



Town of Apple Valley
1777 N. Meadowlark Drive, Apple Valley, Utah 84737
Phone: (435) 877-1190 Fax: (435) 877-1192
www.applevalleyut.gov

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear August 12, 2026

Paperwork returned by _____ (Date) August 12, 2026

Name of Applicant: Nicholotte & Dennis Parker

Site Location: 1775 S. 1800 E.

Mailing Address: _____

Phone: _____

Purpose of Request: Lot split for Alex Fledderjohn parcel AV-1365-I and
Remain OST zoning

Nicholotte Parker
Applicant Signature

7/31/26
Date

1. Annexations: \$2200.00 filing fee
2. Conditional Use Permit: \$800.00 filing fee
3. Zone Changes: \$1100.00 + Acreage Fee filing fee
4. Subdivisions: \$500.00 Application Fee + Per Lot Fee filing fee
5. Lot Line Adjustment: \$800.00 filing fee
6. Lot Split: \$800.00 per Lot filing fee
7. General Plan Amendment: \$1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

Planning Commission Chairman

Date

City Administration

Date

Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Alex FledderJohn

Mailing Address: 1775 S. 1800 E. City: Apple Valley State: UT Zip: 84737

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

Authorized Agent (if applicable): Nicholotte & Dennis Parker

Property Address: 1775 S. 1800 E. City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1365-1

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: _____

Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied

Filing Date of the Record of Survey: _____

Transaction Identification Data for reference only:

Report Number: 239189

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SOUTHERN UTAH
TITLE COMPANY***"Doing good Deeds for over 75 years"***SCHEDULE A**

1. Effective Date: July 16, 2026 at 7:00AM
2. Report: Report prepared for "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN", a proposed record of survey
3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Alex Fledderjohn
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: 

Authorized Signatory

EXHIBIT A
Legal Description

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST 1318.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'03" EAST 656.00 FEET; THENCE SOUTH 00°07'50" EAST 663.13 FEET; THENCE SOUTH 89°59'05" WEST 657.78 FEET; THENCE NORTH 00°01'24" EAST 663.12 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST ALONG CENTER SECTION LINE 1318.66 FEET AND SOUTH 00°01'24" WEST 663.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'05" EAST 657.78 FEET; THENCE SOUTH 00°07'50" EAST 656.07 FEET; THENCE SOUTH 89°59'41" WEST 659.54 FEET; THENCE NORTH 00°01'24" EAST 655.96 FEET TO THE POINT OF BEGINNING.

Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN"
Tax Serial No. AV-1365-I

SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts 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) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) 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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2026, which are liens, but not yet due or payable in the following estimated amount(s):
(For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

\$3,293.27 under Tax Serial No. AV-1365-I, Account No. 0390057.

(NOTE: Taxes for the year 2025 are PAID)
12. Less and Excepting therefrom all coal and other mineral rights and rights thereto, as reserved in Patent filed in Book U-8, Page 165, Official Washington County Records. (Affects this and other property)

13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded July 11, 1977, as Entry No. [185195](#), in Book 222 at Page(s) 491 - 504, Official Washington County Records. (Affects this and other property)

The Effect of Certification of Articles of Merger and the Covenants, Conditions and Restrictions, recorded SEPTEMBER 29, 1995, as Entry No. [511348](#), in Book 939, at Pages 769-783, Official Washington County Records.

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078, in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#), in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#), Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#), Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#), Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#), Official Washington County Records.

15. Excepting therefrom all water and water rights and all oil, gas and mineral rights. Subject to a right of way for ingress and egress over and across the existing roads and subject to easement, restrictions, and items of public record of those enforceable in law and equity, as set forth and reserved on Warranty Deed, recorded November 30, 1993, as Entry No. [450820](#), in Book 775 at Page 813, Official Washington County Records.
16. 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)
17. 50.00 Foot Wide Roadway and Utility Easement as set forth in Warranty Deed, recorded April 17, 2019, as Doc No. [20190014177](#), Official Washington County Records.
18. Deed of Trust, dated May 12, 2010, executed by Prentiss Hammons and Evelyn Hammons, as TRUSTOR, to Guardian Title Insurance Agency of Southern Utah, as TRUSTEE, in favor of Carl Fischer, as BENEFICIARY, to secure the payment of \$288,000.00 and interest, recorded May 12, 2010, as Doc No. [20100015591](#), Official Washington County Records. (Affects this and other property)

NOTE: The Beneficial interest under said Deed of Trust appears to have merged with the Fee Simple Title, if such be the case, then a Deed of Reconveyance must be recorded in Order to evidence the same.

19. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the "FLEDDERJOHN LOT SPLIT", prepared by Mark A. Schraut, and filed as Record of Survey - RS007555-19, Official Washington County Records.
20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN".
21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

SECTION 14
T43S --- R 11 W

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

(A) AV-1365-4 GEMSTONE PROPERTIES INC 20200068416

② AV-1365-Q JOHN MARK HOLM 20200036499

(c) Apple Valley Town 20170086311

④ AV-1345-G KENNETH L. SIERI DL THOMPSON 70220000498

EEET (F) Austin + Rajni Fernandes 20220013283

↑ SEE SEC. 11
E. 80.00

STATES OF AMERICA
ADMINISTERED

UNITED

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UNITED STATES OF AMERICA ADMINISTERED		AV-1365-L KAYLEEN B. MCKOWN TR 20180028520 B-848 A-846		AV-1365-J BACK COUNTRY HOLDINGS LLC 20170024417		AV-1365-J-1 MARK & LAUREL PIERSON 20200036099	
AV-1365-F GLENN ROSS RANDLE B 68564840N 20200063088		AV-1365-F-1 JOSEPH R & KELLY A VIGORINO TRS 20210002320		AV-1365-P-1 DENNIS P CLARK TR 20220014678		AV-1365-A DOUGLAS ANDREW BROWN TR & LORNA LAVISE MILDICE TR 20160014990	
AV-1365-C-3 ERIC & KATHARINE VAN ROOYESTINE 20200021422		AV-1365-C-4 LEE & DIANE FRALISH 20190006756		AV-1365-I ALAN FLOPPER JOHN 20190014177		AV-1364-A NUANCE MANAGEMENT LLC #20190042123	
AV-1365-C-1 KAPXCELLANCE CONSULTING INC TR 20150032812 20160004807		AV-1365-S DANIEL MUSSER 20230027993		AV-1365-T DANIEL N. MUSSER 20190045552		BLM	
AV-1365-H-2-A KAPXCELLANCE CONSULTING INC 20170028374 B1037 P379 20210030170		AV-1365-N-3 MATT & PAM G. JESSOP B1036 P395		AV-1365-D Jonathan C & Shelley J Motley Frs 20240021813		AV-1364-B MICHAEL GERARD UTLEY TR 202400012602	
AV-1365-H-4 MASON KAPCSOS 20210030165		AV-1365-H-1 KIM E. GREEN KENNETH S. HOLM KIM GREEN 20150014233 20120023412		JOHN HOLM LOT SPLIT AV-1365-R ADELL J BISTINE SR 20160013568		AV-1364-C MICHAEL GERARD UTLEY TR 202400012605	

20210030171
ACU 810168 TRAIL

20170034381
APPLE VALLEY TOWN

W. 80.00

1 055 050 22

This plot is furnished for information only.
No liability is assumed by Assessor's or

