
HURRICANE, UTAH 84737
,

GT TITLE
File No. W20681

Property Reference Information:
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es) (if any):
VACANT LAND, ,

WARRANTY DEED

ZION TINY HOME VACATIONS LLC, a UTAH limited liability company ("Grantor"),

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

THE VISTAS AT CEDAR POINT LLC ("Grantee(s)")

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

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

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

Information for reference purposes:
GT Title File No.: W20681
Tax Parcel No(s).: AV-1366-D-1
Property Address(es) (if any):
VACANT LAND, ,

-Signature Page to Warranty Deed-

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

Witness the hand of Grantor this 29 day of **SEPTEMBER, 2021.**

ZION TINY HOME VACATIONS LLC

By: _____
JERRY EVES
Its: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF _____)

On this 29 day of **September, 2021**, personally appeared before me **JERRY EVES,** who stated that he/she is the **MANAGER of ZION TINY HOME VACATIONS LLC,** the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

_____
NOTARY PUBLIC

JUSTIN GEE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

Information for Reference Purposes:
File No.: W20681
Tax Parcel No(s).: AV-1366-D-1
Property Address(es):
VACANT LAND, ,

EXHIBIT "A"
Legal Description

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'58" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, 1312.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°57'58" EAST ALONG SAID CENTER SECTION LINE, 290.41 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 1 SUBDIVISION; THENCE DEPARTING SAID CENTER SECTION LINE AND RUNNING ALONG THE SUBDIVISION BOUNDARY OF SAID CEDAR POINT PHASE 1 THE FOLLOWING SEVEN (7) COURSES: SOUTH 00°00'30" WEST, 213.66 FEET; THENCE SOUTH 64°58'16" WEST, 81.70 FEET; THENCE SOUTH 24°37'20" WEST, 83.97 FEET; THENCE SOUTH 00°00'30" WEST, 272.62 FEET; THENCE SOUTH 89°59'44" EAST, 194.15 FEET; THENCE NORTH 00°00'30" EAST, 101.55 FEET; THENCE SOUTH 89°59'21" EAST 909.70 FEET TO A POINT LOCATED ON THE WEST LINE OF SOUTH ZION ESTATES PHASE 2 SUBDIVISION; THENCE SOUTH 00°00'16" WEST, ALONG SAID LINE, 494.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ZION ESTATES PHASE 2; THENCE SOUTH 89°59'21" EAST, ALONG THE SOUTH LINE OF SAID PHASE 2, 42.51 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 2 SUBDIVISION; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°00'30" WEST, ALONG THE WEST LINE OF SAID CEDAR POINT PHASE 2 AND THE WEST LINE OF CEDAR POINT PHASE 3 SUBDIVISION, 832.29 FEET TO THE SOUTHWEST CORNER OF SAID CEDAR POINT PHASE 3. SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UTAH STATE HIGHWAY-59. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14,274.00 FEET, AND A CENTRAL ANGLE OF 07°30'10"; (RADIUS POINT BEARS NORTH 32°15'13" EAST); THENCE DEPARTING SAID PHASE 3 SUBDIVISION AND RUNNING NORTHWESTERLY ALONG SAID HIGHWAY LINE AND SAID CURVE, 1869.17 FEET TO A POINT OF CUSP CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, AND A CENTRAL ANGLE OF 97°15'07; (RADIUS POINT BEARS NORTH 39°42'23" EAST); THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING EASTERLY ALONG SAID CURVE, 97.60 FEET; THENCE NORTH 32°30'16" EAST, 62.56 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 122°30'00"; THENCE NORTHWESTERLY ALONG SAID CURVE 85.52 FEET; THENCE NORTH 89°59'44" WEST 5.06 FEET; THENCE NORTH 00°03'09" EAST, 50.00 FEET; THENCE SOUTH 89°59'44" EAST, 12.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 55°14'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 38.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 20°34'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 26.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 55°18'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, 19.31 FEET; THENCE NORTH 00°01'43" EAST, 355.41 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 233.50 FEET, AND A CENTRAL ANGLE OF 23°55'38"; THENCE NORTHERLY ALONG SAID CURVE, 97.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 116.50 FEET AND A CENTRAL ANGLE OF 22°47'22"; THENCE NORTHERLY ALONG SAID CURVE, 46.34 FEET TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) The Vistas, LLC, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024

AGENT AUTHORIZATION

I (We), The Vistas, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brant Tuttle, Northern Engineering 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. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024

PRELIMINARY SITE PLAN FOR:
GOOSEBERRY SPRINGS RANCH

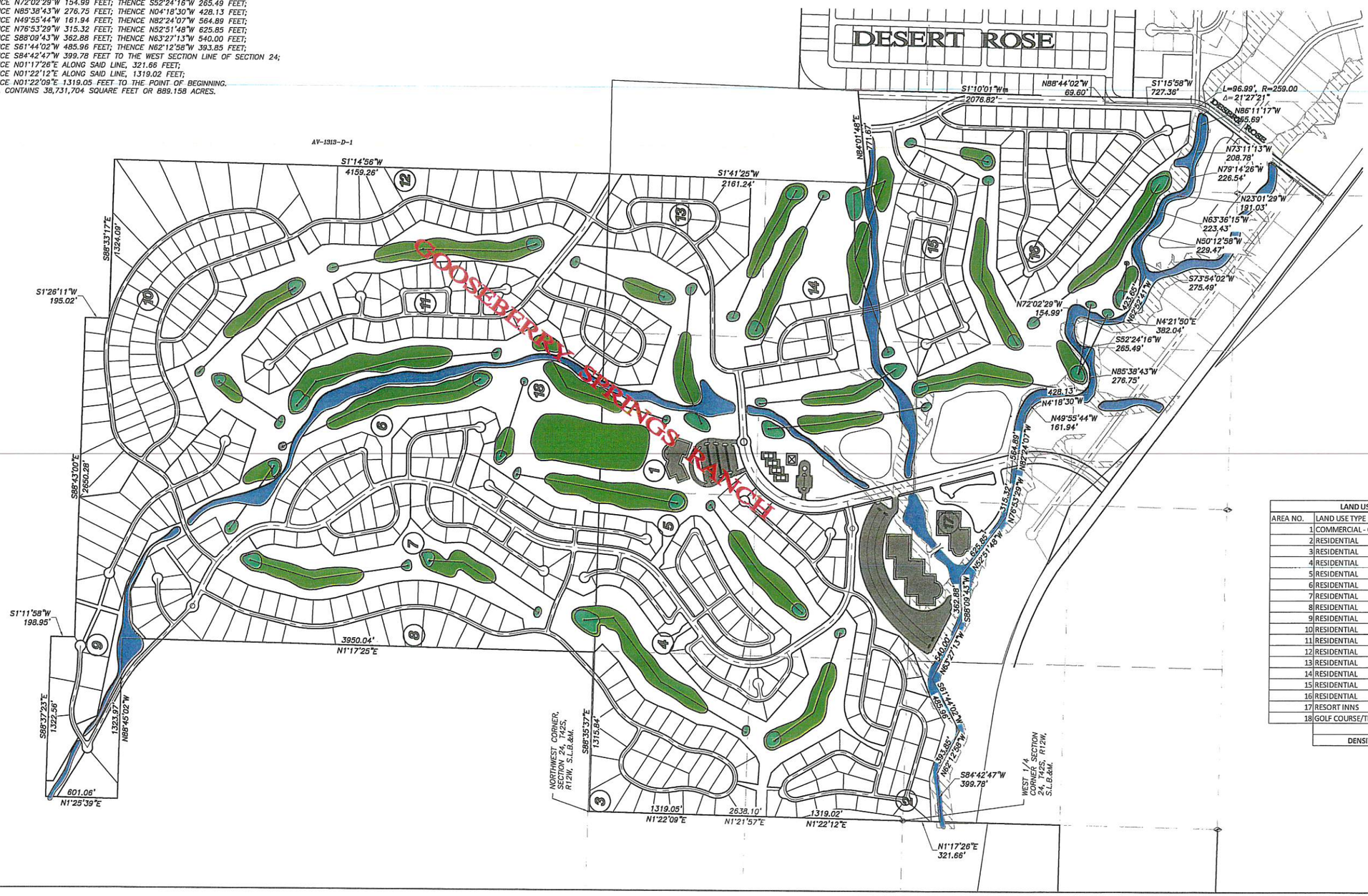
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PUD LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN;
THENCE S88°35'37"E ALONG THE SECTION LINE, 1315.84 FEET;
THENCE N01°17'25"E ALONG THE SIXTEENTH LINE, 3950.04 FEET;
THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET;
THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET;
THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 195.02 FEET;
THENCE S88°33'17"E 1324.09 FEET;
THENCE S01°14'56"W ALONG THE EAST SECTION LINE OF SECTION 13, 4159.26 FEET;
THENCE S01°41'25"W 2161.24 FEET; THENCE N84°01'48"E 771.67 FEET;
THENCE S01°10'01"W 2076.82 FEET; THENCE N88°44'02"W 69.60 FEET;
THENCE S01°15'58"W 727.36 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 259.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S11°59'39"W 96.42 FEET), CENTER POINT LIES N88°44'02"W THROUGH A CENTRAL ANGLE OF 21°27'21" A DISTANCE OF 96.99 FEET;
THENCE N86°11'17"W 255.69 FEET;
THENCE N73°11'13"W 208.78 FEET; THENCE N79°14'26"W 226.54 FEET;
THENCE N23°01'29"W 191.03 FEET; THENCE N63°36'15"W 223.43 FEET;
THENCE N50°12'58"W 229.47 FEET; THENCE S73°54'02"W 275.49 FEET;
THENCE N62°52'41"W 423.65 FEET; THENCE N04°21'50"E 382.04 FEET;
THENCE N72°02'29"W 154.99 FEET; THENCE S52°24'16"W 265.49 FEET;
THENCE N85°38'43"W 276.75 FEET; THENCE N04°18'30"W 428.13 FEET;
THENCE N49°55'44"W 161.94 FEET; THENCE N82°24'07"W 564.89 FEET;
THENCE N76°53'29"W 315.32 FEET; THENCE N52°51'48"W 625.85 FEET;
THENCE S88°09'43"W 362.88 FEET; THENCE N63°27'13"W 540.00 FEET;
THENCE S61°44'02"W 485.96 FEET; THENCE N62°12'58"W 393.85 FEET;
THENCE S84°42'47"W 399.78 FEET TO THE WEST SECTION LINE OF SECTION 24;
THENCE N01°17'26"E ALONG SAID LINE, 321.66 FEET;
THENCE N01°22'12"E ALONG SAID LINE, 1319.02 FEET;
THENCE N01°22'09"E 1319.05 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 38,731,704 SQUARE FEET OR 889.158 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- MATCHLINE
- WATERWAYS
- FAIRWAY GREENS
- GRASS ON GREENS



LAND USE SUMMARY			
AREA NO.	LAND USE TYPE	LOTS	ACRES
1	COMMERCIAL - CLUBHOUSE		9.6
2	RESIDENTIAL	52	42.64
3	RESIDENTIAL	37	30.34
4	RESIDENTIAL	25	20.5
5	RESIDENTIAL	29	23.78
6	RESIDENTIAL	40	32.8
7	RESIDENTIAL	33	27.06
8	RESIDENTIAL	45	36.9
9	RESIDENTIAL	32	26.24
10	RESIDENTIAL	90	73.8
11	RESIDENTIAL	79	64.78
12	RESIDENTIAL	32	26.24
13	RESIDENTIAL	30	24.6
14	RESIDENTIAL	19	15.58
15	RESIDENTIAL	43	35.26
16	RESIDENTIAL	72	59.04
17	RESORT INNS		40
18	GOLF COURSE/TENNIS		300
	TOTALS	658	889.16
	DENSITY WILL BE≈	0.74	UNIT/AC

400 0 400
SCALE IN FEET

COPYRIGHT © 2021 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-1820 Jeff Ramsden
Phone: (435) 656-3571 CHAD HILL

PRELIMINARY SITE PLAN OF:
GOOSEBERRY SPRINGS RANCH
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/18/2021
SCALE: 1"=400'

JOB NO.
216-032

SHEET NO.
C1

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

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: Standard Development		Phone: 702-701-1443	
Address: [redacted]		Email: holmbrand@gmail.com	
City: Holm	State: UT	Zip: 84718	
Agent: (If Applicable) Travis Holm		Phone: 424-425-5405	
Address/Location of Property:	Parcel ID: AV-2184, AV-2165		
Existing Zone: OST		Proposed Zone: CABIN/TH, PD, RE-1	
Reason for the request For Development			

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 BLM, Open Space, Ag.
- ☑ 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 ~~NA~~ 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: 10/21/21	By:
Date Application Deemed Complete: 10/21/21	By:

Apple Valley Zoning Districts



10/26/2021, 12:10:44 PM

Zoning Districts

- A – Agricultural
- C-2 – Highway Commercial
- C-3 – General Commercial
- CABIN/TH – Cabin/Tourist Homes
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1
- RE-10 – Residential Estate 10
- SF-1-10 – Single-Family Residential 1-10
- SF-1/2 – Single-Family Residential ½

1:36,112

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Gary Christensen Washington County Recorder
10/15/2021 01:45:37 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Ciel Holdings, L.L.C., a Utah limited liability company
809 Edgehill RD
Salt Lake City, UT 84103

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

Order No. 221449 - EFP
Tax I.D. No. AV-2184, AV-2182, AV-2165, and [redacted]

Space Above This Line for Recorder's Use

WARRANTY DEED

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

Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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

WITNESS the hand(s) of said grantor(s), this 14th day of October, 2021.

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

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 14 day of October, 2021, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 702807
Commission Expires
OCTOBER 17, 2022
STATE OF UTAH

My Commission Expires: 10/17/22

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company grantor(s), to Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest grantee(s).

Order No. 221449
Tax I.D. No. AV-2184, AV-2182, AV-2165, and [redacted]

EXHIBIT "A"

Parcel 1:
The Southwest Quarter of the Northeast Quarter (SW¼NE¼); the Southeast Quarter of the Northwest Quarter (SE¼NW¼); and the Southeast Quarter (SE¼) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 2:
Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5280.00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning.

Parcel 3:
The Southeast Quarter of the Northeast Quarter (SE¼NE¼) and the East One-Half of the Southwest Quarter (E½SW¼) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 4:
The North One-Half (N½) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 5:
Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300.30 feet; thence Southwesterly to a point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet; thence East 1320.00 feet to the point of beginning.

***

Initials KH

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

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: TLW Investments LLC		Phone: 208-681-5407	
Address: [redacted]		Email: libbywells@inforest.com	
City: Apple Valley	State: Utah	Zip: 84737	
Agent: (If Applicable) Trans or Libby Wells		Phone: 208-589-5407	
Address/Location of Property:	Parcel ID: AV-1343-A-1		
Existing Zone: Open Space		Proposed Zone: RE-1	
Reason for the request: develop subdivision			

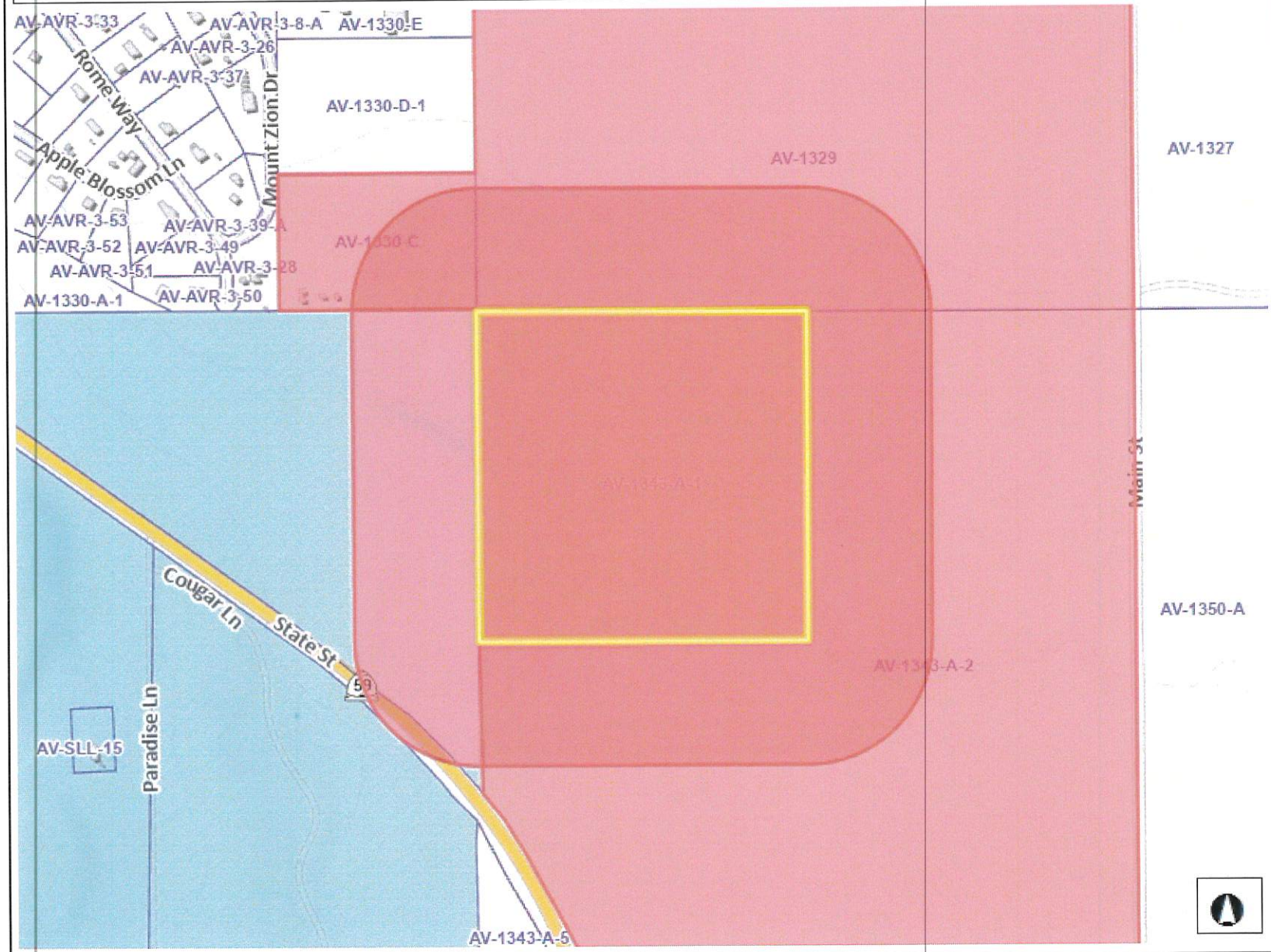
Submittal Requirements: The zone change application shall provide the following:

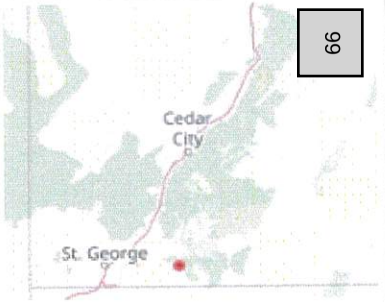
- ☑ A. The name and address of every person or company the applicant represents
- ☑ B. An accurate property map showing the existing and proposed zoning classifications
- ☑ C. All abutting properties showing present zoning classifications
- ☑ D. An accurate legal description of the property to be rezoned
- ☑ 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:	10/21/21	By:	JW
Date Application Deemed Complete:	10/21/21	By:	JW

Title





Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Property Owner

Property Owner

Subscribed and sworn to me this 21 day of October, 2021.

CRAIG A COATS
Notary Public
State Of Utah
My Commission Expires July 5, 2024
COMMISSION NUMBER 712254

Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

AGENT AUTHORIZATION

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

Property Owner

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CRAIG A COATS
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ALLIANCE CONSULTING
A Planning and Engineering Firm

Apple Valley AV-1343-A-1

The Northwest Quarter, of the Northeast quarter of Section 32, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

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

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: 3W Investments LLC		Phone: 208-681-5407	
Address: [redacted]		Email: libbywells@infowest.com	
City: Apple Valley	State: Utah	Zip: 84737	
Agent: (If Applicable) Travis or Libby Wells		Phone: 208-589-5407	
Address/Location of Property:		Parcel ID: AV-1329	
Existing Zone: Open Space		Proposed Zone: RE-1 and SF 1/2	
Reason for the request: develop subdivision			

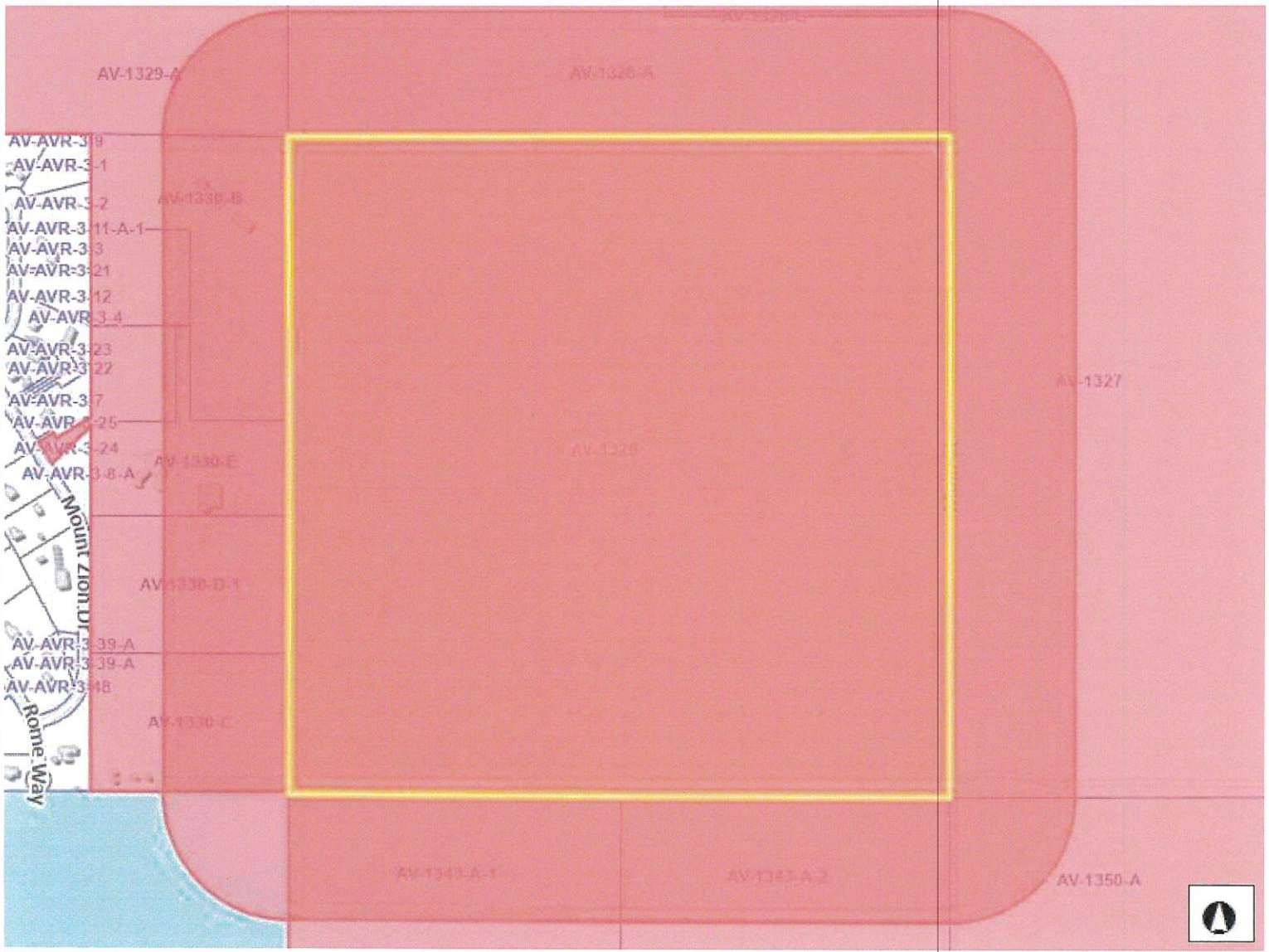
Submittal Requirements: The zone change application shall provide the following:

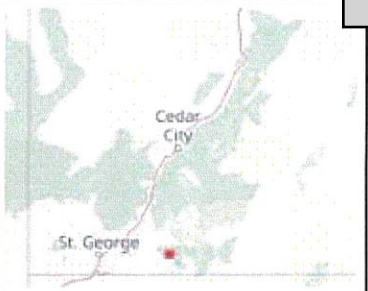
- [x] A. The name and address of every person or company the applicant represents
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned
- [x] E. 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
- [x] 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: 10/21/21	By:
Date Application Deemed Complete: 10/21/21	By:

Title





Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ Idaho)
)§
COUNTY OF ~~WASHINGTON~~ Jefferson)

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

Property Owner

Property Owner

Subscribed and sworn to me this 20th day of October, 2021.

JULIA G. LEWIS Exp. 11/09/2026 NOTARY PUBLIC Comm. No. 64422 STATE OF IDAHO

Notary Public

Residing in: Lewisville, ID 83431

My Commission Expires: November 9, 2026

AGENT AUTHORIZATION

I (We), Cedar Vista LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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.

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Property Owner

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JULIA G. LEWIS Exp. 11/09/2026 NOTARY PUBLIC Comm. No. 64422 STATE OF IDAHO

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ALLIANCE CONSULTING
A Planning and Engineering Firm

Apple Valley AV-1329

The Southeast Quarter of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

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

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: 2000 Main LLC		Phone: 702-701-1443
Address: [redacted]		Email: Holmbrand@gmail.com
City: Holm	State: ut	Zip: 84718
Agent: (If Applicable) Travis Holm		Phone: 702-701-1443
Address/Location of Property:	Parcel ID: AV-1313-D-1	
Existing Zone: Agriculture		Proposed Zone: SF-1/2
Reason for the request: Half acre Lots for development		

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
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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: 11/11/21	By: JW
Date Application Deemed Complete: 11/11/21	By: JW

Apple Valley Zoning Districts



11/11/2021, 12:43:32 PM

Zoning Districts

- A – Agricultural
- C-2 – Highway Commercial
- C-3 – General Commercial
- CABIN/TH – Cabin/Tourist Homes
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1
- RE-10 – Residential Estate 10
- RV-Park – Recreational Vehicle Park
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

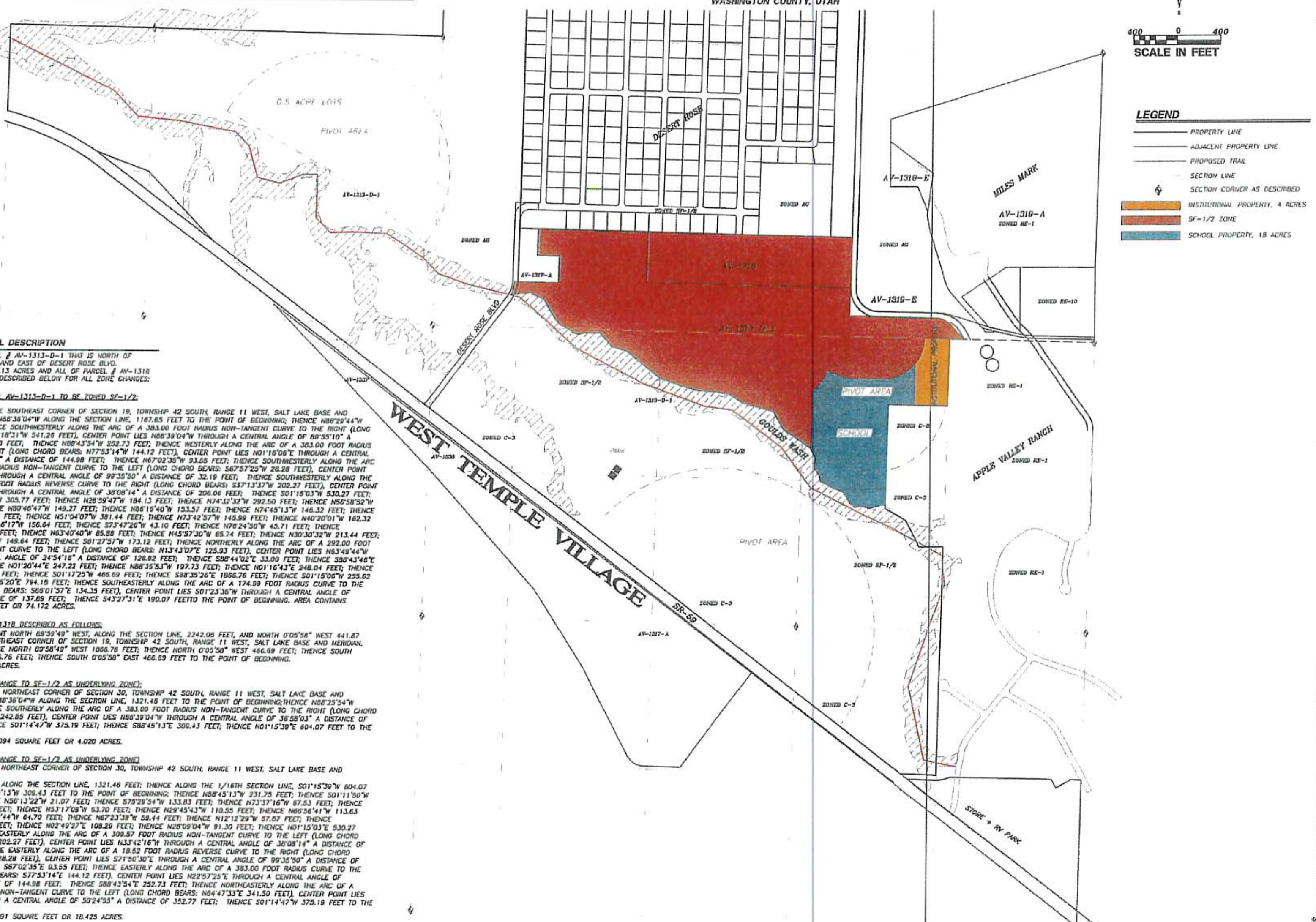
Town of Apple Valley
Sunrise Cloud SMART GIS®

ZONE CHANGE MAP FOR: WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

EXISTING & PROPOSED ZONING

PARCEL #	CURRENT ZONING	PROPOSED ZONING	SF-1/2 ACREAGE	CHURCH ACREAGE	SCHOOL ACREAGE
AV-1313-D-1 NORTH OF GOULDS WASH	AG	SF-1/2 + SCHOOL + CHURCH	74.17 AC	4 AC	18 AC
AV-1318	AG	SF-1/2	20 AC		



LEGAL DESCRIPTION

ALL OF PARCEL # AV-1313-D-1 THAT IS NORTH OF GOULDS WASH AND EAST OF DESERT ROSE BLVD. CONTAINING 74.13 ACRES AND ALL OF PARCEL # AV-1318 AND PARCELS DESCRIBED BELOW FOR ALL ZONE CHANGES:

PORTION OF PARCEL AV-1313-D-1 TO BE ZONED SF-1/2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1187.65 FEET TO THE POINT OF BEGINNING; THENCE N88°29'44"W 362.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S46°18'31"W 541.26 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 89°55'10" A DISTANCE OF 601.08 FEET; THENCE N88°43'54"W 252.73 FEET; THENCE WESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N77°53'14"W 144.12 FEET), CENTER POINT LIES N01°16'06"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE N67°02'35"W 93.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S67°57'25"W 28.28 FEET), CENTER POINT LIES S27°45'20"W THROUGH A CENTRAL ANGLE OF 99°35'50" A DISTANCE OF 32.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S37°13'37"W 202.27 FEET), CENTER POINT LIES N71°50'30"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE S01°15'03"W 530.27 FEET; THENCE N54°37'12"W 305.77 FEET; THENCE N28°59'47"W 184.13 FEET; THENCE N74°32'32"W 292.50 FEET; THENCE N56°58'52"W 147.27 FEET; THENCE N80°46'47"W 149.27 FEET; THENCE N86°16'40"W 153.57 FEET; THENCE N74°45'13"W 146.32 FEET; THENCE N70°48'23"W 213.75 FEET; THENCE N51°04'07"W 381.44 FEET; THENCE N73°42'57"W 145.99 FEET; THENCE N40°20'01"W 162.32 FEET; THENCE N89°16'17"W 156.64 FEET; THENCE S73°47'26"W 43.10 FEET; THENCE N76°24'30"W 45.71 FEET; THENCE N53°40'17"W 50.14 FEET; THENCE N63°40'40"W 85.88 FEET; THENCE N45°57'30"W 65.74 FEET; THENCE N30°30'32"W 213.44 FEET; THENCE N62°24'25"W 149.64 FEET; THENCE S81°27'57"W 173.12 FEET; THENCE NORTHERLY ALONG THE ARC OF A 292.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N13°43'07"E 125.93 FEET), CENTER POINT LIES N63°49'44"W THROUGH A CENTRAL ANGLE OF 24°54'18" A DISTANCE OF 126.92 FEET; THENCE S88°44'02"E 33.00 FEET; THENCE S88°43'46"E 370.34 FEET; THENCE N01°20'44"E 247.22 FEET; THENCE N88°35'53"W 197.73 FEET; THENCE N01°16'43"E 248.04 FEET; THENCE S88°35'26"E 998.19 FEET; THENCE S01°17'25"W 466.69 FEET; THENCE S88°35'26"E 1866.76 FEET; THENCE S01°15'06"W 255.62 FEET; THENCE S88°36'20"E 794.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 174.99 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S66°01'57"E 134.35 FEET), CENTER POINT LIES S01°23'36"W THROUGH A CENTRAL ANGLE OF 45°08'53" A DISTANCE OF 137.09 FEET; THENCE S43°27'31"E 190.07 FEETTO THE POINT OF BEGINNING. AREA CONTAINS 3230921 SQUARE FEET OR 74.172 ACRES.

ALL OF PARCEL AV 1318 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°59'49" WEST, ALONG THE SECTION LINE, 2242.06 FEET, AND NORTH 0°05'58" WEST 441.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'49" WEST 1866.76 FEET; THENCE NORTH 0°05'58" WEST 466.69 FEET; THENCE SOUTH 89°58'49" EAST 1866.76 FEET; THENCE SOUTH 0°05'58" EAST 466.69 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 20 ACRES.

CHURCH PARCEL (CHANGE TO SF-1/2 AS UNDERLYING ZONE):

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET TO THE POINT OF BEGINNING;THENCE N88°25'54"W 232.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S19°49'57"W 242.85 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 36°58'03" A DISTANCE OF 247.11 FEET; THENCE S01°14'47"W 375.19 FEET; THENCE S88°45'13"E 309.43 FEET; THENCE N01°15'39"E 604.07 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 175,094 SQUARE FEET OR 4.020 ACRES.

SCHOOL PARCEL: (CHANGE TO SF-1/2 AS UNDERLYING ZONE)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET; THENCE ALONG THE 1/16TH SECTION LINE, S01°15'39"W 604.07 FEET; THENCE N88°45'13"W 309.43 FEET TO THE POINT OF BEGINNING; THENCE N88°45'13"W 231.75 FEET; THENCE S01°11'50"W 931.28 FEET; THENCE N56°13'22"W 21.07 FEET; THENCE S75°29'54"W 133.83 FEET; THENCE N73°37'16"W 87.53 FEET; THENCE S82°32'41"W 64.57 FEET; THENCE N53°17'09"W 63.70 FEET; THENCE N29°45'43"W 110.55 FEET; THENCE N66°58'41"W 113.63 FEET; THENCE N55°00'44"W 64.70 FEET; THENCE N67°23'39"W 58.44 FEET; THENCE N12°12'29"W 57.67 FEET; THENCE N37°30'28"W 71.40 FEET; THENCE N02°49'27"E 108.29 FEET; THENCE N28°09'04"W 91.30 FEET; THENCE N01°15'03"E 530.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N37°13'37"E 202.27 FEET), CENTER POINT LIES N33°42'16"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE EASTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N67°57'25"E 28.28 FEET), CENTER POINT LIES S71°50'30"E THROUGH A CENTRAL ANGLE OF 99°35'50" A DISTANCE OF 32.19 FEET; THENCE S67°02'35"E 93.55 FEET; THENCE EASTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S77°53'14"E 144.12 FEET), CENTER POINT LIES N22°57'25"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE S88°43'54"E 252.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 400.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N64°47'33"E 341.50 FEET), CENTER POINT LIES N00°00'00"E THROUGH A CENTRAL ANGLE OF 50°24'55" A DISTANCE OF 352.77 FEET; THENCE S01°14'47"W 375.19 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 802,591 SQUARE FEET OR 18.425 ACRES.

REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-6307 Karl Rasmussen
Phone: (435) 590-307 CHAD HILL

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/9/2010
SCALE: 1"=400'
JOB NO. 276-013
SHEET NO. 1 OF 1

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) 2000 Main, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

AGENT AUTHORIZATION

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

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

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

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: Standard Development LLC		Phone: 702-701-1443
Address: [redacted]		Email: Holmbrand@gmail.com
City: Holm	State: ut	Zip: 84718
Agent: (If Applicable) Travis Holm		Phone: 702-701-1443
Address/Location of Property:	Parcel ID: AV-1318	
Existing Zone: Agriculture		Proposed Zone: SF-1/2
Reason for the request: Half acre Lots for development		

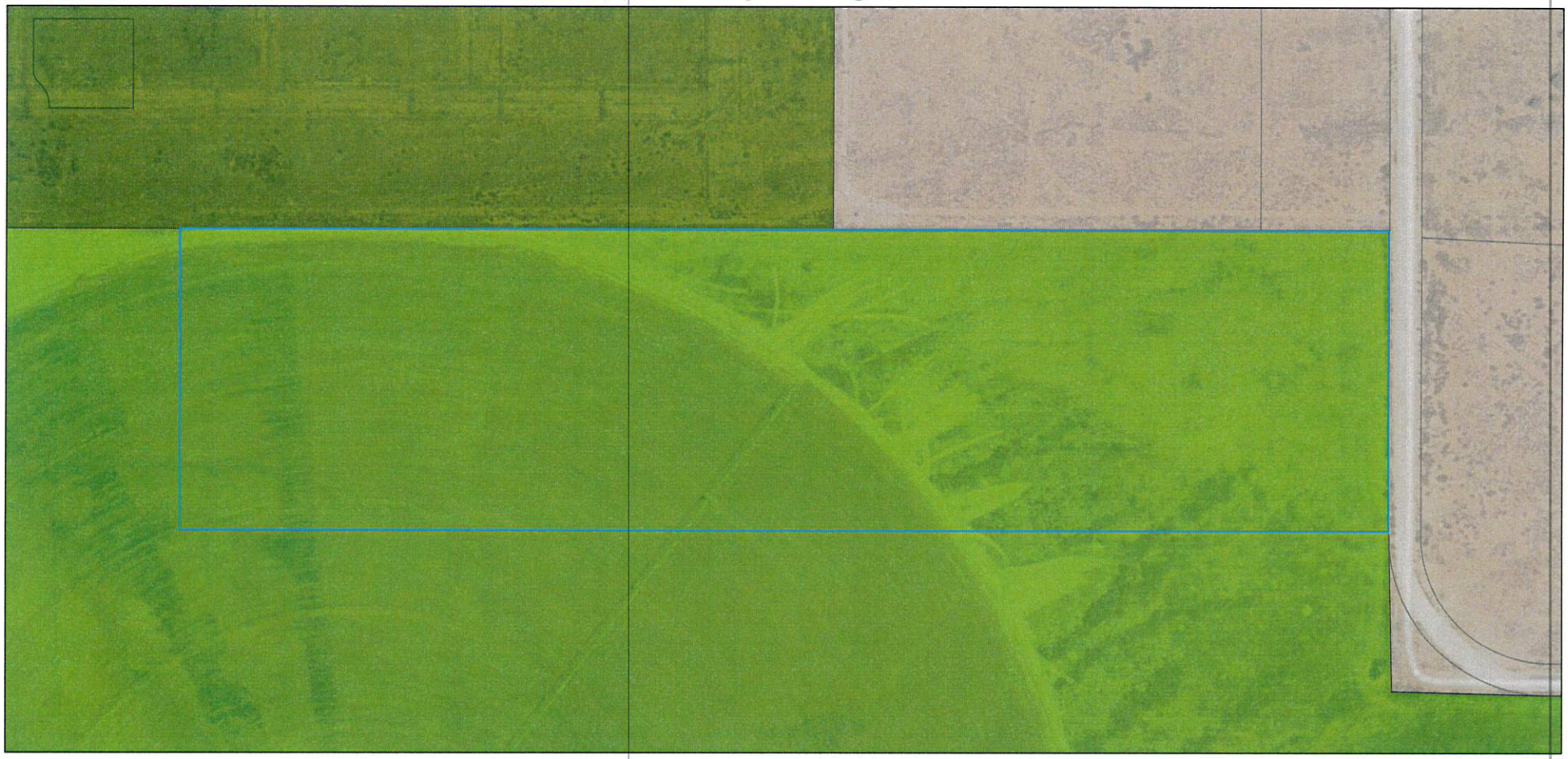
Submittal Requirements: The zone change application shall provide the following:

- ☑ A. The name and address of every person or company the applicant represents
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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: 11/11/21	By:
Date Application Deemed Complete: 11/11/21	By:

Apple Valley Zoning Districts



11/11/2021, 12:46:23 PM

Zoning Districts

- A – Agricultural
- OST – Open Space Transition
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

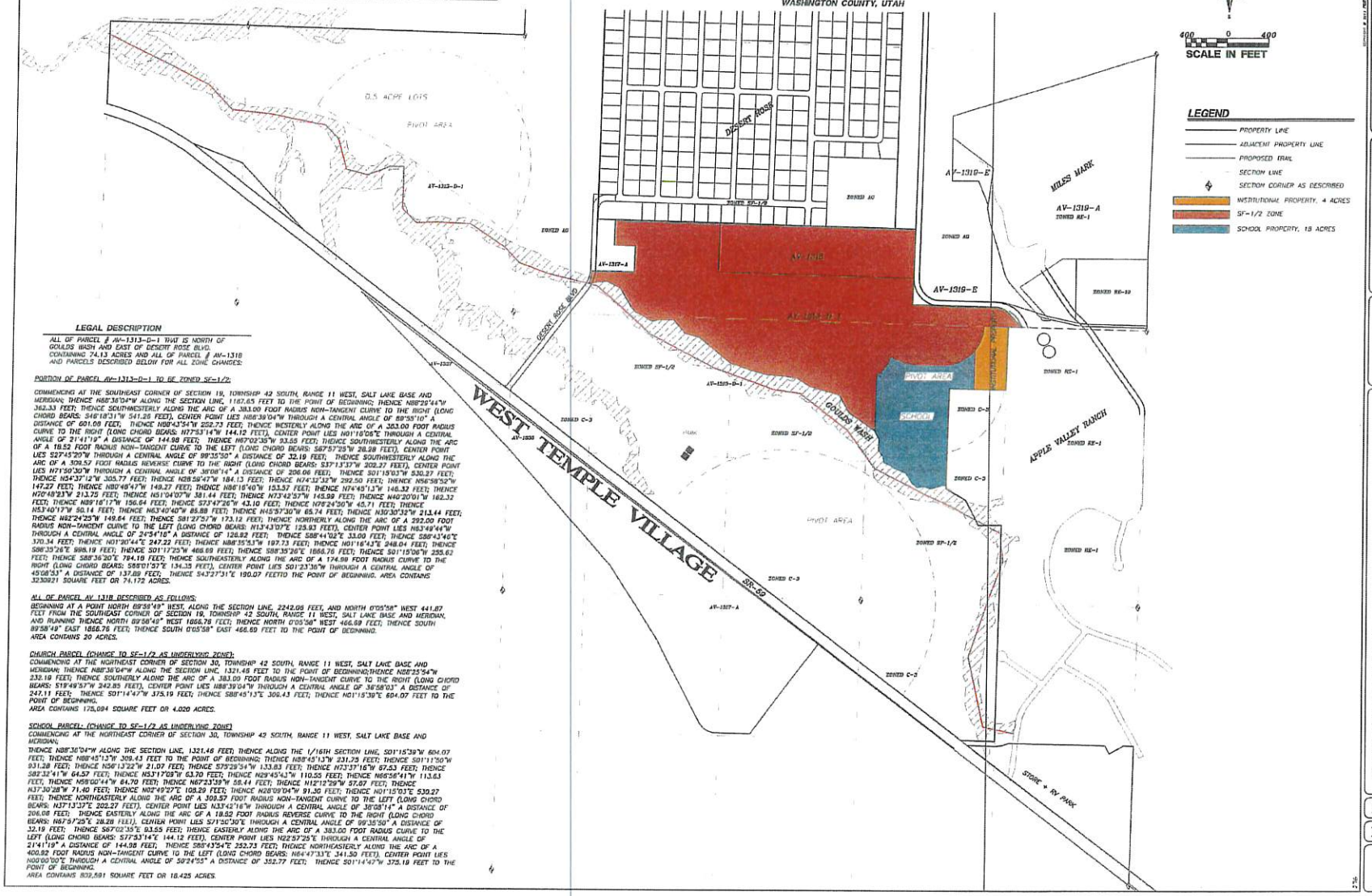
Town of Apple Valley
Sunrise Cloud SMART GIS®

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

EXISTING & PROPOSED ZONING

PARCEL #	CURRENT ZONING	PROPOSED ZONING	SF-1/2 ACREAGE	CHURCH ACREAGE	SCHOOL ACREAGE
AV-1313-D-1 NORTH OF GOULDS WASH	AG	SF-1/2 + SCHOOL + CHURCH	74.17 AC	4 AC	18 AC
AV-1318	AG	SF-1/2	20 AC		



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- INSTITUTIONAL PROPERTY, 4 ACRES
- SF-1/2 ZONE
- SCHOOL PROPERTY, 18 ACRES

LEGAL DESCRIPTION

ALL OF PARCEL # AV-1313-D-1 THAT IS NORTH OF GOULDS WASH AND EAST OF DESERT ROSE BLVD. CONTAINING 74.13 ACRES AND ALL OF PARCEL # AV-1318 AND PARCELS DESCRIBED BELOW FOR ALL ZONE CHANGES:

PORTION OF PARCEL AV-1313-D-1 TO BE ZONED SF-1/2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1187.65 FEET TO THE POINT OF BEGINNING; THENCE N88°28'44"W 362.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S46°18'31"W 541.26 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 88°55'10" A DISTANCE OF 601.06 FEET; THENCE N88°43'54"W 252.73 FEET; THENCE WESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N77°53'14"W 144.12 FEET), CENTER POINT LIES N01°16'06"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE N67°02'35"W 93.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S87°57'25"W 28.28 FEET), CENTER POINT LIES S27°45'20"W THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S37°13'37"W 202.27 FEET), CENTER POINT LIES N71°50'30"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE S01°15'53"W 530.37 FEET; THENCE N34°37'12"W 305.77 FEET; THENCE N28°58'47"W 184.13 FEET; THENCE N74°33'32"W 292.50 FEET; THENCE N56°58'52"W 147.27 FEET; THENCE N80°48'47"W 149.27 FEET; THENCE N84°16'40"W 153.57 FEET; THENCE N74°45'13"W 146.32 FEET; THENCE N70°48'23"W 213.75 FEET; THENCE N61°04'07"W 381.44 FEET; THENCE N73°43'57"W 145.99 FEET; THENCE N40°20'01"W 162.32 FEET; THENCE N89°16'17"W 156.64 FEET; THENCE S73°47'26"W 43.10 FEET; THENCE N78°24'30"W 45.71 FEET; THENCE N53°40'17"W 50.14 FEET; THENCE N63°40'40"W 85.88 FEET; THENCE N45°57'30"W 65.74 FEET; THENCE N30°30'32"W 213.44 FEET; THENCE N62°24'25"W 149.84 FEET; THENCE S81°27'57"W 173.12 FEET; THENCE NORTHERLY ALONG THE ARC OF A 292.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N13°43'07"E 123.93 FEET), CENTER POINT LIES N63°49'44"W THROUGH A CENTRAL ANGLE OF 24°54'16" A DISTANCE OF 126.92 FEET; THENCE S88°44'02"E 33.00 FEET; THENCE S88°43'46"E 370.34 FEET; THENCE N01°30'44"E 247.33 FEET; THENCE N88°35'53"W 197.73 FEET; THENCE N01°16'43"E 248.04 FEET; THENCE S86°35'26"E 998.19 FEET; THENCE S01°17'25"W 468.69 FEET; THENCE S88°35'26"E 1868.76 FEET; THENCE S01°15'06"W 255.62 FEET; THENCE S88°36'20"E 784.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 174.99 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S55°01'53"E 134.35 FEET), CENTER POINT LIES S01°23'36"W THROUGH A CENTRAL ANGLE OF 45°08'53" A DISTANCE OF 137.89 FEET; THENCE S43°27'31"E 190.07 FEETTO THE POINT OF BEGINNING. AREA CONTAINS 3230921 SQUARE FEET OR 74.172 ACRES.

ALL OF PARCEL AV-1318 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°58'49" WEST, ALONG THE SECTION LINE, 2242.08 FEET, AND NORTH 0°05'58" WEST 441.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'49" WEST 1868.76 FEET; THENCE NORTH 0°05'58" WEST 466.69 FEET; THENCE SOUTH 89°58'49" EAST 1868.76 FEET; THENCE SOUTH 0°05'58" EAST 466.69 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 20 ACRES.

CHURCH PARCEL (CHANGE TO SF-1/2 AS UNDERLYING ZONE):
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET TO THE POINT OF BEGINNING;THENCE N88°25'54"W 330.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S19°49'57"W 242.85 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 36°58'03" A DISTANCE OF 247.11 FEET; THENCE S01°14'47"W 375.19 FEET; THENCE S88°45'13"E 309.43 FEET; THENCE N01°15'39"E 604.07 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 175,084 SQUARE FEET OR 4.020 ACRES.

SCHOOL PARCEL: (CHANGE TO SF-1/2 AS UNDERLYING ZONE)
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET; THENCE ALONG THE 1/16TH SECTION LINE, S01°15'39"W 604.07 FEET; THENCE N88°45'13"W 309.43 FEET TO THE POINT OF BEGINNING; THENCE N88°45'13"W 231.75 FEET; THENCE S01°11'50"W 931.28 FEET; THENCE N56°13'22"W 21.07 FEET; THENCE S73°28'54"W 133.83 FEET; THENCE N73°37'16"W 87.53 FEET; THENCE S82°32'41"W 64.57 FEET; THENCE N53°17'09"W 63.70 FEET; THENCE N29°45'43"W 110.55 FEET; THENCE N66°56'41"W 113.63 FEET; THENCE N59°00'44"W 84.70 FEET; THENCE N67°23'39"W 58.44 FEET; THENCE N12°12'29"W 57.87 FEET; THENCE N37°30'38"W 71.40 FEET; THENCE N02°49'27"E 108.29 FEET; THENCE N28°09'04"W 91.30 FEET; THENCE N01°15'31"E 530.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N37°13'37"E 202.27 FEET), CENTER POINT LIES N33°42'16"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.08 FEET; THENCE EASTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N87°57'25"E 28.28 FEET), CENTER POINT LIES S71°50'30"E THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE S67°02'35"E 93.55 FEET; THENCE EASTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S77°53'14"E 144.12 FEET), CENTER POINT LIES N22°57'25"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE S88°43'54"E 252.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 400.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N64°47'33"E 341.50 FEET), CENTER POINT LIES N00°00'00"E THROUGH A CENTRAL ANGLE OF 39°24'55" A DISTANCE OF 352.77 FEET; THENCE S01°14'47"W 375.19 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 809,591 SQUARE FEET OR 18.425 ACRES.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
50 South 600 East, Suite 1
St. George, Utah 84770
Phone: (435) 628-6077 Fax: Rumsey
Phone: (435) 259-3011 Cedar Hill

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/6/2018
SCALE: 1"=400'
JOB NO. 274-013
SHEET NO. 1 OF 1

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

AGENT AUTHORIZATION

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

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

Miles Mader

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. AV-1319-A
Receipt No. V# 1081

Name: 2000 Main **Telephone:** 702-701-1443

Address: [redacted] Holm UT 84718 **Fax No.** _____

Email: holmbraud@gmail.com

Agent (If Applicable): Travis Holm **Telephone:** 702-701-1443

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV-1319-A **Zone District:** RE-1.0 1ac or greater

Proposed Use: (Describe, use extra sheet if necessary) RE-1.0

1 acre to greater than 1 acre lots For development

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.
- ✓ 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: 11/16/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 11/16/21 Completion determination made by: JW

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

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) 2008 main, being duly sworn, deposed and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

NOTARY PUBLIC
Layla Mangum
707678
Commission Expires
August 08, 2023
STATE OF UTAH

Subscribed and sworn to me this 16th day of NOV. 2021.

Layla Mangum
(Notary Public)

Residing in: UTAH

My Commission Expires: 8/8/2023

AGENT AUTHORIZATION

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PRELIMINARY PLAT FOR:
MILES MARK

LOCATED NORTH END OF ROME AVENUE IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
IN SOUTHEAST QUARTER OF SECTION 19, T42S, R11W, SLB&M.

CONTACT OF OWNER:

SCOUT HOLM, REP.
OWNER: 2000 MAIN LLC
ADDRESS: 2120 COTTONWOOD CYN #125, HOLM, UT 84718
PHONE: 435-690-0519

CURRENT ZONING: SF-1.0

PRELIMINARY PLAT FIGURES
LAND= 66 ACRES
LOTS VARY FROM 1 TO GREATER THAN 1 ACRE.
UNITS= 29

PLAN FOR STORM DRAINAGE

- DETENTION BASIN AT SOUTH END OF LOT 14
- RIPRAP CHECK DAMS ON ALL ROADS
- EACH LOT TO RETAIN THEIR ON RUNOFF

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

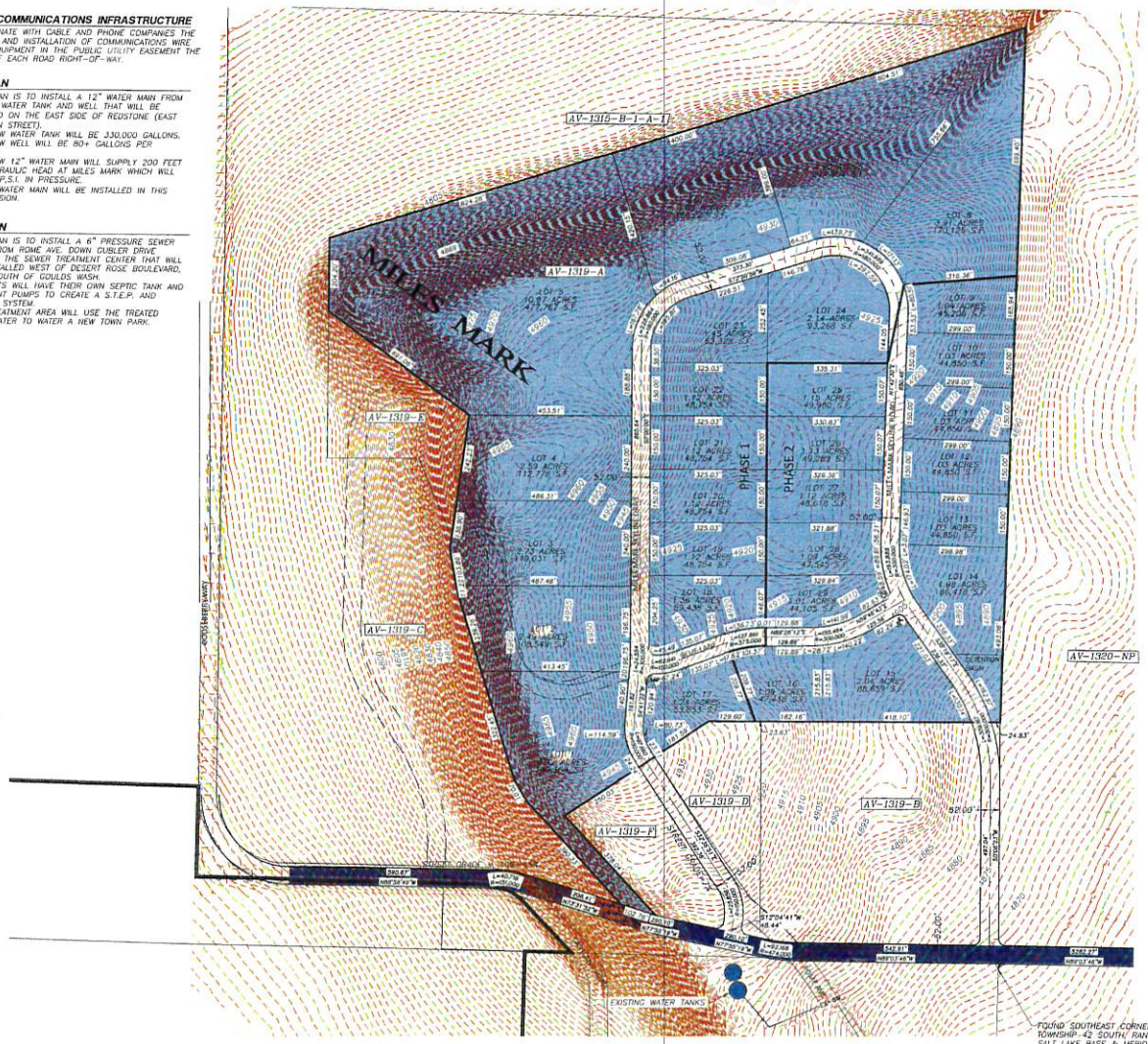
- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

WATER PLAN

- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET).
- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- THE NEW WELL WILL BE 80+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 200 FEET OF HYDRAULIC HEAD AT MILES MARK WHICH WILL BE 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

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

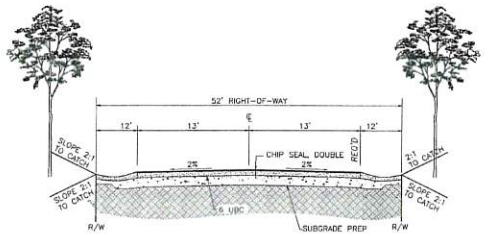


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W E
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150 0 150
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- CHURCH
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS — MILES MARK SUBD.
- COMMERCIAL LOTS



TYPICAL SECTION

LEGAL DESCRIPTION

ALL OF PARCEL # AV-1319-A
BEGINNING N 0°04'54 W 660 FT ALG SEC/L FM SE CORNER SEC 19, T42S, R11W, THENCE N 89°59'43 W 660 FT; THENCE S 0°04'54 E 660 FT TO S LN; THENCE N 89°59'43 W 265.66 FT ALG SEC/L; THENCE N42°41'51 W 582.977 FT; THENCE N 30°10'41 W 70.01 FT; THENCE N 17° W 561.691 FT; THENCE N 09°53'02 W 115.299 FT; THENCE N 07°40' E 380.775 FT; THENCE N 53°30' W 491.246 FT; THENCE N0°05'25 W 204.755 FT; THENCE N 71°45'53 E1980.339 FT TO E1/4 COR; THENCE S 0°04'54 E1973.81 FT ALG SEC/L TO POB LESS: BEGINNING AT A POINT ALONG THE SECTION LINE SITUATED SOUTH 89° 59' 23" WEST 660.0 FEET FROM THE SOUTH EAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND RUNNING THENCE NORTH 00° 05' 48" WEST 660.0 FEET; THENCE SOUTH 89° 59' 23" WEST 153.23 FEET; THENCE SOUTH 55° 59' 06" WEST 483.63 FEET; THENCE SOUTH 42° 42' 45" EAST 430.03 FEET; THENCE SOUTH 89° 58' 49" WEST A DISTANCE OF 69.96 FEET; THENCE SOUTH 42° 42' 45" EAST 100.00 FEET; THENCE NORTH 89° 59' 23" EAST ALONG THE SECTION LINE 265.66 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 65.58 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRR-BURIED: BEDROCK GENERALLY > 5 FEET BENEATHENCE 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.

NO	DESCRIPTION	DATE	BY

PROVALLEE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
1 S. 3050 W. Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-2567

PRELIMINARY PLAT FOR:
MILES MARK
IN SE 1/4 SECTION 19, T42S, R11W SLB&M
LOCATED IN NORTH END OF ROME AVENUE, APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/16/2021
SCALE: 1"=150'
JOB NO. 21a-013
SHEET NO. 1 OF 1

Redstone Estates

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. Redstone
Receipt No. #1080

Name: 2000 main **Telephone:** 702-701-1443

Address: [redacted] Holden, UT 84718 **Fax No.** _____

Email: scoutholm7@gmail.com

Agent (If Applicable): Scout Holm **Telephone:** 435-690-0519

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV-1345, 1327, 1326, 1346, 1348-A **Zone District:** SF-1.0/SF 1/2

Proposed Use: (Describe, use extra sheet if necessary) SF 1.0 / SF 1/2

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.
- ✓ 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.
___Y/S___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: 11/17/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 11/17/21 Completion determination made by: JW

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) 2000 MAIN, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

AGENT AUTHORIZATION

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

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

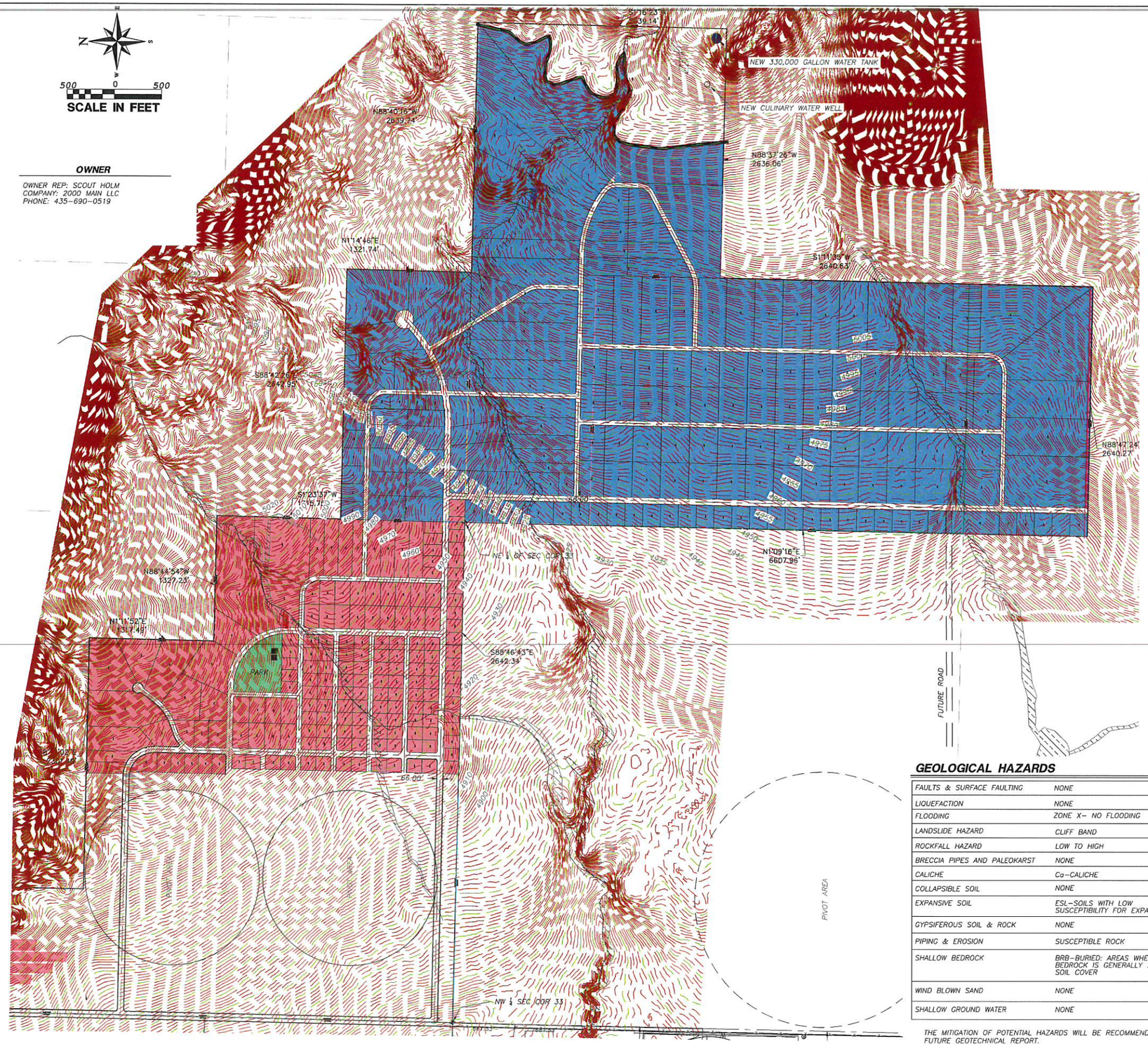
Residing in: _____

My Commission Expires: _____

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7



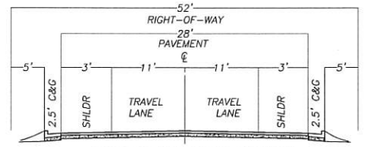
OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

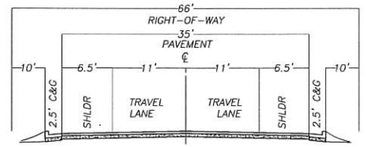
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0



TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

LEGAL DESCRIPTION

ALL OF PARCELS # AV-1345, AV-1327, AV-1326, AV-1346, & AV-1348-A

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

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

WATER PLAN

- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET).
- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- A SECOND NEW WELL WILL BE 180+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 100 TO 200 FEET OF HYDRAULIC HEAD AT REDSTONE WHICH WILL BE 44 TO 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

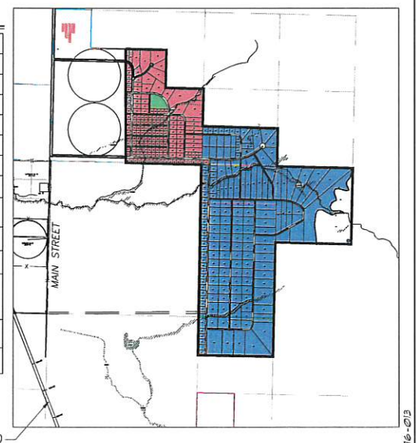
SEWER PLAN

- THE PLAN IS TO INSTALL 6" PRESSURE SEWER MAIN FROM THE SUBDIVISION TO THE PIVOT AREAS. THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY >5 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	NONE

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



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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 668-8367 Kori Ritzmann
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 2&27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=500'

JOB NO.
276-013

SHEET NO:
1 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

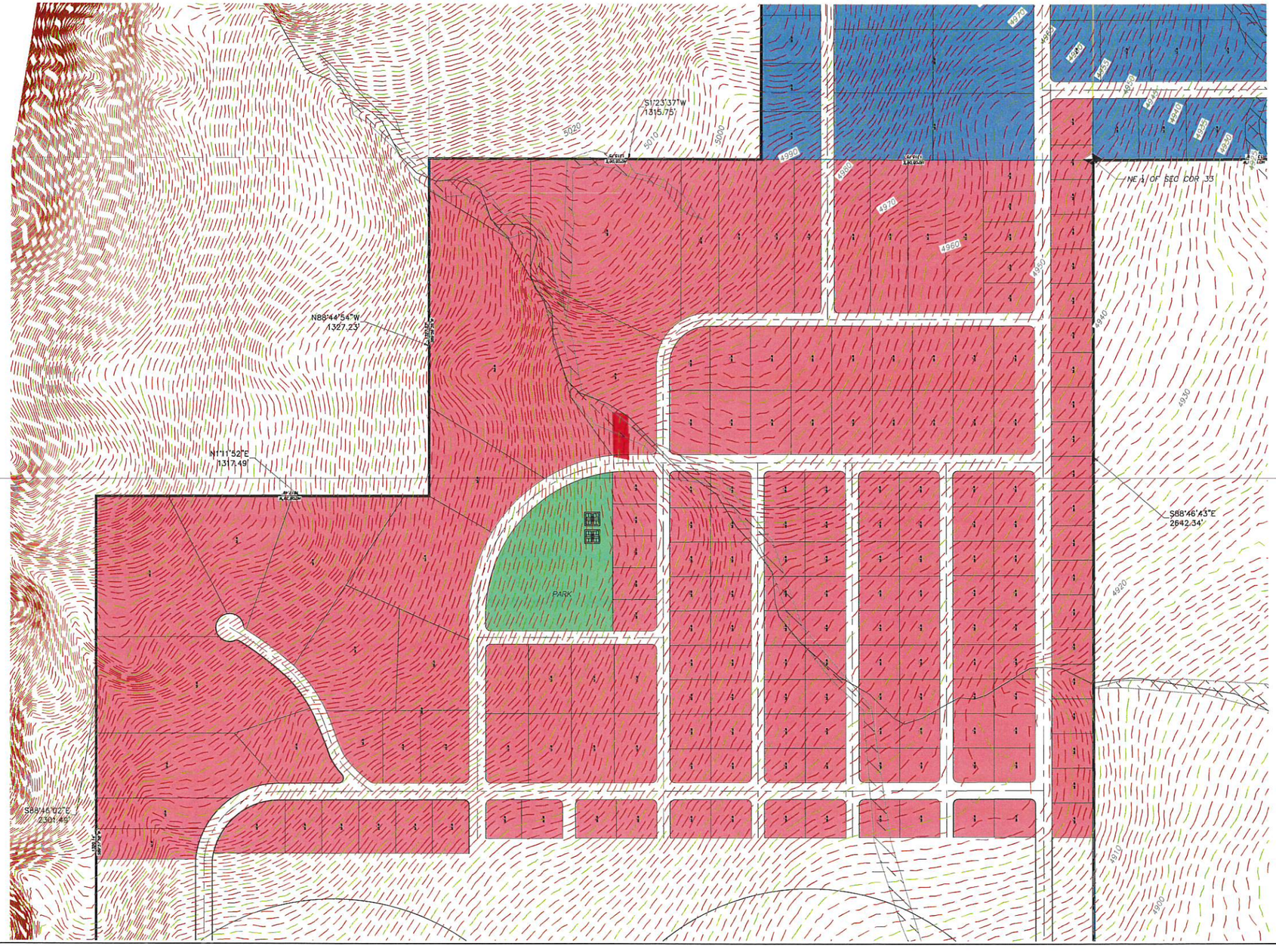
PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

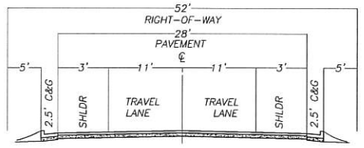
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

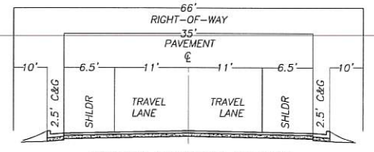
CURRENT ZONE
- SF-1/2
- SF-1.0

200 0 200
SCALE IN FEET





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
(435) 656-9891 Fax (435) 656-9892
Phone (435) 950-3371 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=200'

JOB NO.
276-013

SHEET NO.
2 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

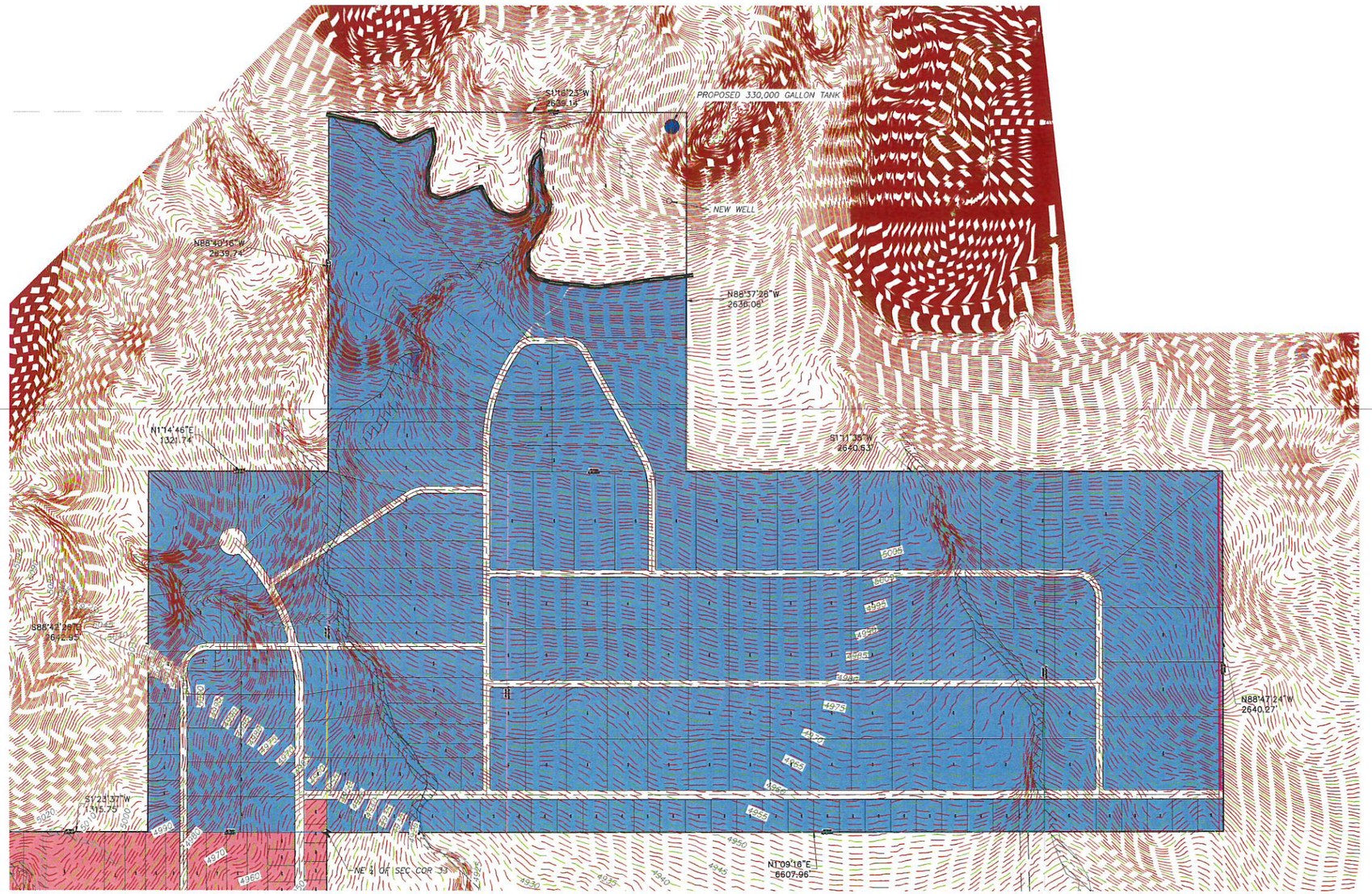
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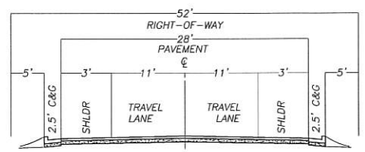
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SCALE IN FEET

LEGEND

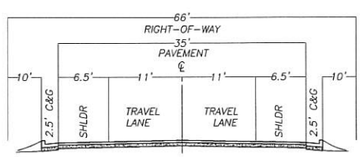
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane, Utah 84737
Phone: (435) 668-8307 Kari Rasmussen
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/1/2021
SCALE: 1"=400'

JOB NO.
276-013

SHEET NO:
3 OF 3

276-013

6. **Zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone. Applicant Bang Properties. PC Recommended 4-0**

MOTION: Mayor moves to table this item. This gives a possibility of 500 cabins. Based on this we would like to do a Planned Development zone approval on this item which will require a Development Agreement to help limit the number of cabins at this time.

SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

7. **Discussion and possible action on refund of lot line adjustments**

The state code has eliminated the need to pay for lot line adjustment.

MOTION: Mayor Lisonbee moves to refund those since the beginning of the year.

SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

8. **Amending town fee schedule. Resolution R-2020-11**

Amending fees from the fee schedule to the lot line adjustment fee.

MOTION:	Councilmember Kopp moves to accept the amended fee schedule	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

DRAFT

When Recorded Return To:

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley, UT 84737

Affects a portion of Parcel No. AV-1354-B

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("***Agreement***") is entered into as of this _____ day of _____, ~~2020~~ 2021, by and between BANG PROPERTIES, LLC, a Utah limited liability company, and Roxstar Properties LLC, a Utah limited Liability Company, (collectively "***Developer***"), and TOWN OF APPLE VALLEY, a municipal corporation and political subdivision of the State of Utah ("***Town***"). Throughout this Agreement, the Town and Developer shall collectively be referred to as "***Parties***" and individually as "***Party***".

RECITALS

A. Developer owns certain real property located within the Town's municipal boundaries depicted on the record of survey attached hereto as ***Exhibit "A,"*** which is incorporated herein by this reference ("***Developer's Property***"). The Developer's Property consists of approximately 160 total acres, and is identified in county records as Parcel No. AV-1354-B.

B. On September 16, 2020, the Town Council tabled consideration of the proposed zone change, indicating a desire for a limit on the total number of units planned for the Tiny Home Park CTP zone to be limited, suggesting an alternative approach of changing the zoning of that portion of the Developer's Property to Planned Development (PD) with a development agreement.

C. The portion of the Developer's Property that is intended for development of a cabin or tiny home park is approximately 49.312 acres (hereafter the "***Subject Property***"), depicted on *Exhibit "A"* as being the central part of Developer's Property, between the OST zone on the west, and a proposed Commercial C-2 zone on the east. The Subject Property is more particularly described in ***Exhibit "B"*** attached and incorporated herein with this reference.

D. Each of the Parties are willing to enter into this Agreement in order to implement the purposes of the Town's General Plan, while giving effect to applicable state law and the land management ordinances of the Apple Valley Municipal Code (specifically Title 10, Apple Valley Land Use Code) (hereafter "***AVLU***").

E. Acting pursuant to its authority under Utah Code Annotated, §§ 10-9a-101, *et seq.,* and after all required public notice and hearings, the Town, in its exercise of its legislative discretion has determined that entering into this Agreement furthers the purposes of: (i) the Utah Municipal Land Use, Development, and Management Act; (ii) the Town's General Plan; and (iii) the Town's land

management ordinances, including AVLU. As a result of such determination, the Town has concluded that the terms and conditions set forth herein serve a public purpose and promote the health, safety, prosperity, security, and general welfare of the inhabitants and taxpayers of Town.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing promises, conditions, covenants and agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are incorporated fully into this Agreement as if fully set forth herein.

2. Definitions. The following terms shall have the meanings set forth in this section.

a. "Accessory Building" shall mean a detached subordinate building clearly incidental to and located upon the same property occupied by the main building. There shall be a "main" building on the property before a permit may be issued for any other building to be "accessory."

b. "AVLU" shall mean the Apple Valley Land Use Code.

c. "AVS" shall mean the Apple Valley Subdivisions Code.

d. "BPWSSSD" shall mean the Big ~~Pines~~ Plains Water and Sewer Special Service District.

e. "Cabin" shall mean a small stick-built or small manufactured home, built or placed on a permanent foundation, and shall be less than 600 sq feet in size.

f. "CTP Zone" shall mean the Cabin and Tiny Home Parks zone designation and all applicable regulations thereof as set forth in AVLU section 10.10.120.

g. "Dwelling" shall mean any building or portion thereof containing one or more Dwelling Units occupied as, or designed or intended for occupancy as, a residence by one or more families.

h. "Dwelling Unit" shall mean any building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking and sanitation.

i. "PD Zone" shall mean the Planned Development zone designation and all applicable regulations thereof as set forth in AVLU section 10.10.120.

j. "Site Development Standards" shall mean established regulations set forth in the AVLU, the AVS, or otherwise generally adopted by the Town and in effect at the time of any development application submitted by Developer.

k. "Tiny Home" shall mean a stick built or small manufactured home with the structure built or placed on a permanent foundation, and shall be less than 400 sq. feet in size.

3. Affected Property. This Agreement is specific to the property identified in the Recitals as the

"Subject Property," a total of 49.312 acres more particularly described in *Exhibit "B"* hereto. The 62.602-acre portion of the Developer's Property east of the Subject Property was approved for Commercial C-2 zoning and is governed by the provisions of AVLU 10.10.030 relevant to that zone.

4. Planned Development as Cabin or Tiny Home Park. The parties recognize that the Subject Property has been approved for the PD Zone and is therefore subject to the provisions of AVLU 10.10.120. However, it is the intent of the parties that the provisions of the Town's current CTP Zone be incorporated herein for the purpose of regulating development of the Subject Property. Without limitation, it is understood that the permissions, requirements and restrictions of the CTP zone in effect as of the date of this Agreement shall be applicable to the Subject Property, including permitted uses, height regulations, development standards, and other requirements set forth in AVLU 10.10.110. In the event of any conflict between this Agreement, AVLU 10.10.110, and AVLU 10.10.120, the provisions of this Agreement shall take precedent, next the CTP Zone provisions of AVLU 10.10.110, and then the PD Zone provisions of AVLU 10.10.120. The CTP Zone provisions incorporated herein are as follows:

a. *Permitted Uses*: Uses permitted on the Subject Property shall be limited to the following:
    i. Accessory Buildings and uses
    ii. Household pets
    iii. Cabins or Tiny Homes as defined in AVLU 10.04 or subsection E below
    iv. Park, playground, swimming pool and tennis courts or alike
    v. Other uses similar to the above and approved by the Planning Commission to be in harmony with the intent and character of the CTP zone.
    vi. Clubhouse, sales or registration office, or on-site managers dwelling.

b. *Height Regulations*: No Cabin or Tiny Home shall be erected to a height greater than eighteen (18'). No Accessory Building shall be erected to a height greater than fifteen (15') feet. No club house/office may be erected to a height greater than twenty five (25') feet.

c. *Roads*: Roads interior to the Subject Property shall be at least twenty-four feet (24') in width, and any single-lane one-way driveway may be fourteen feet (14') in width. All Units shall be served by paved roads constructed to Town standards and approved by the Town.

d. *Public Street Access*: Access to the Subject Property shall be from a dedicated and approved public street at an approved point or points. No Units shall have direct access from a public street nor may traffic enter or exit through a residential neighborhood.

e. *Off Street Parking*: Hard surface (concrete or paved) parking spaces shall be provided for the minimum parking of two (2) vehicles for each unit.

f. *Recreation Space*: A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for recreation space for the first ten (10) Units, and an additional one hundred (100) square feet shall be provided for each Unit above ten (10) Units. This is in addition to the outdoor living space required in AVLU section 10C-6-G and in subparagraph n. below. This recreation space is also not the open space behind or between units or streets. It is a separate facility common to all Units in the development, such as a clubhouse.

g. *Distance between Units*: No unit shall be closer than twenty feet (20'). No unit in a Cabin or Tiny Home Park shall be located closer than the distance required herein.

h. *Setbacks*: Minimum setbacks from public streets or adjacent properties shall be as follows:
   i. Front or side yard on a public street, fifty feet (50').
   ii. Side yard bordering adjacent property, fifty feet (50').
   iii. Rear yard bordering adjacent property, fifty feet (50').

i. *Perimeter Fence*: The project shall provide a minimum fifty-foot (50') setback/landscaped buffer along any property boundary including a public right-of-way. Decorative fencing is preferred, such as split rail or ranch style wood fencing, though six foot high privacy fencing or block wall may be more appropriate and required in some applications. The project's topography may always be considered in perimeter fencing requirements. For example, a property with a cliff at its rear or sides may not require any fencing for that area. A property with a wash along its rear or side property line may require a solid fence installed to provide greater safety to guests. A lower profile fence may also be used to provide better views as long as this does not pose a safety hazard to guests. All structures of fencing proposed within washes or the 100-year flood plain are discouraged and must be designed to meet current and applicable town and state standards.

j. *Utilities Required*: Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be approved by the BPWSSSD and the Town's Public Works Department.

k. *Street Construction*: All streets shall be paved according to the construction standards of the Town.

l. *Lighting*. All lighting shall comply with AVLU chapter 10.26 Outdoor Lighting Ordinance.

m. *Landscape Plan*: A detailed landscape plan shall be submitted for each Cabin or Tiny Home Park, and shall be approved by the Planning Commission.

n. *Outdoor Living Space*: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.

o. *Tents*. No tents of any kind may be used in this zone.

p. *Manager*. The project shall be required to have a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.

q. *Subdivision Requirements*: If the Cabin or Tiny Home Park is not intended to be in a single ownership, rather is intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.

5. Limitation on Total Number of Units. Developer agrees that the total number of Cabins or Tiny Homes (as such terms are defined in AVLU 10.04.010) which may be developed or constructed upon the Subject Property shall be limited to a maximum of **one hundred fifty (150)** total Cabins and/or Tiny Homes~~.~~, subject to the phased conditions set forth in the following sections of this Agreement below. The parties acknowledge that this represents a lower density than would otherwise be permitted in the CTP zone. Developer acknowledges that this maximum may be further limited by topography, mitigation of sensitive lands including slopes or hillsides, and the effects of any Site Development Standards applicable to the Subject Property.

