

# Apple Valley Simple Lot Subdivision Application

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

Applicant Full Name: Jordan Holm

Mailing Address: \_\_\_\_\_ City: Washington State: UT Zip: 84780

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

Property Address: 2745 N Purple Sage Rd City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1311-V

Current Zoning Designation: RE-5

## 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: 8/18/2025 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: 8/26/2025

## 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: 8/26/2025

Administrative Recommendation to Planning Commission:

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## 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)*).

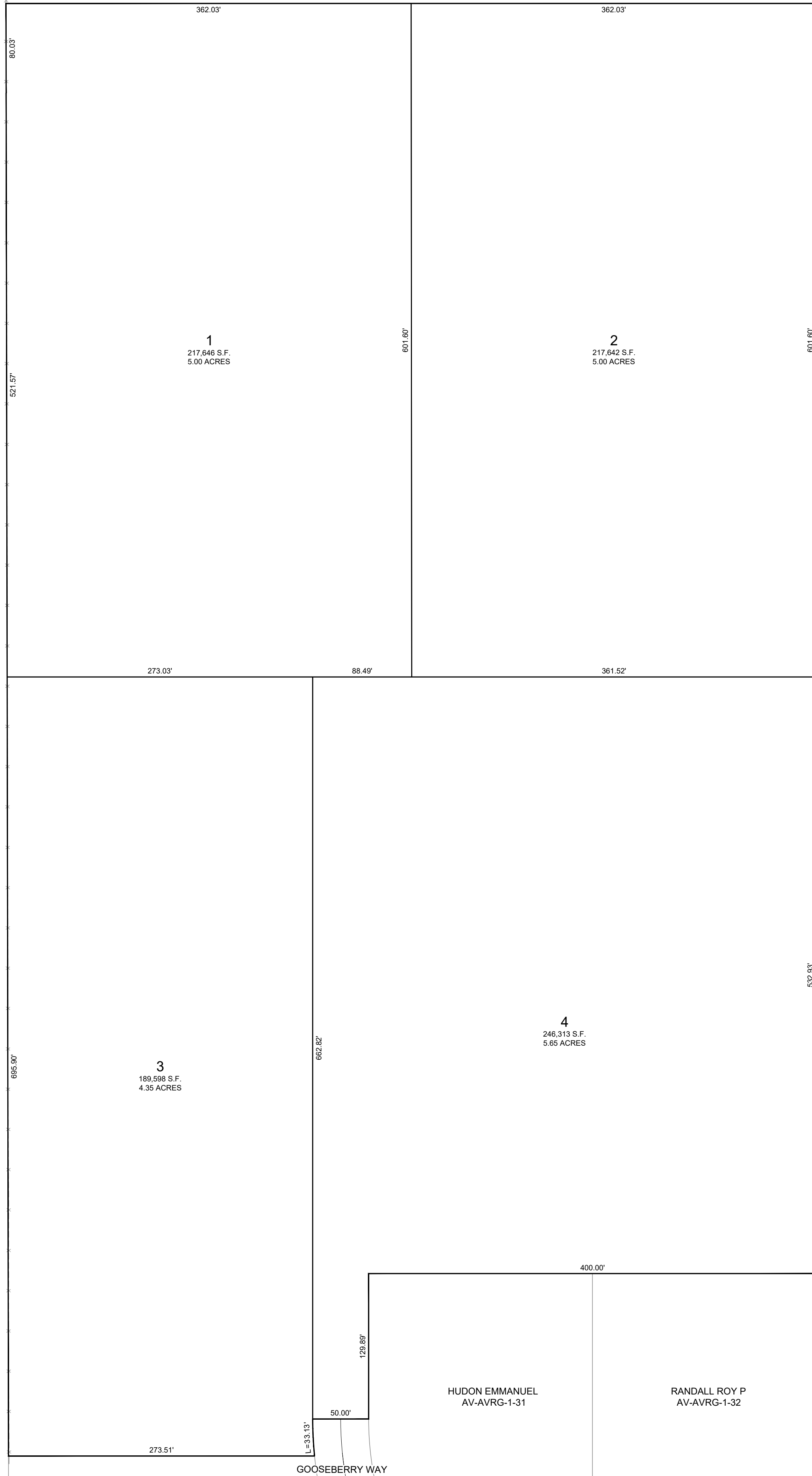
Date of Public Hearing: 9/10/2025

Date of Planning Commission Decision: \_\_\_\_\_

- Approved
- Denied

Filing Date of the Record of Survey: \_\_\_\_\_

B & K SCENIC PROPERTY L C  
AV-1311-U



PURPLE SAGE ROAD

532.93'

GOOSEBERRY WAY

WEBER JACOB M & MEGAN A  
AV-AVRG-1-40

MILLETICH MATTENA V  
AV-AVRG-1-41

MAYASANDRA RAGHAVENDRA & ROBIN  
AV-AVRG-1-42

MACH SUSAN  
AV-AVRG-1-43

LITTLE PINION WAY

RAWLINS DARWIN & SHERRI  
AV-AVRG-1-80

BURNER KERRY & CHELSEY  
AV-AVRG-1-81

HUDON EMMANUEL  
AV-AVRG-1-31

RANDALL ROY P  
AV-AVRG-1-32

**LEGEND**

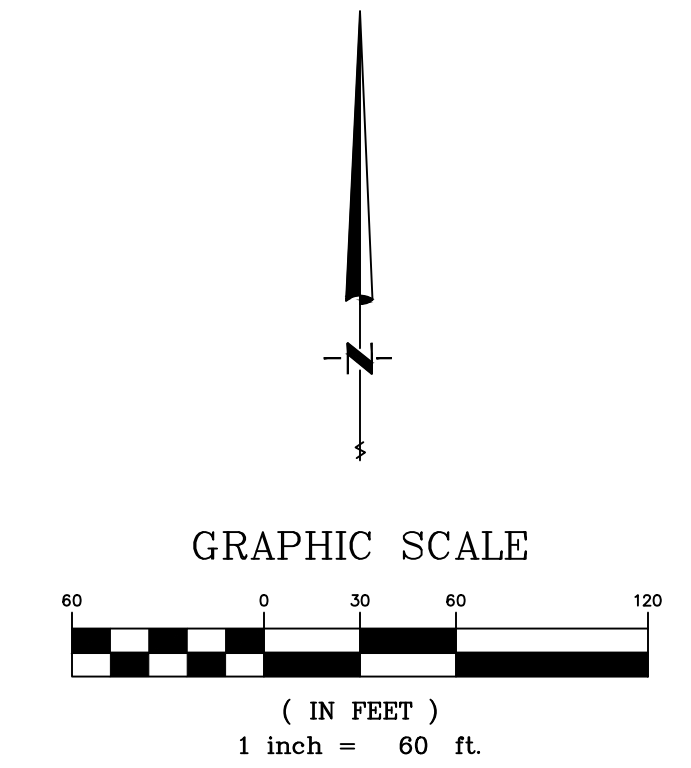
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- - - UTILITY EASEMENT
- > FLOW LINE
- > DRAINAGE DIRECTION
- ⊕ TYPE 1 RING & LID MONUMENT
- ⊕ TYPE 2 REBAR & CAP MONUMENT



**OWNER / DEVELOPER**  
JORDAN HOLM  
(435) 251-7872  
JORDAN@OPENCOUNTRYCONSTRUCTION.COM

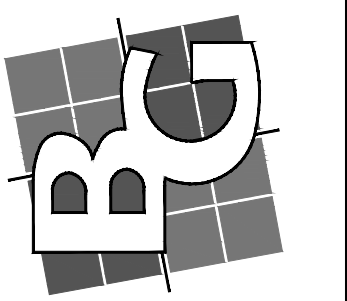
**ENGINEERING CONTACT**  
BUSH AND GUDGELL, INC.  
205 EAST TABERNAACLE #4  
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435) 673-2337



**CONTRACTOR NOTE:**  
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors



205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3161  
www.bushandgudgell.com

**5-AC LOT LAYOUT**  
HOLM RESIDENCE  
LOCATED IN APPLE VALLEY, UTAH

SHEET 3 OF 3 SHEETS

FILE: 3103-1PROBETPLAS

# US★TITLE

INSURANCE AGENCY

Agent for  
First National Title Insurance Company  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

Effective Date: May 9, 2025 at 8:00 AM

Commitment No.: 083869  
Amendment No. 1

1. Policy or Policies to be issued:	Amount	Premium
a. ALTA Extended Loan Policy	\$55,000.00	\$246.00

Proposed Insured: A Natural Person or Legal Entity To Be Determined

Endorsements:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

Jordan Holm

3. The land referred to in the Commitment, located in Washington County, is described as follows:

See Exhibit A attached hereto and made a part hereof.

Said property is located in Washington County, State of Utah also known as:

2745 N Purple Sage Road, Apple Valley, UT 84737

APN: AV-1311-V



Shane Curlis, Title Officer  
US Title Insurance Agency

## EXHIBIT "A"

Beginning at the Quarter Section corner common to Section 18 and Section 19 of Township 42 South, Range 11 West of the Salt Lake Base and Meridian, and running thence North  $00^{\circ}05'23''$  West along the Quarter Section line 80.03 feet; thence East 724.06 feet to the West line of Apple Valley Ranch Subdivision Gooseberry Unit #1, recorded in the Office of the Washington County Recorder as Document No. 485280, said point also being the West line of Purple Sage Road; running along said line South 1134.53 feet to the Northeast corner of Lot 32 of said subdivision; thence West 400.00 feet to the Northwest corner of Lot 31 of said subdivision; thence South 129.89 feet; thence West 50.00 feet; thence Southerly along a 325.00 foot radius non-tangent curve to the left, (long chord bears South  $02^{\circ}55'25''$  East a distance of 33.12 feet), center point lies North  $89^{\circ}59'50''$  East through a central angle of  $05^{\circ}50'29''$  a distance of 33.13 feet to the Northeast corner of Lot 30 of said subdivision; thence West along the North line of said Lot 30 273.51 feet to the Northwest corner of said Lot 30, said point also being on the Center Section line of Section 19, Township 42 South, Range 11 West of the Salt Lake Base and Meridian; thence North  $00^{\circ}05'58''$  West along said Section line 1217.47 feet to the point of beginning.

Situated in Washington County, State of Utah

APN: AV-1311-V

# COMMITMENT FOR TITLE INSURANCE

## SCHEDULE B - PART I (Requirements)

Commitment No.: 083869

The following are the requirements to be complied with:

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay any amounts due under Exception No. 8-9.
6. Provide evidence of payment in full from those parties that have filed Preliminary Notices in the SCR to remove Exception No.(s) 18.
7. Sign and return Item No. 19 for approval by the Company.
8. Certificate of Occupancy from the City or a copy of the Final Inspection showing that the work has been completed on subject property.
9. Inspection of the State Construction Registry prior to the recording of the deed of trust. Should the inspection reveal either a preliminary notice or notice of retentions has been filed, additional requirements or exceptions may be added including a withdrawal of the preliminary notice pursuant to UCA ? 38-15(3)(b)(ii) and proof that the lien claimant has accepted payment in full for construction services that the claimant furnished before the recording of the deed of trust pursuant to UCA ? 38-1-5(3)(b)(i).
10. Trust Deed securing your note executed by Jordan Holm.

# COMMITMENT FOR TITLE INSURANCE

## SCHEDULE B - PART II (Exceptions)

Commitment No.: 083869

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments 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 notice of such proceedings, whether or not shown by the records of such agency or the public record.
2. Any facts, rights, interest or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of Schedule B, Part I - Requirements are met.
8. Taxes for the year 2025 now a lien, not yet due. General property taxes for the year 2024 were paid in the amount of \$2,261.49. Tax Parcel No. AV-1311-V.
9. Any charge upon the land by reason of its inclusion in Washington County, Apple Valley Town, Big Plains Water Special Service District, Ash Creek Special Service District, Southeastern Special Service District and Washington County Solid Waste District.
10. Any water rights or claims or title to water in or under the land.
11. All rights, title or interest in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to, express or implied easements and rights to enter upon and use the surface of the land for the exploration, drilling or extraction related purposes. (The company does not purport to disclose documents of record pertaining to the above referenced rights.)
12. Rights of parties in possession of the subject property under unrecorded, Leases, Subleases, Rental or Occupancy Agreements and any claims or interest arising thereunder.
13. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.
14. Subject to any and all matters disclosed on that certain survey prepared by Bush & Gudgeon, Inc, having been certified under the date of April 22, 2020 as Job No. 201072, by D Gregg Meyers, a Registered Land Surveyor holding License No. 312770.

**SCHEDULE B - PART II**  
**(Exceptions - Continued)**

15. A right of way and easement over and across said land for underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, as granted to Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, by Instrument recorded May 13, 2024 as Entry No. 20240014741 of Official Records.
16. Improvement Delay Agreement by and between the Town of Apple Valley and Jordan Holm recorded May 25, 2023 as Entry No. 20230015217 of Official Records
17. A Deed of Trust by and between Jordan Holm as Trustor in favor of US Title Insurance Agency as Trustee and Heaton Enterprises LLC as Beneficiary, to secure an original indebtedness of \$600,000.00 and any other amounts or obligations secured thereby, dated March 12, 2025 and recorded March 12, 2025 as Entry No. 20250008070 of Official Records.
18. A search of the Construction Registry for the State of Utah reveals the following Preliminary Notices: NONE.
19. Mechanics' and/or Materialmen's Lien, if any, which do not appear of record.

An Indemnity Agreement must be signed by Vested Owner and General Contractor for approval by the company and returned before an Alta Policy will be issued.

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According to the official records, there have been no documents conveying the land described herein within 24 Months prior to the date of this commitment. Except the following:

NONE

NOTE: The names of  
Jordan Holm

have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Corrie Glover, (435)652-9800 and 1086 South Main Street, Suite #101, Saint George, UT 84770

NOTE: The Policy(ies) to be issued as a result of this Commitment may contain an Arbitration Clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

**The First National Title Corporation  
US Title Insurance Agency**

**Privacy Policy  
PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

**Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.**

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.