

## Apple Valley Simple Lot Subdivision Application

Fee: \_\_\_\_\_

Applicant Full Name: Richard & Brittany Fischer

Mailing Address: 1241 S. Desert Dr. City: Apple Valley State: UT Zip: 84737

Phone Number: 435-619-7967 Email Address: richard@eleapbuilders.com

Authorized Agent (if applicable): \_\_\_\_\_

Property Address: Same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tax ID Number: AV-1372-C-1

Current Zoning Designation: Agg

### 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.

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(For Office Use Only)

Date Received: July 7, 2025 Date Paid: July 7, 2025

## 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: 7/16/2025



## 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: 7/16/2025

Administrative Recommendation to Planning Commission:

Mayor: Yes, I approve. Simple Lot Split and meets all the criteria.

I think it is good to send it to PC for approval. Thank you.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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: \_\_\_\_\_

Mail tax  
Notice to:

When recorded mail to:  
FISCHER RICHARD S & BRITTANY  
1241 S DESERT DR  
APPLE VALLEY, UT 84737

DOC # 20240014516

Special Warranty Deed Page 1 of 4  
Gary Christensen Washington County Recorder  
05/10/2024 10:13:32 AM Fee \$ 40.00  
By FISCHER RICHARD



PARCEL #: AV-1372-C

### SPECIAL WARRANTY DEED

The purpose of this special warranty deed is to create a division of agricultural land per Utah State Code 17-27a-605(2) with the west parcel description used as agricultural land with a home on it and the east parcel used as agricultural land with cattle on it. The east parcel will be given a new parcel number.

**Richard S. Fischer and Brittany Fischer, Husband and Wife** (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) against all who claim by, though, or under Grantor to

**Richard S. Fischer and Brittany Fischer, Husband and Wife**

of Apple Valley, County of Washington, State of Utah (hereafter "**Grantee**"),

that certain real property located in Washington County, Utah commonly known as **Parcel AV-1372-C**, and further described as follows:

**See Attached Exhibit "A" and Exhibit "B".**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

WITNESS the hand of said grantor the 10<sup>th</sup> day of May, 2024

GRANTOR: **Richard S. Fischer**

Richard S. Fischer  
Richard S. Fischer

GRANTOR: **Brittany Fischer**

Brittany Fischer  
Brittany Fischer

STATE OF UTAH )

SS

COUNTY OF Washington

On this the 10<sup>th</sup> day of May, 2024, personally appeared before me **Richard S. Fischer and Brittany Fischer**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed the same. Witness my hand and official seal.

Residing in Washington County, Utah

My commission expires: 1/13/2027

Jane Eubanks  
NOTARY PUBLIC

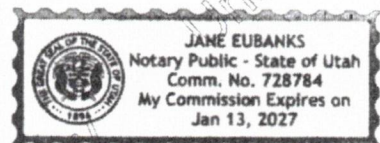




EXHIBIT 'A' - LEGAL DESCRIPTION

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°57'28"W ALONG THE NORTH SECTION LINE 1776.74 FEET TO THE POINT OF BEGINNING;**

**THENCE S00°02'41"W 830.13 FEET; THENCE N54°08'04"W 800.05 FEET; THENCE N38°23'34"W 350.99 FEET TO THE QUARTER SECTION LINE; THENCE N00°04'49"E ALONG SAID LINE, 86.93 FEET TO THE CENTER SECTION CORNER; THENCE S89°57'28"E ALONG THE QUARTER SECTION LINE, 866.87 FEET TO THE POINT OF BEGINNING.**

**AREA CONTAINS 435,598 SQUARE FEET OR 10.000 ACRES.**

PARCEL AV-1372-C

