



Town of Apple Valley

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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Dean Monson
Address:
City:
Agent: (If Applicable) Jerry Eves
Address/Location of Property: 1900 South 1800 East
Parcel ID: AV-1365-D
Subdivision Name: Monson 20 Acres
Phase: na
Proposed Use: 2 Single Family Lots
Signature: Dean Monson
Title: Owner
Date: 5/9/23

Official Use Only
Date Received: RECEIVED MAY 10 2023
Amount Paid: \$ 2700.00
Receipt No: 44885
By: [Signatures]

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

- 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
x a. The proposed name of the subdivision
x b. The location of the subdivision, including the address and section, township and range.
x c. The names and addresses of the owner or subdivider, if other than named above.
x d. Date of preparation, and north point.
x e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
2. Existing Conditions: The preliminary plat shall show:
x a. The location of the nearest monument.
x b. The boundary of the proposed subdivision and the acreage included.
x c. All property under the control of the subdivider, even though only a portion is being subdivided.
x 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.

na 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.

X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

X g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

X h. Contours at vertical intervals not greater than five (5) feet.

na 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.

X j. Information on whether property is located in desert tortoise take area.

3. Proposed Plan: The subdivision plans shall show:

X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

X b. The layout, numbers and typical dimensions of lots.

X 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.

X d. Easements for water, sewers, drainage, utilities, lines and other purposes.

X 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)

X f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

na g. Approximate radius of all center line curves on highways or streets.

X 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)

na 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.

na j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

X k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

no l. Will this subdivision be phased? If yes, show possible phasing lines.

X m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

4. Required copies of plans:

X a. Three copies of all full-scale drawings.

b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
6. Signed and notarized Acknowledgement of Water Supply (see attached).

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

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

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.



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

Parcel ID# _____

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as

Monson 20 Acres Preliminary Plat located on parcel(s)

AV-1365- within the Town of Apple Valley, Washington County, Utah.

By my/our signature(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

[Signature]
 Name

[Signature]
 Applicant/Owner

5/5/23
 Date

 Name

 Applicant/Owner

 Date

 Name

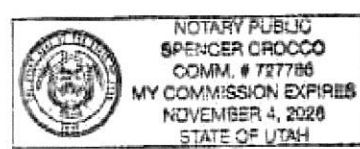
 Applicant/Owner

 Date

State of _____)
 County of _____)§

On this 5th day of April, in the year 2023, before me, Spencer Crocco a notary public, personally appeared [Signature], proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal, [Signature]
 (notary signature)
 (seal)



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY

OWNER

STATE OF UTAH)
)
COUNTY OF WASHINGTON)

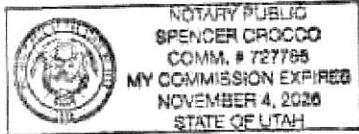
I (We) Dean Maxwell, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (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.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of May, 2023.

[Signature]
Notary Public



Residing in: Herriman, UT My

Commission Expires: Nov-4-2026

AGENT AUTHORIZATION

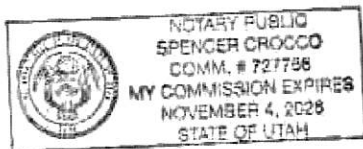
I (We), Dean Maxwell, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brandee Walker / Colleen to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of May, 2023.

[Signature]
Notary Public



Residing in: Herriman, UT My

Commission Expires: Nov-4-2026



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

May 5, 2023

Dean Monson



Re: Monson Subdivision

Located: Parcel Number AV-1365-D

Dear Dean Monson:

After reviewing the proposed preliminary plat for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



May 5, 2023

Apple Valley
Frank Lindhardt
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Monson 20 Acres

Frank,

Ash Creek SSD is providing a will serve letter for the Monson 20 acre two-lot subdivision.

The proposed project meets the required septic density for Apple Valley. The developers understand and agree that they will need to get plan approval for the septic system. After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

Brandee Walker

From: (Jenna) Town Clerk <clerk@applevalleyut.gov>
Sent: Thursday, May 4, 2023 10:24 AM
To: Brandee Walker
Cc: Andy McGinnis
Subject: Will Serve - Monson 20 Acres
Attachments: 22280 Monson_PRE PLAT_050323.pdf

Hello Brandee, this is handled by the Water District Chairman, Andy McGinnis and he has been sent this information with the attachment. Thank you.

Thank You and Enjoy Your Day,

Jenna Vizcardo
Town of Apple Valley
Town Clerk and Recorder
Ph: (435) 877-1190
Website: www.applevalleyut.gov

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

On Wed, May 3, 2023 at 4:30 PM Brandee Walker <bwalker@civilscience.com> wrote:

We are requesting a will serve letter as required by Apple Valley preliminary plat application for a two-lot subdivision as per the attached. The proposed subdivision is located at approximately 1900 South 1800 East Street. The development is requesting two connect to water meters to the existing main water line located in 1800 East Street.

