



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

Fee: \$750.00

Preliminary Site Plan Application			
<b>Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting</b>			
Owner: <b>Aaron Stout</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <b>AV-1335, Apple Valley, UT 84737</b>			
Zoning Designation: <b>C2 Highway Commercial</b>		Parcel ID: <b>AV-1335</b>	
Proposed Use <b>Event Center, Wedding Venue</b>			

**Submittal Requirements: The preliminary site plan review application shall provide the following:**

- 1. A vicinity map showing the general location of the project.
- 2. Three (3) copies of a site plan showing:
  - a. Topography showing 2' contours, identification of 30% or greater slopes.
  - b. The layout of proposed uses.
  - c. Location of open spaces when applicable.
  - d. Proposed access to the property and traffic circulation patterns.
  - e. Adjoining properties and uses.
  - f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- 4. Tables showing the number of acres in the proposed development and a land use summary.
- 5. A phased development plan if applicable.
- 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Official Use Only	Amount Paid: \$ <b>750.00</b>	Receipt No: <b>56158</b>
Date Received: <b>5/21/25.</b>	Date Application Deemed Complete:	
By: <b>AS</b>	By:	

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 first Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

## **PURPOSE**

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

## **WHEN REQUIRED**

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

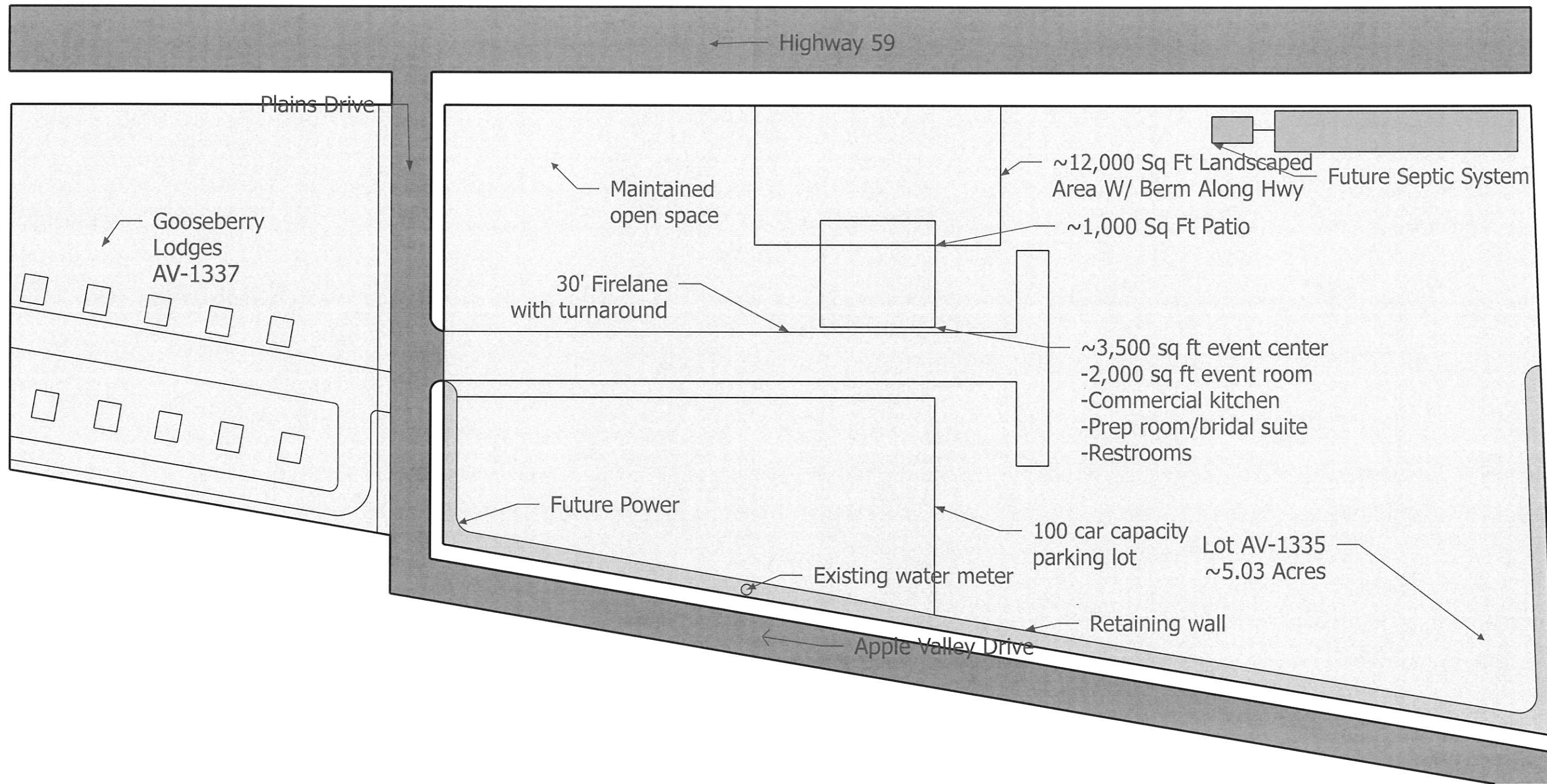
## **PROCESS**

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

## **APPEALS**

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.





← Highway 59

Plains Drive

Gooseberry Lodges AV-1337

Maintained open space

30' Firelane with turnaround

~12,000 Sq Ft Landscaped Area W/ Berm Along Hwy

Future Septic System

~1,000 Sq Ft Patio

~3,500 sq ft event center  
-2,000 sq ft event room  
-Commercial kitchen  
-Prep room/bridal suite  
-Restrooms

Future Power

100 car capacity parking lot

Lot AV-1335  
~5.03 Acres

Existing water meter

Retaining wall

← Apple Valley Drive