



July 21, 2025

RE: NOTICE OF PUBLIC HEARING — ZONING MAP AMENDMENT REQUEST

Parcel Numbers: AV-2196-A-1, AV-2169-B, AV-2196-F, AV-2196-B, AV-2-2-28-110, AV-2-2-28-120, AV-2-2-28-220, AV-2-2-28-221, AV-2-2-28-240, AV-2196-C, AV-2196-D, AV-2196-E, AV-2196-G, AV-2196-H, AV-2196-I, AV-2-2-27-430, AV-2-2-27-431, AV-2169-A-1, AV-2195-B, AV-2194-A, AV-2194-C, AV-2-2-28-230

Situs Addresses: Approx: 1 N. Cinder Hill Road, Apple Valley UT, 84737

To Whom It May Concern:

You are invited to attend a public hearing to provide any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcels from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculita Roca Development, submitted by De La Tierra Holdings LLC. The reason for the request is commercial development to adjust development agreement.

Information about the PDO zoning regulations, including permitted uses and restrictions, is available at the Town Recorder's office or online at:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.120\\_Planned\\_Development\\_Overlay\\_Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.120_Planned_Development_Overlay_Zone)

The hearing will be held on Wednesday, August 13, 2025 at 6:00 PM (MDT) at the Apple Valley Town Hall, located at:

1777 North Meadowlark Drive, Apple Valley, Utah 84737

Written comments, objections, or questions may be submitted by mail to:

Town of Apple Valley

Attn: Planning and Zoning

1777 North Meadowlark Drive

Apple Valley, Utah 84737

or in person at the Apple Valley Town Hall.

Important Note:

Any owner of property included in the proposed zoning map amendment may file a written objection to the inclusion of their property. Written objections must be submitted no later than 10 days after the date of the public hearing. All written objections will be provided to the Apple Valley Town Council for consideration.

Sincerely,

Jenna Vizcardo

Town Clerk and Recorder

Town of Apple Valley