Thank you,



Brandee Walker
Senior Project Manager
435 668 4023 c

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
02/22/2022 11:21:55 AM Fee \$40.00 By GT TITLE
SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
956 W 360 S
HURRICANE UT 84737



Property Reference Information:

Tax Parcel No(s): **AV-1365-D**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

WARRANTY DEED

NEXT STEP HOMES LLC, a CALIFORNIA limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

DEAN MONSON ("Grantee(s)")

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**ALL OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE
SOUTHWEST ONE-QUARTER (1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11
WEST, SALT LAKE BASE AND MERIDIAN.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes

GT Title File No.: W48003
Tax Parcel No(s): AV-1365-D
Property Address(es) (if any):
(ADDRESS UNASSIGNED), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 17 day of FEBRUARY, 2022.

NEXT STEP HOMES LLC

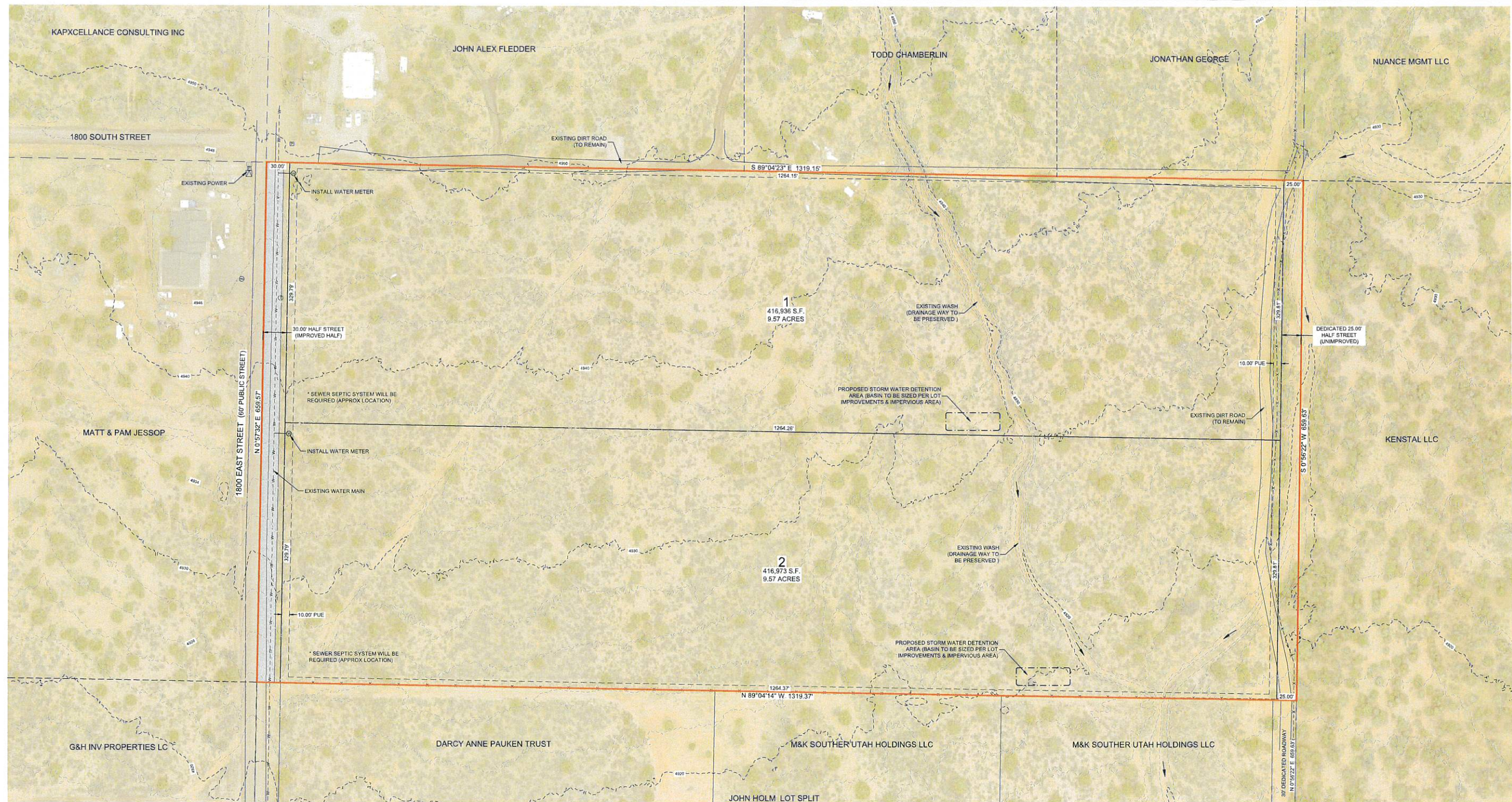
By: [Signature]
Its: **MANAGER**

STATE OF Virginia
COUNTY OF Fairfax

On this 17 day of February, 2022, personally appeared before me **ARSENIO AYON**, who stated that he/she is the **MANAGER** of **NEXT STEP HOMES LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

DANIEL PATRICK KANE
NOTARY PUBLIC
REGISTRATION # 103895
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2025

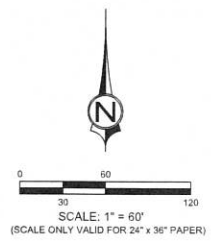
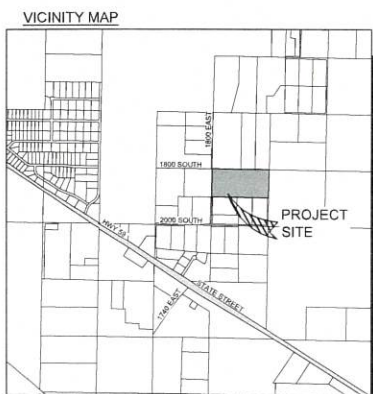
[Signature]
NOTARY PUBLIC



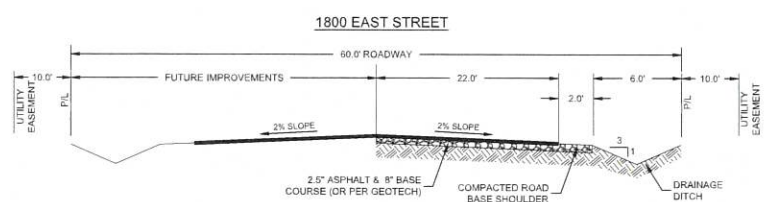
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PRELIMINARY PLAT
MONSON 20 ACRES
LOCATED IN
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M



- LEGEND**
- FIRE HYDRANT
 - WATER GATE VALVE
 - EXISTING WATER GATE VALVE
 - WATER LATERAL & SERVICE WITH BOX
 - EXISTING WATER LINE
 - C-900 CLASS 150 WATER LINE
 - PROJECT BOUNDARY
 - PROPOSED PUBLIC UTILITY EASEMENT LINE
 - DRAINAGE FLOW DIRECTION
 - PROPOSED STORM WATER BASIN (TO BE CONSTRUCTED PER LOT)



- USGS SPECIAL STUDY 127**
- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
 - GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
 - FEMA FLOODING: NOT AFFECTED
 - GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
 - GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
 - PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE REDBANK FINE SANDY LOAM & PALMA LOAMY FINE SAND
 - SHALLOW GROUND WATER: NOT AFFECTED

- PROJECT NOTES**
1. PROJECT TO BE DEVELOPED IN A SINGLE PHASE THAT CONTAINS 2 LOTS ON 20.0 ACRES.
 2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

THERE ARE TWO EXISTING NATURAL DRAINAGE WASHES THAT ARE LOCATED ON SITE. THESE WASHES WILL BE PRESERVED AND CONTINUE TO CONVEY HISTORICAL FLOWS. EACH LOT WILL BE REQUIRED TO DETAIN POST DEVELOPMENT FLOWS IN A DRAINAGE BASIN TO BE SIZED AT TIME OF HOME DEVELOPMENT. THE 1800 EAST PUBLIC RIGHT OF WAY WILL PROVIDE A DRAINAGE DITCH ALONG THE STREET SHOULDER. CHECK DAMS SHOULD BE INSTALLED AT INTERVALS DETERMINED BY A DRAINAGE STUDY AT TIME OF CONSTRUCTION DOCUMENTS TO DETAIN AND SLOW STREET RUNOFF.

LEGAL DESCRIPTION

ALL OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINS 20.0 ACRES MORE OR LESS

SOUTH QTR COR SEC 14,
T43S, R11W, SLB&M

PROPERTY OWNER
DEAN MONSON
956 W 360 S
HURRICANE, UT 84737

JERRY EVES
435-773-8187

**PRELIMINARY PLAT
MONSON 20 ACRES**

PARCEL AV-1365-D
SW 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST,
SALT LAKE BASE AND MERIDIAN

PROJ. #	FF22280
DRAWN BY	BLW
DATE	05/03/2023
CHECKED BY	KCS
SCALE OF SHEET	1" = 60'
HOR SCALE	1" = 60'
SHEET	1
OF	1