



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

Filing Fee \$800.00

Simple Lot Split Application

Name of Applicant Izaak McHenry/Todd Chamberlin Phone number [REDACTED]
Address of Residence [REDACTED]
Parcel number (each parcel requires a separate application) 84759 AV-1365-N
Purpose for Lot Split To make a 10 acre parcel two 5 acre parcels both for single home oc
To make a 10 acre parcel two 5 acre parcels both for single home occupancy.

REQUIRED DOCUMENTS

1. 24x36 Mylar map with Record of Survey information
2. Signature Blocks Required:
 - i. Mayoral signature with Town Recorder Attested line,
 - ii. Big Plains Water SSD signature,
 - iii. Town Attorney signature,
 - iv. Property Owners signature
 - v. If property has a lien, a Signature Release from the Lender
 - vi. County Treasurer Signature Release
3. Identical electronic version emailed to the Town Recorder for Town electronic record. (email to clerk@applevalleyut.gov)
4. 11x17 identical version of the Mylar map with Mayoral signature line. (Town paper record)
5. Copy of Property Title Report within 90 days.
6. Record of Survey must include utility easements, existing or that may be required. Street access to all lots that are existing, or that may be required. Any road dedications required.

THIS LOT SPLIT APPLICATION IS TO BE USED IN ACCORDANCE WITH TITLE 11.02.040 WHICH INCLUDES, BUT IS NOT LIMITED TO:

- A. A subdivision creating no more than one new lot may be approved by the Town staff without the necessity of preparing and filing a preliminary plat or final plat if:
 1. Notice is provided by Town as required by this title.
 2. The proposed subdivision:
 1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for streets or other public purpose. Created lots shall be located on a public right-of-way or dedicated street.
 2. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 3. Has been approved by the culinary water authority, sanitary sewer authority, and all other members of the joint utility commission, in writing.
 4. Is located in a zoned area and conforms to all applicable land use code or has properly received a variance from the requirements of an otherwise conflicting and applicable land use code.
- B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this title if the lot or parcel:

