



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


Applications Must Be Submitted By The First Wednesday Of The Month

Owner: De La Tierra Holdings LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Dallin Jolley		Phone: [REDACTED]	
Address/Location of Property: Ref. attached parcel IDs			
Zoning Designation: multiple - ref. attached		Parcel ID: Ref. attached parcel IDs	
Proposed Use Commercial Hotel & Residences			

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.
- 7. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date
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Official Use Only	Amount Paid: \$ 750.00	Receipt No:
Date Received: 3/25/2026	Date Application Deemed Complete:	
By: 	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.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) _____, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town Planning Staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public

Residing in: _____

My Commission Expires: _____

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public

Residing in: _____

My Commission Expires: _____

OCULTA ROCA PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27
AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST
OF THE SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY, UTAH

THE NAMES AND ADDRESSES OF THE OWNERS:

DE LA TORRA HOLDINGS, LLC
100 MONTELEONE ST. APT. #8
NEW YORK, NY 10022
AND
JOHN E. LANE
2720 E. 5600 N
LIBERTY, UT 84040

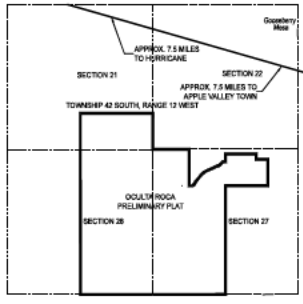
WATER NOTES:

THE PROPOSED DEVELOPMENT INCLUDES TWO ALTERNATIVE WATER SYSTEM IMPROVEMENT PLANS. THE PRIMARY PLAN FEATURES A NEW 14-INCH-DIAMETER REINFORCED CONCRETE WATER SERVICE TANK AND 12-INCH DIAMETER TRANSMISSION WATERLINES EXTENDING FROM THE GOULD WASH AREA. AN ALTERNATE PLAN WHICH CONTAINS THE SAME 14-INCH-DIAMETER TANK, BUT WITH DIAMETER WATERLINES, AND AN ADDITIONAL 200,000-GALLON TANK LOCATED ALONG GOULD WASH ROAD. BOTH ALTERNATIVES WILL BE DESIGNED IN COMPLIANCE WITH THE UTAH DIVISION OF DRINKING WATER (DWD) SYSTEM DESIGN CRITERIA, AS OUTLINED IN UTAH ADMINISTRATIVE CODE R306-360 THROUGH R306-365, AND MUST MEET THE S&P PLANS WATER SPECIAL SERVICE DISTRICT'S OPERATIONAL AND PERFORMANCE STANDARDS, INCLUDING ALIGNMENT WITH ITS QUARTARY WATER MASTER PLAN AND WATER CONSERVATION PLAN. ALL ENGINEERING PLANS WILL BE PREPARED AND CERTIFIED BY A UTAH-LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR DSD REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:

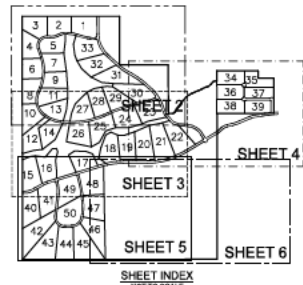
1. THENCE NORTH 89°29'37" EAST A DISTANCE OF 108.15 FEET TO A POINT OF CURVATURE;
2. THENCE 98.78 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67°33'37", A RADIUS OF 733.00 FEET AND A CHORD BEARING NORTH 84°26'58" EAST A DISTANCE OF 164.72 FEET TO A POINT OF TANGENCY;
3. THENCE 120.84 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°07'50", A RADIUS OF 852.00 FEET AND A CHORD BEARING NORTH 89°29'37" EAST A DISTANCE OF 128.84 FEET TO A POINT OF TANGENCY;
4. THENCE NORTH 72°58'27" EAST A DISTANCE OF 34.00 FEET TO A POINT OF CURVATURE;
5. THENCE 38.43 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°19'34", A RADIUS OF 135.00 FEET AND A CHORD BEARING NORTH 84°16'14" EAST A DISTANCE OF 36.30 FEET TO A POINT OF CURVATURE;
6. THENCE 76.24 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°19'34", A RADIUS OF 135.00 FEET AND A CHORD BEARING NORTH 89°29'37" EAST A DISTANCE OF 78.00 FEET TO A POINT OF TANGENCY;
7. THENCE NORTH 41°02'31" EAST A DISTANCE OF 72.34 FEET;
8. THENCE NORTH 49°21'41" EAST A DISTANCE OF 31.64 FEET;
9. THENCE NORTH 74°17'51" EAST A DISTANCE OF 38.74 FEET;
10. THENCE NORTH 80°19'41" EAST A DISTANCE OF 33.84 FEET;
11. THENCE SOUTH 81°28'12" EAST A DISTANCE OF 34.57 FEET TO THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28;
12. THENCE NORTH 02°02'30" WEST A DISTANCE OF 286.42 FEET ALONG THE BOUNDARY OF THE PARCEL, FOUND IN SAID DOC # 20200200767 AND ALONG SAID QUARTER SECTION LINE;
13. THENCE SOUTH 89°29'37" WEST A DISTANCE OF 117.24 FEET;
14. THENCE NORTH 89°29'37" EAST A DISTANCE OF 108.15 FEET;
15. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
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91. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
92. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
93. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
94. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
95. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
96. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
97. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
98. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
99. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;
100. THENCE SOUTH 02°02'30" WEST A DISTANCE OF 286.42 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND A ROSEBERRY REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;

SAID PARCEL CONTAINS 31,822,844 SQUARE FEET OR 732,844 ACRES.



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, THE NORTH AND WEST HALF OF SECTION 27, AND THE EAST HALF OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1988 OLD BRASS CAP, THENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1988 OLD BRASS CAP, BEARING SOUTH 02°02'30" EAST A DISTANCE OF 287.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION.
THENCE NORTH 02°02'30" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 137.25 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHWEST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "137.25/049".
THENCE NORTH 89°29'37" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 287.00 FEET TO THE EASTERN LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "84C L54849".
THENCE SOUTH 89°29'37" EAST ALONG SAID EASTERN LINE A DISTANCE OF 137.84 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 27 AND 28, MARKED BY 2.5 INCH 1988 OLD BRASS CAP.
THENCE NORTH 89°29'37" EAST ALONG SAID EASTERN LINE OF SAID SECTION 27 A DISTANCE OF 130.15 FEET TO THE EASTERN LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "130.15/049".
THENCE NORTH 89°29'37" EAST ALONG SAID EASTERN LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 132.44 FEET TO THE PLACELINE OF GOULD WASH TRENCH ALONG THE PLACELINE OF GOULD WASH THE FOLLOWING TRENCH-TWO (2) CORNERS:
1. NORTH 89°29'37" EAST A DISTANCE OF 35.84 FEET TO A POINT OF CURVATURE;
2. THENCE 27.02 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°21'11", A RADIUS OF 88.43 FEET AND A CHORD BEARING NORTH 89°29'37" EAST A DISTANCE OF 28.79 FEET TO A POINT OF CURVATURE;
3. THENCE 38.38 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°07'50", A RADIUS OF 128.84 FEET AND A CHORD BEARING NORTH 84°26'58" EAST A DISTANCE OF 76.31 FEET TO A POINT OF TANGENCY;
4. THENCE NORTH 89°29'37" EAST A DISTANCE OF 76.24 FEET TO A POINT OF CURVATURE;
5. THENCE 68.50 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 353.00 FEET AND A CHORD BEARING NORTH 83°32'37" EAST A DISTANCE OF 68.45 FEET TO A POINT OF TANGENCY;
6. THENCE NORTH 89°29'37" EAST A DISTANCE OF 322.86 FEET TO A POINT OF CURVATURE;
7. THENCE 132.03 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 353.00 FEET AND A CHORD BEARING NORTH 47°05'00" EAST A DISTANCE OF 131.09 FEET TO A POINT OF TANGENCY;
8. THENCE NORTH 47°05'00" EAST A DISTANCE OF 26.86 FEET TO A POINT OF CURVATURE;
9. THENCE 68.03 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°42'16", A RADIUS OF 333.00 FEET AND A CHORD BEARING NORTH 80°57'38" EAST A DISTANCE OF 67.81 FEET TO A POINT OF TANGENCY;
10. THENCE NORTH 89°29'37" EAST A DISTANCE OF 80.08 FEET TO A POINT OF CURVATURE;
11. THENCE 84.84 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8°21'31", A RADIUS OF 880.00 FEET AND A CHORD BEARING NORTH 84°36'22" EAST A DISTANCE OF 89.58 FEET TO A POINT OF TANGENCY.



SURVEYOR'S CERTIFICATE

I, JAMES V. HENRITY, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 2462101-2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNER, THE PLAT SHOWN HEREON WAS MADE UNDER MY SURVEYOR'S SURVEY AND THAT THE PLAT CORRECTLY SHOWS THE BOUNDARIES OF THE
OCULTA ROCA PRELIMINARY PLAT
JAMES V. HENRITY, PLS 2462101-2201
P.E. AND OR S.O.A. OF SURVEYORS 2222

NOTES

1. ALL DIMENSIONS 180 IN. ARE IN 1/8 INCH FEET AND DECIMALS THEREOF.
2. PER OWNER'S USE AND CONVENIENCE, THIS SURVEY OR SURVEYS SHALL BE RECONSIDERED BY THE SURVEYOR AT THE OPTION OF THE SURVEYOR AND THE SURVEYOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH RECONSIDERATION.
3. ALL POINTS AND ANGLES SHOWN ON THIS PLAT ARE TO BE SET AND MARKED IN ACCORDANCE WITH THE SURVEYOR'S SURVEY AND THE SURVEYOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH RECONSIDERATION.
4. ALL OTHER SPOTS, TRAILS AND RECORDS FOR DIMENSIONS PURPOSES.

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WWW.SURVEYOR222.COM

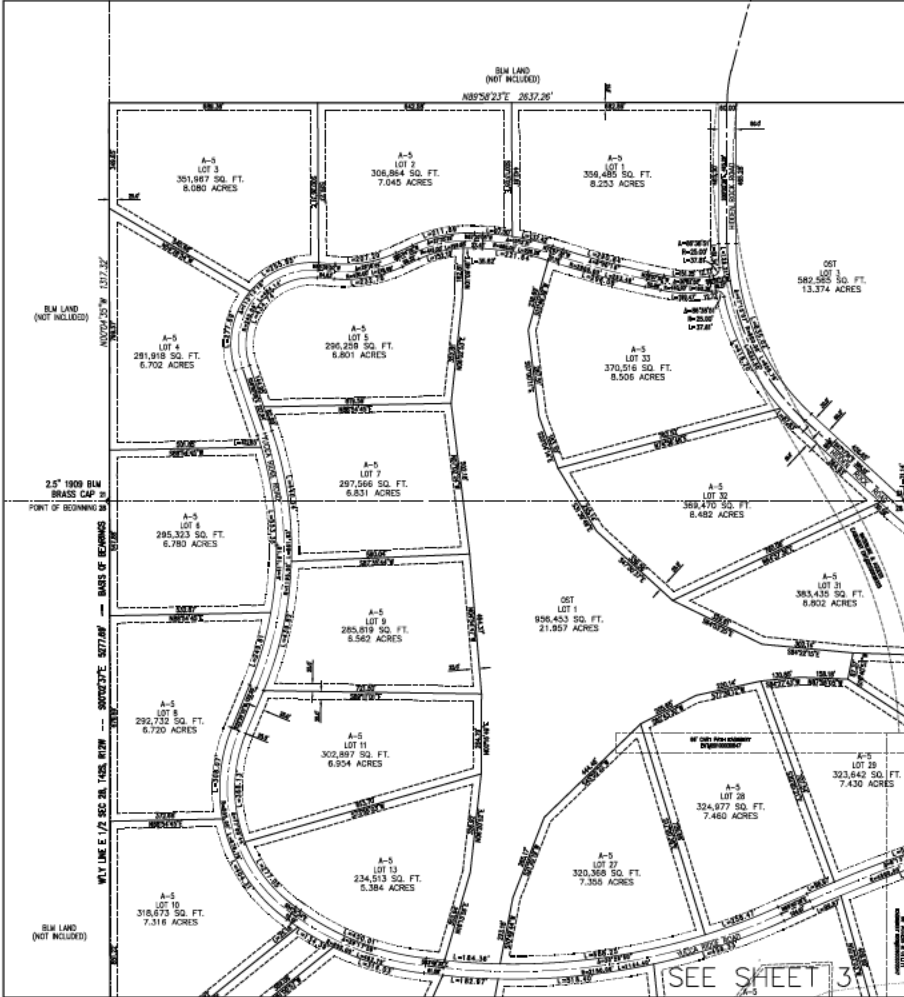


OCULTA ROCA PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27
AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE
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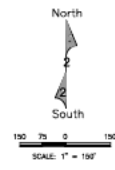
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DATE: 03/24/2028
PROJECT NO.:
SCALE: 1"=100'
PAGE 1 OF 8

COUNTY SURVEYOR'S APPROVAL:		RECORDED NUMBER
BY: _____ DATE: _____ A.S. _____		
DEPUTY SURVEYOR		REGISTERED COUNTY CLERK



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 PAGE 2 OF 6

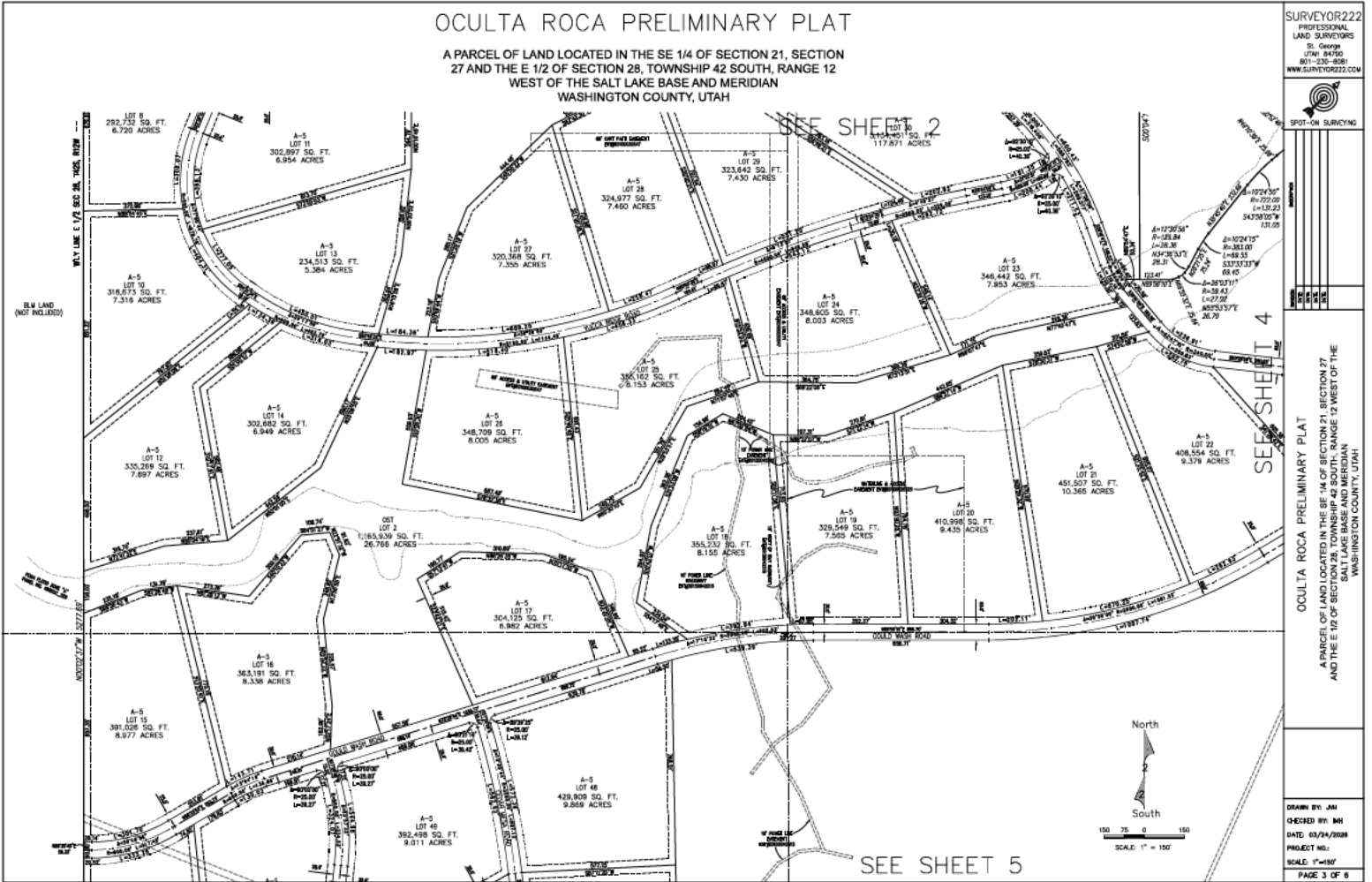
OCULTA ROCA PRELIMINARY PLAT

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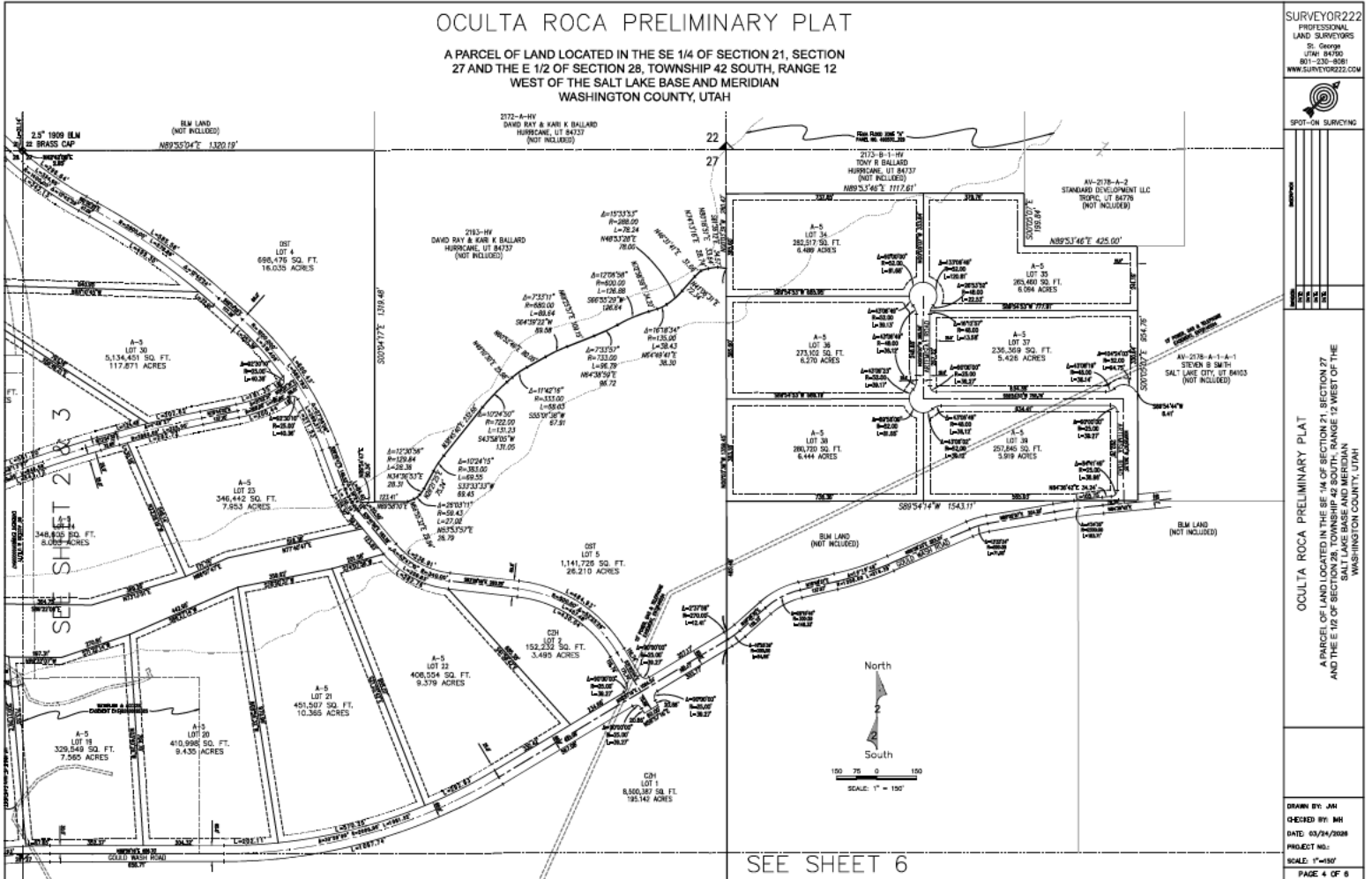


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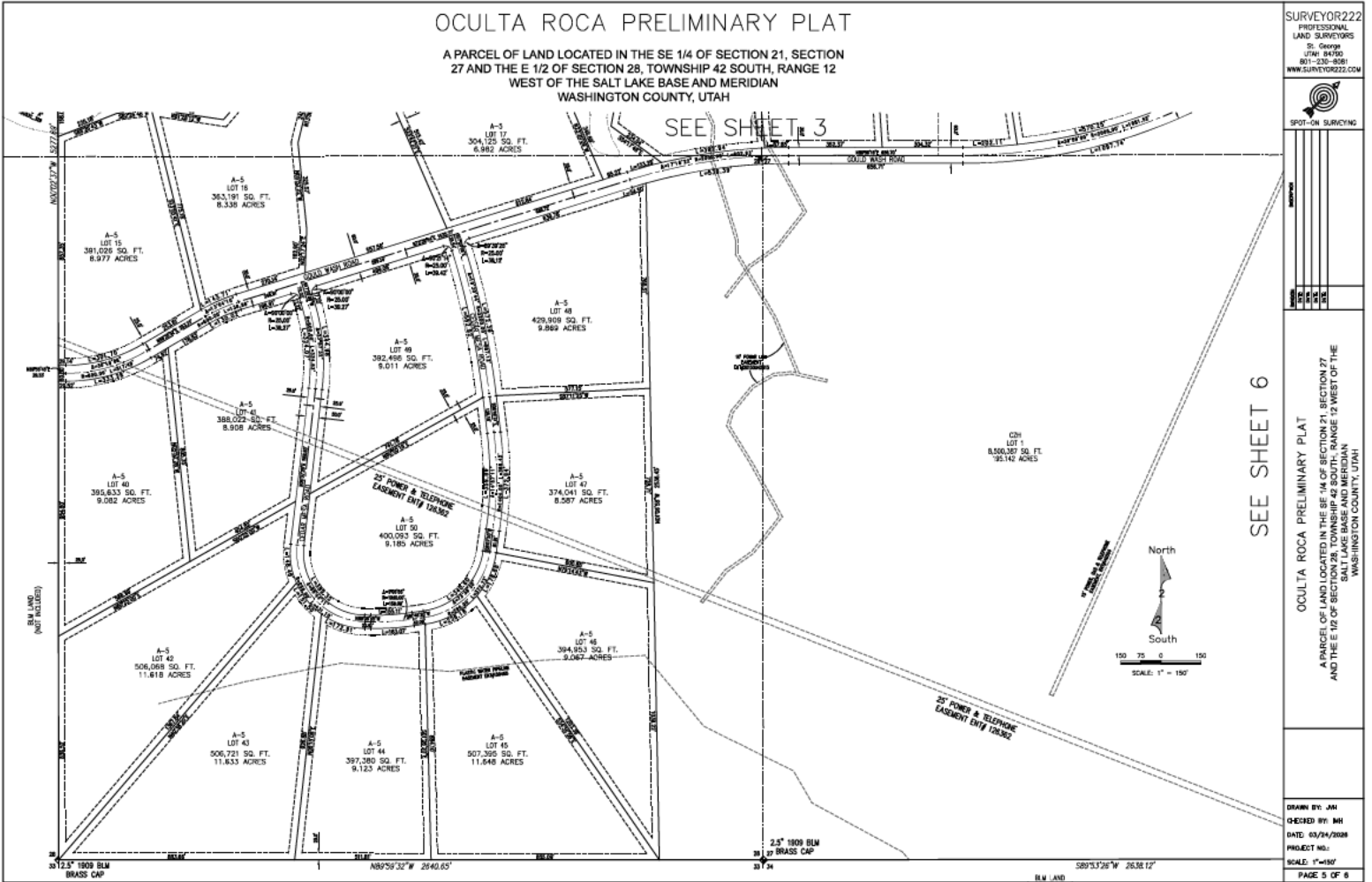
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OCULTA ROCA PRELIMINARY PLAT

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