6. ~~Main Street Improvements. Developer shall be required to improve Main Street adjacent to or upon the Subject Property to half~~ Conditions of Issuance of Building Permits – First Fifteen Units. Developer agrees that the Town may withhold issuance of building permits upon the Subject Property until certain conditions are satisfied, as set forth in this section. Once the conditions set forth in this section are satisfied, Developer may be issued building permits for a total of fifteen (15) units, provided all other applicable building permit and application requirements and conditions are are met for such units, including the conditions otherwise set forth herein.

a. Developer shall improve Main Street where it is adjacent to or upon the Subject Property with a road base-quality surface, to half-width of applicable Town standards for Minor Arterial roads set forth in AVS section 11.08.040 C.

b. Developer shall provide evidence of its ability to service the first 15 units from an existing well approved by the Utah Division of Water Rights in amounts sufficient to satisfy the culinary and secondary irrigation needs of each unit.

c. Developer shall submit a septic system design duly approved by the Southwest Utah Health Department and Utah Division of Environmental Quality, sufficient to service the first 15 units.

7. Condition of Issuance of Building Permits – Next Thirty Units. Developer agrees that, following issuance of building permits for the first 15 units as set forth in the previous section, the Town may withhold issuance of additional building permits upon the Subject Property until certain conditions are satisfied, as set forth in this section. Once the conditions set forth in this section are satisfied, Developer may be issued building permits for a total of thirty (30) additional units (for a maximum total of 45 units), provided all other applicable building permit and application requirements and conditions are are met for such units, including the conditions otherwise set forth herein.

a. Developer shall improve Main Street where it is adjacent to or upon the Subject Property with a chip-seal treatment, to half-width of applicable Town standards for Minor Arterial roads set forth in AVS section 11.08.040 C.

b. Developer shall obtain approval from BPWSSSD to connect all units to culinary water service from BPWSSSD, to serve the indoor culinary water needs of all 45 units.

c. Developer shall continue to service the first 15 units, and will service the additional 30 units, with secondary irrigation service from a private underground water source approved for such use by the Utah Division of Water Rights.

d. Developer shall submit a septic system design duly approved by the Southwest Utah Health Department and Utah Division of Environmental Quality, sufficient to service the additional 30 units, for a total of 45 units.

8. Condition of Issuance of Building Permits – Units Beyond First Forty-five. Developer agrees that, following issuance of building permits for the first 45 units as set forth in the previous two sections, the Town may withhold issuance of additional building permits upon the Subject Property until certain conditions are satisfied, as set forth in this section. Once the conditions set forth in this section are satisfied, Developer may be issued building permits in addition to the initial 45 units, provided all other applicable building permit and application requirements and conditions are are met for such units, including the conditions otherwise set forth herein.

a. Developer shall improve Main Street where it is adjacent to or upon the Subject Property with pavement to half-width, consistent with applicable Town standards for Minor Arterial roads set forth in AVS section 11.08.040 C.

b. ~~Improvements to State Route 59 Required by UDOT. Developer agrees to be responsible for constructing~~Developer shall construct any improvements to State Route 59 that may be required by the Utah Department of Transportation (UDOT) as a result of the development of the Subject Property, whether such improvements include left turn, acceleration, or deceleration lanes.

c. Developer shall connect all units, including the initial 45 units, to the proposed Colorado City sewer system if it has operable and existing sewer lines to connect to in the immediate atrea, and has been the company has been formed.

9. Independent Agreements with UDOT. The Town agrees that Developer will not be penalized for any decision by UDOT not to require ~~such~~any of the improvements contemplated by section 8.b. above, or any decision by UDOT not to obtain any necessary right of way for the construction of such improvements. Developer shall be free to make such independent agreements with UDOT as may be necessary to determine responsibility for costs, provided the Town shall not be responsible for the costs of any such improvements or right of way acquisition.

10. Development Subject to Approval by BPWSSSD. Developer acknowledges that the Subject Property is located within the service area of the BPWSSSD, and ~~therefore~~that therefore the construction of Units beyond the first 15 units (to be served with septic and private water, pursuant to section 6 above) is subject to all required approvals and permits from BPWSSSD. The right of Developer to proceed with development of the project beyond the initial 15 units is conditioned upon obtaining such approvals and permits, and the in the event such approvals and permits are not properly obtained by Developer prior to commencement of work as may be required, the Town reserves the right to withhold permits or approvals or issue appropriate work stoppage orders until such defects are cured by Developer.

11. Applicable Law and Standards. Developer acknowledges that the project to be developed on the Subject Property is and continues to be subject to all applicable local, state, and federal law, including but limited to the AVLU, AVS, and all other Site Development Standards, and including all fees, application requirements and related standards in effect at the time of development. Developer agrees that it shall fully comply with the same. All construction shall be done in conformance with the requirements of the current edition of the building code and with approval of the building department, and the issuance of building permits.

12. Vested Rights. The Parties acknowledge that Town is granting, and Developer is receiving, only those rights granted herein. This Agreement does not provide or vest Developer with any rights, authorizations or approvals that are not expressly provided herein.

13. Authority. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer.

14. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers by the Town in enacting zoning, subdivision, development, transportation, environmental, open space and related land use plans, policies, ordinances and regulations after the date of this Agreement provided that the adoption and exercises of such power shall not restrict Developer's vested rights as provided herein. This Agreement is not intended and does not bind the Town, particularly its Town Council, in the independent exercise of its legislative discretion with respect to such zoning and subdivision regulations.

15. Assignment. Developer may assign this Agreement without the consent of the Town so long as Developer assigns all of its responsibilities as well as its rights under this Agreement to the same assignee and provided that any assignee of this Agreement expressly assumes this Agreement and all of Developer's responsibilities, duties and obligations hereunder in a written instrument ("***Written Assumption***") which is recorded against the Subject Property or the remaining unsold platted lots owned by the Developer located within the Subject Property, in the Official Records on file in the Office of the Recorder of Washington County, State of Utah. The Written Assumption must include, among other things, provisions expressly stating that the assignee of this Agreement agrees to be bound by this Agreement and all terms and conditions hereof.

16. No Joint Venture, Partnership or Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking or business arrangements between the Parties hereto, nor any rights or benefits to third parties.

17. Recording of Agreement/Binding Effect. No later than ten (10) days after this Agreement has been executed by Town, this Agreement and any exhibit hereto shall be recorded in their entirety in the Official Records, on file in the Office of the Recorder of Washington County, State of Utah. Upon recording, it is the intent of the Parties that this Agreement be deemed to run with the land and inure to the benefit (or burden) of all future owner (or owners), successors or assigns thereof.

18. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

19. Time of Performance. Time shall be of the essence with respect to the duties imposed on the Parties under this Agreement. Unless a time limit is specified for the performance of such duties each Party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

20. State and Federal Law; Invalidity. The Parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The Parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If Town's approval of the Project is held invalid by a court of competent

jurisdiction this Agreement shall be null and void.

21. No Monetary Damages Relief Against Town. The Parties acknowledge that Town would not have entered into this Agreement had it been exposed to monetary damage claims from the Developer, its successors and assigns for any breach thereof. As such, the Parties agree that in no event shall the Developer, its successors and assigns be entitled to recover monetary damages against Town for breach of this Agreement but shall only be entitled to specific performance as may be determined by a court of competent jurisdiction.

22. No Waiver of Governmental Immunity. Nothing in this Agreement is intended to, or shall be deemed, a waiver of the Town's governmental immunity.

23. Continued Cooperation. By executing this Agreement, the Parties hereto expressly agree to continue to operate in good faith to effectuate its purpose, by giving all consents, executing all documents and providing input and assurances within a reasonable time period after said actions are requested of any Party.

24. Choice of Law, Venue and Jurisdiction. Any dispute regarding this Agreement shall be interpreted pursuant to the Law of the State of Utah. The Town's land management ordinances and other ordinances shall be controlling/dispositive unless pre-empted by state or federal law. The Parties expressly agree that venue and jurisdiction for any legal proceeding related to the enforcement of this Agreement is properly placed in the District Court, in and for Washington County, State of Utah.

25. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Town or the Developer for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

26. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document. Facsimile signatures on any counterpart of this Agreement shall be acceptable and shall constitute conclusive evidence of execution.

27. Headings. The descriptive headings of the Sections of this Agreement are inserted for convenience only and shall not control the meaning or construction of any of the provisions hereof.

28. Notices. Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the Party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the last known address of the Parties.

29. Attorney's Fees. Should any party default in any of the covenants, obligations, warranties, representations or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including a reasonable attorney's fee, incurred on appeal and in bankruptcy proceedings.

30. Integration. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties hereto.

(*Signature Pages to Follow)*

IN WITNESS WHEREOF, this Agreement has been executed by Town and by a duly authorized representative of Developer as of the date first written above.

CITY:

TOWN OF APPLE VALLEY
a Utah municipal corporation

Attest:

Marty Lisonbee, Mayor DALE BEDDO

Michelle Kinney, Clerk/Recorder

STATE OF UTAH)
): ss.
COUNTY OF WASHINGTON)

On the _____ day of _____, 2020, personally appeared before me Dale Beddo Marty Lisonbee and Michelle Kinney, who duly acknowledged before me that they are respectively the Mayor and Clerk/Recorder of the Town of Apple Valley, a Utah municipal corporation, and that they signed the foregoing Development Agreement on behalf of said Town, pursuant to authority granted them by the Town Council, and for the uses and purposes stated therein.

Notary Public

DEVELOPER:

BANG PROPERTIES, LLC
a Utah limited liability company

By: _____
Name: Kerry Bang
Its: Member/Manager

ROXSTAR PROPERTIES LLC, a
Utah limited liability company

By: _____
Name:
Its: Member/Manager

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On the _____ day of _____, 2020, personally appeared before me Kerry Bang, who duly acknowledged before me that he is a Member/Manager of Bang Properties, LLC, ADD ROXSTAR and that he executed said Development Agreement freely and voluntarily on behalf of said company, pursuant to authority granted him/her by said company, and for the uses and purposes stated therein.

_____
Notary Public

EXHIBIT “A”

