

Apple Valley Simple Lot Subdivision Application

Fee: _____

Applicant Full Name: TLW Investments LLC

Mailing Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

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

Authorized Agent (if applicable): Libby Wells

Property Address: AV-1329-F
AV-1329-G City: Apple Valley State: UT Zip: 84737

Tax ID Number: N/A

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: _____



ALLIANCE CONSULTING
A Planning and Engineering Firm

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[illegible]

Apple Valley 160 Acres

N1/2 SE1/4 Sec 29 T42S, R11W, SLB&M

Parcel #1

Beginning at a point which is South 00°52'45" West 2634.93 feet along the Center Section line from the North Quarter Corner of Section 29, Township 42 South, Range 11 West of the Salt Lake Base and Meridian and running thence South 89°02'52" East 2641.76 feet to the East Section line of said Section 29; thence along said East Section line South 00°52'15" West 1317.31 feet; thence North 89°03'06" West 2641.94 feet to the said Center Section line, thence along said Center Section Line North 00°52'45" East 1317.49 feet to the point of beginning.

Containing 3,480,369 sqft 79.90 acres

S1/2 SE1/4 Sec 29 T42S, R11W, SLB&M

Parcel #2

Beginning at a point which is South 00°52'45" West 3952.42 feet along the Center Section line from the North Quarter Corner of Section 29, Township 42 South, Range 11 West of the Salt Lake Base and Meridian and running thence South 89°03'06" East 2641.94 feet to the East Section line of said Section 29; thence along said East Section line South 00°52'15" West 1317.31 feet to the Southeast Corner of said Section 29, thence along South Section line of said Section 29 North 89°03'20" West 2642.13 feet to the said Center Section line, thence along said Center Section Line North 00°52'45" East 1317.49 feet to the point of beginning.

Containing 3,480,616 sqft 79.90 acres