

Apple Valley Simple Lot Subdivision Application

Fee: _____

Applicant Full Name: Aaron Stout

Mailing Address: [REDACTED] City: Apple Valley State: UT Zip: 84737

Phone Number: [REDACTED] Email Address: [REDACTED]

Authorized Agent (if applicable): _____

Property Address: _____ City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1331

Current Zoning Designation: OST

Require Conditions

As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- ☐ Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- ☐ Be located on property zoned for such use.
- ☐ Contain no more than ten (10) lots.
- ☐ Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- ☐ Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- ☐ Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

Submittal Requirements

An applicant shall submit an application to the Town for a Simple Lot Subdivision that includes, at a minimum, each of the following (*Apple Valley Subdivisions § 11.02.050(E)*):

- ☐ A current title report showing ownership by the applicant.
- ☐ Name of the applicant or authorized agent and contact information.
- ☐ Property address, acreage, boundary, and tax identification number.
- ☐ Date, scale, and North arrow.
- ☐ Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
- ☐ A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
- ☐ A metes and bound description of the property proposed to be subdivided.
- ☐ A subdivision name.
- ☐ A record of survey map, showing each new lot, which includes the following details:
 - ☐ The location of survey by quarter section and township range.
 - ☐ The date of survey.
 - ☐ The scale of the drawing and North point.
 - ☐ The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
 - ☐ All measured bearings, angles, and distances separately indicated from those of record.
 - ☐ A written boundary description of property surveyed.
 - ☐ All monuments set and their relation to older monuments found.
 - ☐ A detailed description of monuments found and monuments set, indicated separately.
 - ☐ The surveyor's seal or stamp.
 - ☐ The surveyor's business name and address.
 - ☐ A written narrative that explains and identifies:
 - ☐ The purpose of the survey.
 - ☐ The basis on which the lines were established.
 - ☐ The found monuments and deed elements that controlled the established or reestablished lines.
 - ☐ If the narrative is a separate document, it shall contain:

- ☐ The location of the survey by quarter section and by township and range.
- ☐ The date of the survey.
- ☐ The surveyor's stamp or seal.
- ☐ The surveyor's business name and address.
- ☐ The map and narrative shall be referenced to each other if they are separate documents.
- ☐ The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

Site Specific Contents

The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer (*Apple Valley Subdivisions § 11.02.050 (F)*):

- ☐ Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
- ☐ Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
- ☐ Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

(For Office Use Only)

Date Received: _____ Date Paid: _____

Preliminary Review

The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included (*Apple Valley Subdivisions § 11.02.050(G)(2)*).

Date of Completion Determination: _____

Administrative Review

Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements. If the application is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission (*Apple Valley Subdivisions § 11.02.050(G)(3)*).

Date of Administrative Review Completion: _____

Administrative Recommendation to Planning Commission:

Planning Commission Review

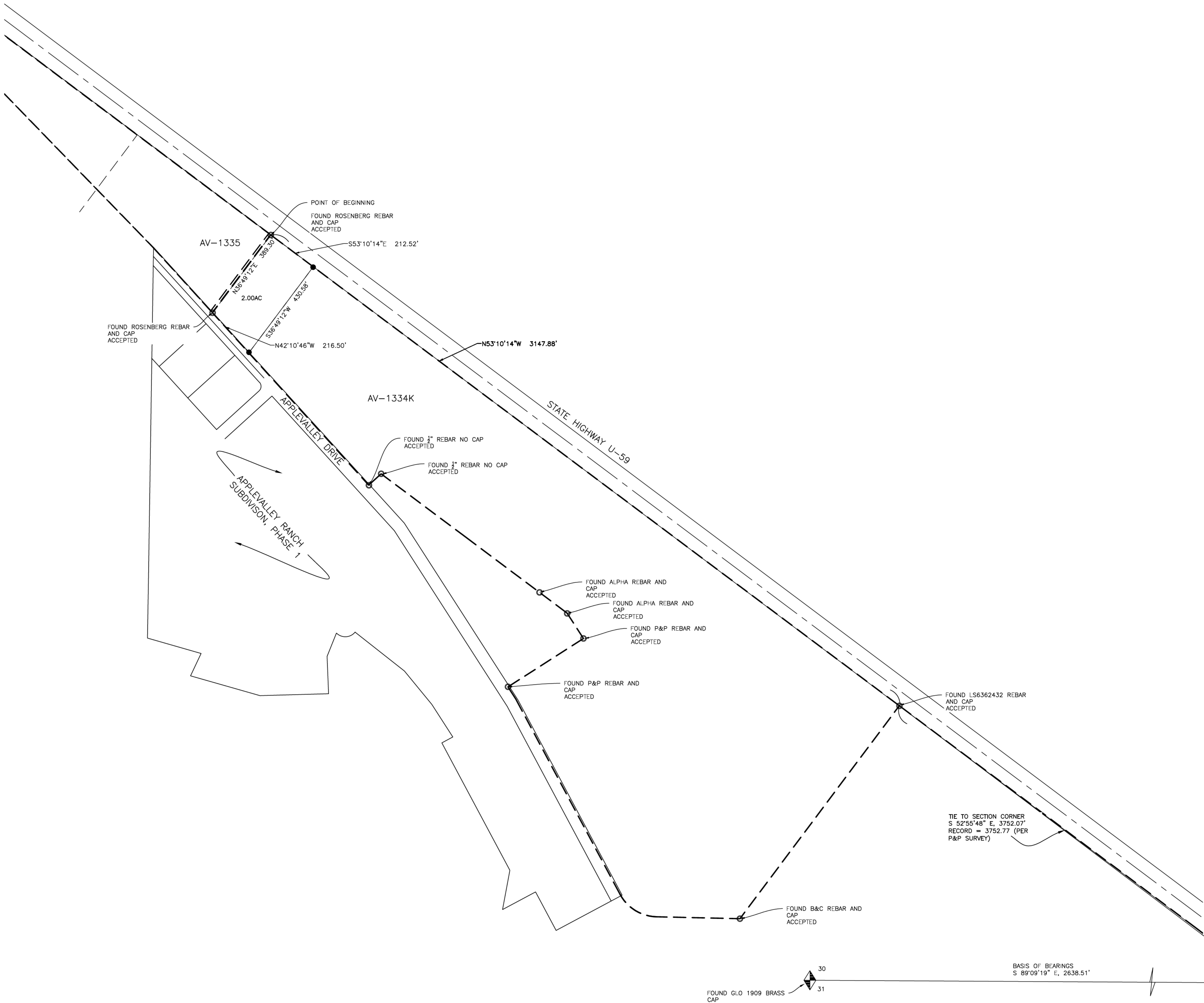
The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application (*Apple Valley Subdivisions § 11.02.050(G)(4)*).

Date of Public Hearing: July 8, 2026

Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied

Filing Date of the Record of Survey: _____



SURVEYOR'S CERTIFICATE:
I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE OF REGISTRATION NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT IT CORRECTLY REPRESENTS THE CONDITIONS EXISTING ON THE GROUND.



GEROLD E. PRATT
CERTIFICATE NO. 176247

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M; THENCE NORTH 52°55'48" WEST, 3752.07 FEET TO A FOUND REBAR ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U-59, THENCE NORTH 53°10'14" WEST 3147.88 FEET ALONG SAID RIGHT-OF-WAY TO A FOUND REBAR AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°10'14" EAST 212.52 FEET; THENCE SOUTH 36°49'12" WEST 430.58 FEET; THENCE NORTH 42°10'46" WEST 216.50 FEET TO A FOUND REBAR; THENCE NORTH 36°49'12" EAST 389.30 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 2.00 ACRES OF LAND.

NARRATIVE

AT THE REQUEST OF AARON STOUT, THIS SURVEY WAS PREPARED TO SHOW THIS 2.00 ACRE PARCEL FROM AV-1334-K

BASIS OF BEARING

BASIS OF BEARING IS S89°09'19"E ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER SECTION CORNER OF SECTION 30 AND THE SOUTHEAST SECTION CORNER OF SECTION 30 TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN. THE MEASURED DISTANCE BETWEEN SAID MONUMENTS IS 2638.51 FEET.

REFERENCE DOCUMENTS

RECORD OF SURVEY PREPARED BY ROSENBERG ASSOCIATES, DATED 4-14-2006
RECORD OF SURVEY PREPARED BY PLAT AND PLATT, INC., DATED 12-15-2017

LEGEND

- FOUND SECTION MONUMENT
- FOUND 5/8" X 20" REBAR PIN BY OTHERS
- SET PRATT ENGINEERING REBAR WITH PLASTIC CAP, UNLESS OTHERWISE NOTED
- NEW LOT LINES
- EXISTING LOT LINES
- ROADWAY LINES
- STREET CENTER LINES

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

Pratt Engineering, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 11000 WEST, SUITE 300 HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5329

RECORD OF SURVEY
PARCEL AV-1335/AV-1334K
FOR
AARON STOUT
TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M

FILE NAME:
STOUT, AARON
DATE:
CHECKED:
10/22/2025
SCALE:
1" = 100'

SHEET
1
OF 1

SEC 30, T42S, R11W, SLB&M