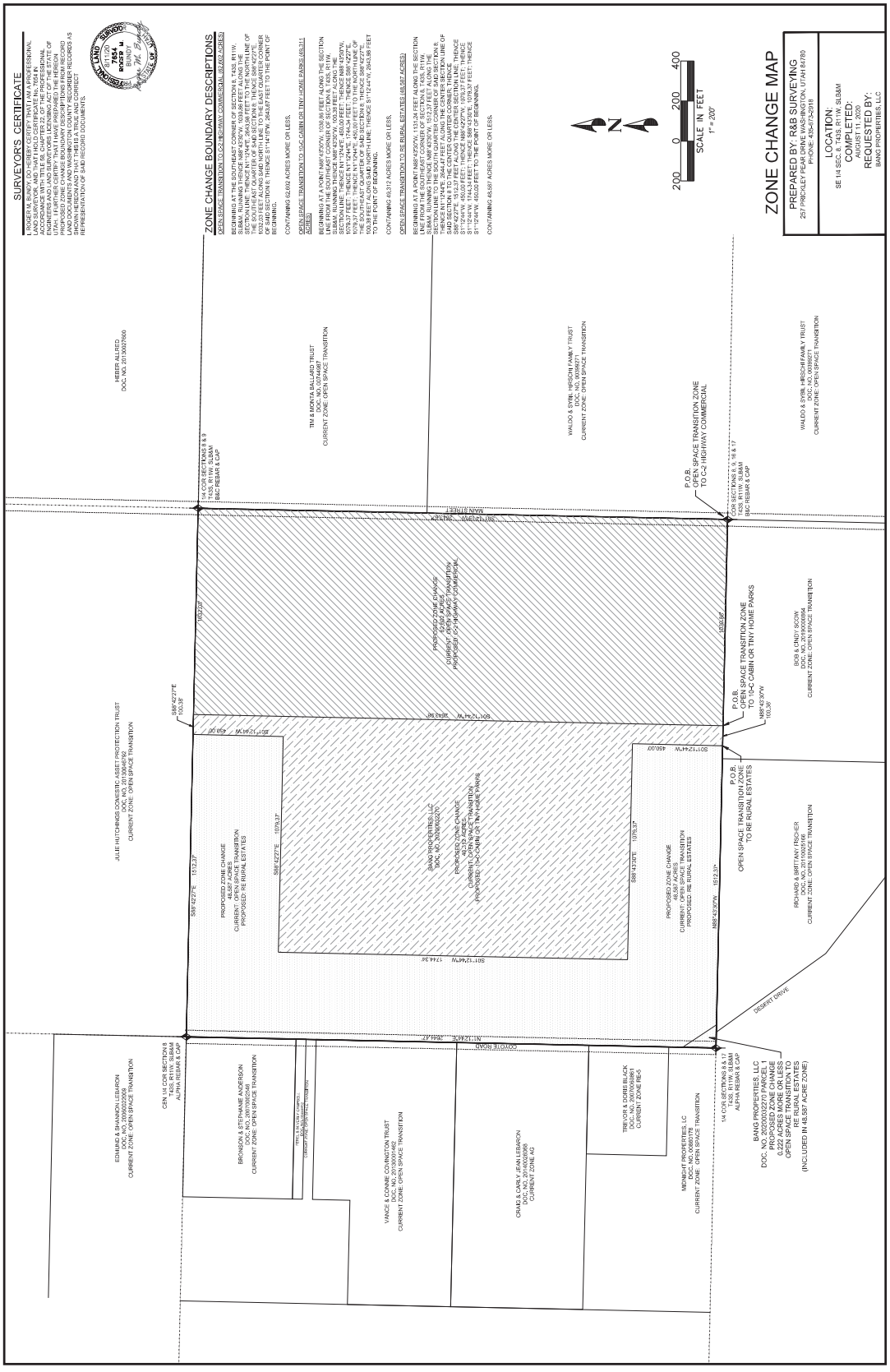

SURVEYOR'S CERTIFICATE
I, ROGER M. BAIRD, A REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND HOLDING CERTIFICATE NO. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR LICENSING ACT, AND TITLE 58, CHAPTER 22 OF THE UTAH ADMINISTRATIVE CODE DESCRIBED IN THIS PLAT AND THAT THE SAME HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND FROM FIELD TRAVERSE AND MONUMENTS FOUND AND/OR ESTABLISHED AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT I HAVE PREPARED THE HEREON DESCRIBED BOUNDARY DESCRIPTION AND THAT ALL MONUMENTS AND LAND DOCUMENTS AND WASHINGTON COUNTY RECORDER RECORDS AS REPRESENTED ON THIS PLAT HAVE BEEN LOCATED AS DESCRIBED HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID RECORD DOCUMENTS.
LAND SURVEYOR
7654
BOUNDARY
BAIRD
STATE OF UTAH
ZONE CHANGE BOUNDARY DESCRIPTIONS
OPEN SPACE TRANSITION TO C-2 HIGHWAY COMMERCIAL (6.222 ACRES)
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N89°43'30"W, 1030.86 FEET ALONG THE SECTION LINE; THENCE N1°12'44"E, 450.00 FEET; THENCE S89°43'30"E, 1030.86 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S89°42'27"E, 100.38 FEET ALONG SAID NORTH LINE; TO THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S1°12'44"W, 450.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 62.892 ACRES MORE OR LESS.
OPEN SPACE TRANSITION TO HSC-CABIN OR TINY HOME PARKS (49.311 ACRES)
BEGINNING AT A POINT N89°43'30"W, 1030.86 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N89°43'30"W, 1030.86 FEET ALONG THE SECTION LINE; THENCE N1°12'44"E, 450.00 FEET; THENCE N89°42'27"W, 100.38 FEET; THENCE N1°12'44"E, 1744.34 FEET; THENCE S89°42'27"E, 1079.37 FEET; THENCE N1°12'44"E, 450.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S89°42'27"E, 100.38 FEET ALONG SAID NORTH LINE; THENCE S1°12'44"W, 2643.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 49.312 ACRES MORE OR LESS.
OPEN SPACE TRANSITION TO RE RURAL ESTATES (48.597 ACRES)
BEGINNING AT A POINT N89°43'30"W, 1131.24 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N89°43'30"W, 1079.37 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N89°42'27"W, 1512.37 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO THE CENTER QUARTER CORNER; THENCE S89°42'27"E, 1512.37 FEET ALONG THE EAST-WEST MID-SECTION LINE; THENCE S1°12'44"W, 1744.34 FEET; THENCE S89°43'30"E, 1079.37 FEET; THENCE S1°12'44"W, 450.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 48.597 ACRES MORE OR LESS.
ZONE CHANGE MAP
PREPARED BY: R&B SURVEYING
257 PRICKLEY PEAR DRIVE WASHINGTON, UT 84780
PHONE 435-627-2610
LOCATION:
SE 1/4 SEC. 8, T43S, R11W, SLB&M
COMPLETED:
AUGUST 2, 2023
REQUESTED BY:
BANG PROPERTIES, LLC
SCALE IN FEET
1" = 200'
N
P.O.B. OPEN SPACE TRANSITION ZONE TO C-2 HIGHWAY COMMERCIAL
P.O.B. OPEN SPACE TRANSITION ZONE TO HSC-CABIN OR TINY HOME PARKS
P.O.B. OPEN SPACE TRANSITION ZONE TO RE RURAL ESTATES
PROPOSED ZONE CHANGE 49.397 ACRES CURRENT: OPEN SPACE TRANSITION PROPOSED: RE RURAL ESTATES
PROPOSED ZONE CHANGE 48.597 ACRES CURRENT: OPEN SPACE TRANSITION PROPOSED: RE RURAL ESTATES
PROPOSED ZONE CHANGE 6.222 ACRES CURRENT: OPEN SPACE TRANSITION PROPOSED: C-2 CABIN OR TINY HOME PARKS
DESERT DRIVE
COYOTE ROAD
MAIN STREET
HEBER ALLRED DOC. NO. 20130027500
TIM & MONTA BALLARD TRUST DOC. NO. 03734687 CURRENT ZONE: OPEN SPACE TRANSITION
WALDO & SYBIL HIRSCH FAMILY TRUST DOC. NO. 3038271 CURRENT ZONE: OPEN SPACE TRANSITION
WALDO & SYBIL HIRSCH FAMILY TRUST DOC. NO. 3038271 CURRENT ZONE: OPEN SPACE TRANSITION
JULIE HUTCHINGS DOMESTIC ASSET PROTECTION TRUST DOC. NO. 20130046793 CURRENT ZONE: OPEN SPACE TRANSITION
BANG PROPERTIES, LLC DOC. NO. 20200922070 CURRENT ZONE: OPEN SPACE TRANSITION
BOB & CINDY SECOW DOC. NO. 20190026854 CURRENT ZONE: OPEN SPACE TRANSITION
RICHARD & BRITTANY FISCHER DOC. NO. 20110005156 CURRENT ZONE: OPEN SPACE TRANSITION
EDMUND & SHANNON LEBARON DOC. NO. 20180220069 CURRENT ZONE: OPEN SPACE TRANSITION
BRONSON & STEPHANIE ANDERSON DOC. NO. 20190031426 CURRENT ZONE: OPEN SPACE TRANSITION
VANCE & LOVINE COVINGTON TRUST DOC. NO. 20120031420 CURRENT ZONE: OPEN SPACE TRANSITION
CRAIG & CARLY JEAN LEBARON DOC. NO. 20130018626 CURRENT ZONE: OPEN SPACE TRANSITION
TREVOR & DORIS BLACK DOC. NO. 20070030861 CURRENT ZONE RE-2.5
MIDNIGHT PROPERTIES, LLC DOC. NO. 03860178 CURRENT ZONE: OPEN SPACE TRANSITION
BANG PROPERTIES, LLC DOC. NO. 20220027286 PROPOSED ZONE CHANGE 6.222 ACRES MORE OR LESS OPEN SPACE TRANSITION TO RE RURAL ESTATES (INCLUDED IN 48.597 ACRE ZONE)
1/4 COR SECTIONS 8 & 9 T43S, R11W, SLB&M BASS REBAR & CAP
1/4 COR SECTIONS 8 & 9 T43S, R11W, SLB&M BASS REBAR & CAP
1/4 COR SECTIONS 8 & 17 T43S, R11W, SLB&M ALPHA REBAR & CAP
CEN 1/4 COR SECTION 8 T43S, R11W, SLB&M ALPHA REBAR & CAP
S89°42'27"E 100.38'
S89°42'27"E 1512.37'
S89°43'30"E 1079.37'
S89°42'27"E 1079.37'
S89°42'30"W 1512.37'
S89°43'30"W 100.38'
S89°43'30"W 1030.86'
S1°12'44"W 450.00'
S1°12'44"W 2643.98'
S1°12'44"W 1744.34'
N1°12'44"E 2644.32'

EXHIBIT “B”

(Legal Description of the Subject Property)

BEGINNING AT A POINT N88°43’30”W, 1030.86 FEET ALONG THE SECTION LIN E FROM THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N88°43’30”W, 100.38 FEET ALONG THE SECTION LINE; THENCE N1°12’44”E, 450.00 FEET; THENCE N88°43’30”W, 1079.37 FEET; THENCE N1°12’44”E, 1744.34 FEET; THENCE S88°42’27”E, 1079.37 FEET; THENCE N1°12’44”E, 450 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S88°42’27”E, 100.38 FEET ALONG SAID NORTH LINE; THENCE S1°12/44”W, 2643.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.312 ACRES MORE OR LESS.

(A PORTION OF PARCEL NO. AV-1354-B)

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

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: Bang Properties - Kerry Bang		Phone: 435-619-5379
Address: [redacted]		Email: bangfabrication@gmail.com
City: St George	State: UT	Zip: 84770
Agent: (If Applicable)		Phone:
Address/Location of Property: Apple Valley Main	Parcel ID: AV-1354-B	
Existing Zone: OST		Proposed Zone: C-2, CTP
Reason for the request: Zone change for Tiny Home project and Commercial		

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:	By:
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Ken Bang
Property Owner

Barbara Bang
Property Owner

Subscribed and sworn to me this 24 day of AUG, 2020.

NOTARY PUBLIC
Mary J Quinn
700528
My Commission Expires
May 25, 2022
STATE OF UTAH

Mary J Quinn
Notary Public

Residing in: 1930 W Sunset Blvd St George

My Commission Expires: May 25, 2022

AGENT AUTHORIZATION

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

_____
Property Owner

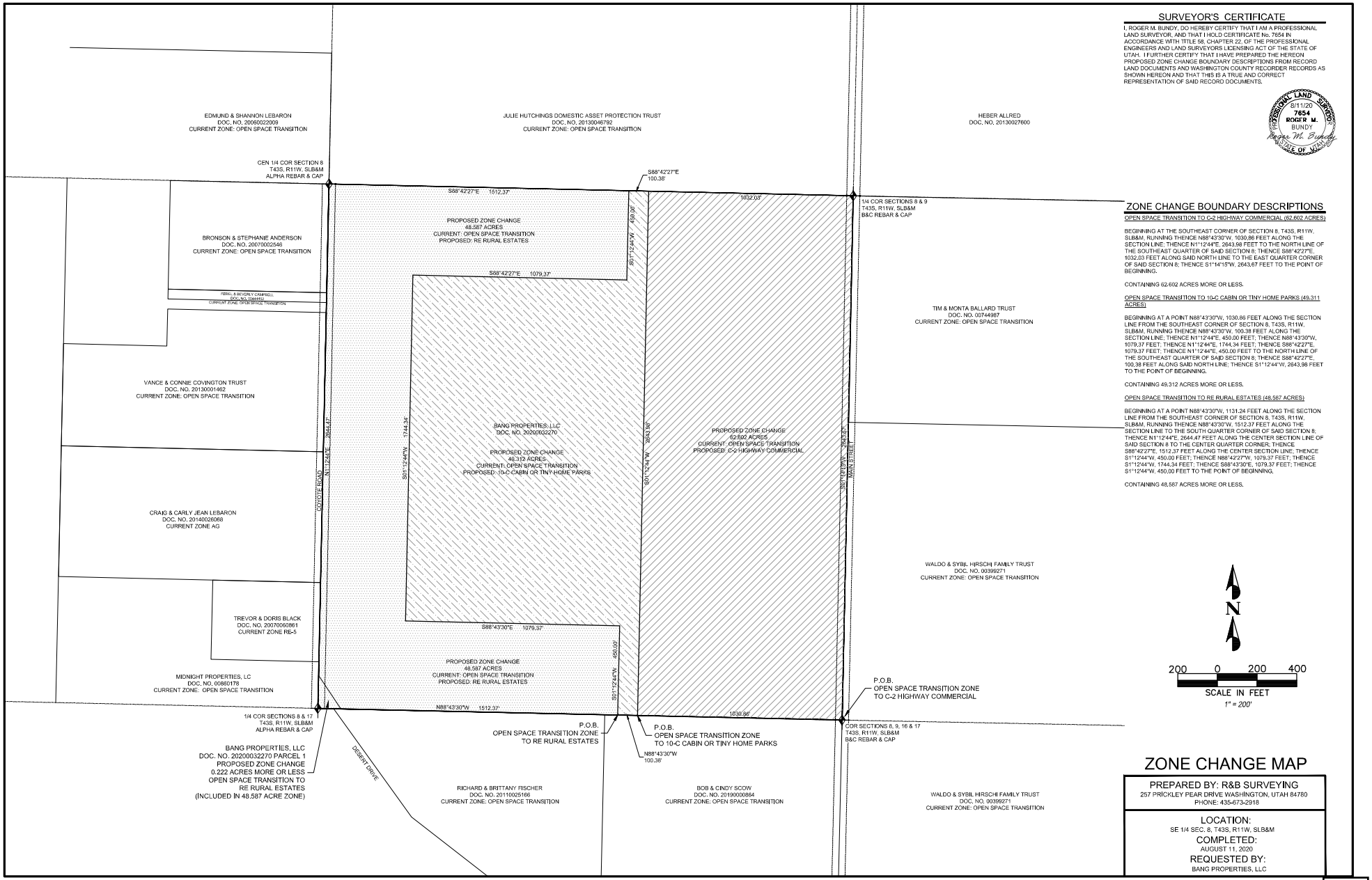
_____
Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

_____
Notary Public

Residing in: _____

My Commission Expires: _____



SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PREPARED THE HEREON PROPOSED ZONE CHANGE BOUNDARY DESCRIPTIONS FROM RECORD LAND DOCUMENTS AND WASHINGTON COUNTY RECORDER RECORDS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID RECORD DOCUMENTS.

PROFESSIONAL LAND SURVEYOR
8/11/20
7654
ROGER M. BUNDY
STATE OF UTAH

ZONE CHANGE BOUNDARY DESCRIPTIONS

OPEN SPACE TRANSITION TO C-2 HIGHWAY COMMERCIAL (62.602 ACRES)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N88°43'30"W, 1030.96 FEET ALONG THE SECTION LINE; THENCE N1°12'44"E, 2643.98 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S88°42'27"E, 1032.03 FEET ALONG SAID NORTH LINE TO THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S1°14'15"W, 2643.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.602 ACRES MORE OR LESS.

OPEN SPACE TRANSITION TO 10-C CABIN OR TINY HOME PARKS (49.311 ACRES)

BEGINNING AT A POINT N88°43'30"W, 1030.86 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N88°43'30"W, 100.38 FEET ALONG THE SECTION LINE; THENCE N1°12'44"E, 450.00 FEET; THENCE N88°43'30"W, 1079.37 FEET; THENCE N1°12'44"E, 1744.34 FEET; THENCE S88°42'27"E, 1079.37 FEET; THENCE N1°12'44"E, 450.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S88°42'27"E, 100.38 FEET ALONG SAID NORTH LINE; THENCE S1°12'44"W, 2643.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.312 ACRES MORE OR LESS.

OPEN SPACE TRANSITION TO RE RURAL ESTATES (48.587 ACRES)

BEGINNING AT A POINT N88°43'30"W, 1131.24 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 8, T43S, R11W, SLB&M, RUNNING THENCE N88°43'30"W, 1512.37 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N1°12'44"E, 2644.47 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 8 TO THE CENTER QUARTER CORNER; THENCE S88°42'27"E, 1512.37 FEET ALONG THE CENTER SECTION LINE; THENCE S1°12'44"W, 450.00 FEET; THENCE N88°42'27"W, 1079.37 FEET; THENCE S1°12'44"W, 1744.34 FEET; THENCE S88°43'30"E, 1079.37 FEET; THENCE S1°12'44"W, 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.587 ACRES MORE OR LESS.

ZONE CHANGE MAP

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257 PRICKLEY PEAR DRIVE WASHINGTON, UTAH 84780
PHONE: 435-673-2918

LOCATION:
SE 1/4 SEC. 8, T43S, R11W, SLB&M
COMPLETED:
AUGUST 11, 2020
REQUESTED BY:
BANG PROPERTIES, LLC