

Apple Valley Preliminary Plat Application

Fee: _____

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

Property Address: _____ City: _____ State: _____ Zip: _____

Tax ID Number: Ref. attached sheets

Current Zoning Designation: ^{PDO} _____

Submittal Requirements

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

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

DE LA TIERRA HOLDINGS [DLTH]

HIDDEN ROCK DEVELOPMENT GROUP

Ownership Overview

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

sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing master street plan or other commission studies.) And all property contiguous to the proposed subdivision.

- ☐ The location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ☐ The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ☐ Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
- ☐ Contours at vertical intervals not greater than five feet (5').
- ☐ Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow ground water, and windblown sand) and recommendations for their mitigation.
- ☐ **Proposed Plan:** The subdivision plans shall show:
 - ☐ The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
 - ☐ The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
 - ☐ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ☐ Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ☐ Typical street cross sections and street grades where required by the Planning Commission.
 - ☐ A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
 - ☐ Approximate radius of all centerline curves on highways or streets.
 - ☐ Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street, or on a prescriptive easement (double frontage or flag lots shall be prohibited except where conditions make other design undesirable).

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

Subdivision Improvement Plans

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

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

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

(For Office Use Only)

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

Complete Application Determination of Preliminary Plat Application

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

Date of Completion Determination: _____

Water Conveyance Facility

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

Mailing Date of Notice to Water Conveyance Facility: _____

Preliminary Plat Review

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

Date Review Cycle #1 Index Provided to Applicant: _____

Date of Applicant's Resubmittal: _____

Date Review Cycle #2 Index Provided to Applicant: _____

Date of Applicant's Resubmittal: _____

Date Review Cycle #3 Index Provided to Applicant: _____

Date of Applicant's Resubmittal: _____

Date Review Cycle #4 Index Provided to Applicant: _____

Date of Applicant's Resubmittal: _____

Recommendation to Planning Commission:

Preliminary Plat Approval

Date of Public Hearing: 12/10/2025

Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied