

# PRELIMINARY PLAT APPLICATION

Town of Apple Valley  
1777 North Meadowlark Dr.  
Apple Valley, Utah 84737  
(435)877-1190  
Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: Wells Estate for TLW Investments LLC Telephone: 208-589-5407

Address: 1363 N Rome Way, Apple Valley, UT, 84737 Fax No. N/A

Email: libbywells@infowest.com

Agent (If Applicable): Craig Coats (Alliance Consulting) Telephone: 435-673-8060

Address/Location of Subject Property: NW 1/4 section 29, T-42S R-11W, S.L.B&M

Tax ID of Subject Property: Tax ID Zone District: RE 1 & RE 2.5

Proposed Use: (Describe, use extra sheet if necessary) Residential

**Submittal Requirements:** The preliminary plat application shall provide the following:

- \_\_\_\_\_ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
  - ☒ b. The location of the subdivision, including the address and section, township and range.
  - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
  - ☒ d. Date of preparation, and north point.
  - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- \_\_\_\_\_ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
  - ☒ b. The boundary of the proposed subdivision and the acreage included.
  - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
  - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
  - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
  - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing \_\_\_\_\_ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

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3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating

↑  
Rod Mills said he'd  
have a will serve  
letter to us this  
Week.

yes show possible phasing lines.

providing non-discriminatory access to the subdivision for  
communications infrastructure, and for purposes of placement of

ings

1 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is  
that size).

other document (see attached Affidavit) showing  
property

**NOTE:**

An incor  
missed  
meeting

tion noted above is submitted with the application.  
for Planning Commission consideration. A deadline  
result in a month's delay. Planning Commission  
fourth Wednesday of each month at 6:00 p.m. The

deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full  
business days before the Planning Commission meeting at which you plan for your application to be  
heard.

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(Office Use Only)

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

**AFFIDAVIT  
PROPERTY OWNER**

STATE OF UTAH                     )  
  :SS

COUNTY OF Wash.    )

I (we) Travis Wells, being duly sworn, depose 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

  
(Property Owner)

H. Elizabeth Wells  
(Property Owner)

Subscribed and sworn to me this 18 day of March 2021

  
(Notary Public)

Residing in: Wash. Co.

My Commission Expires: July 5 2024



**AGENT AUTHORIZATION**

I (we), Travis Wells, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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)

H. Elizabeth Wells  
(Property Owner)

Subscribed and sworn to me this 18 day of March 2021

  
(Notary Public)

Residing in: Wash. Co.

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