

Apple Valley Simple Lot Subdivision Application

Fee: _____

Applicant Full Name: Anthony Barlow

Mailing Address: [REDACTED] City: Apple Valley State: UT Zip: 84737

Phone Number: [REDACTED] Email Address: _____

Authorized Agent (if applicable): _____

Property Address: 11650 S 2200 E City: Apple Valley State: UT Zip: 84737

Tax ID Number: 1033118

Current Zoning Designation: A-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.

(For Office Use Only)

Date Received: 1/13/26 JW Date Paid: 1/13/26 JW

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: _____

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: 1/22/2026

Administrative Recommendation to Planning Commission:

We will need to ensure the easement road dedications are handled and recorded on the mylars. Thank you.

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: _____

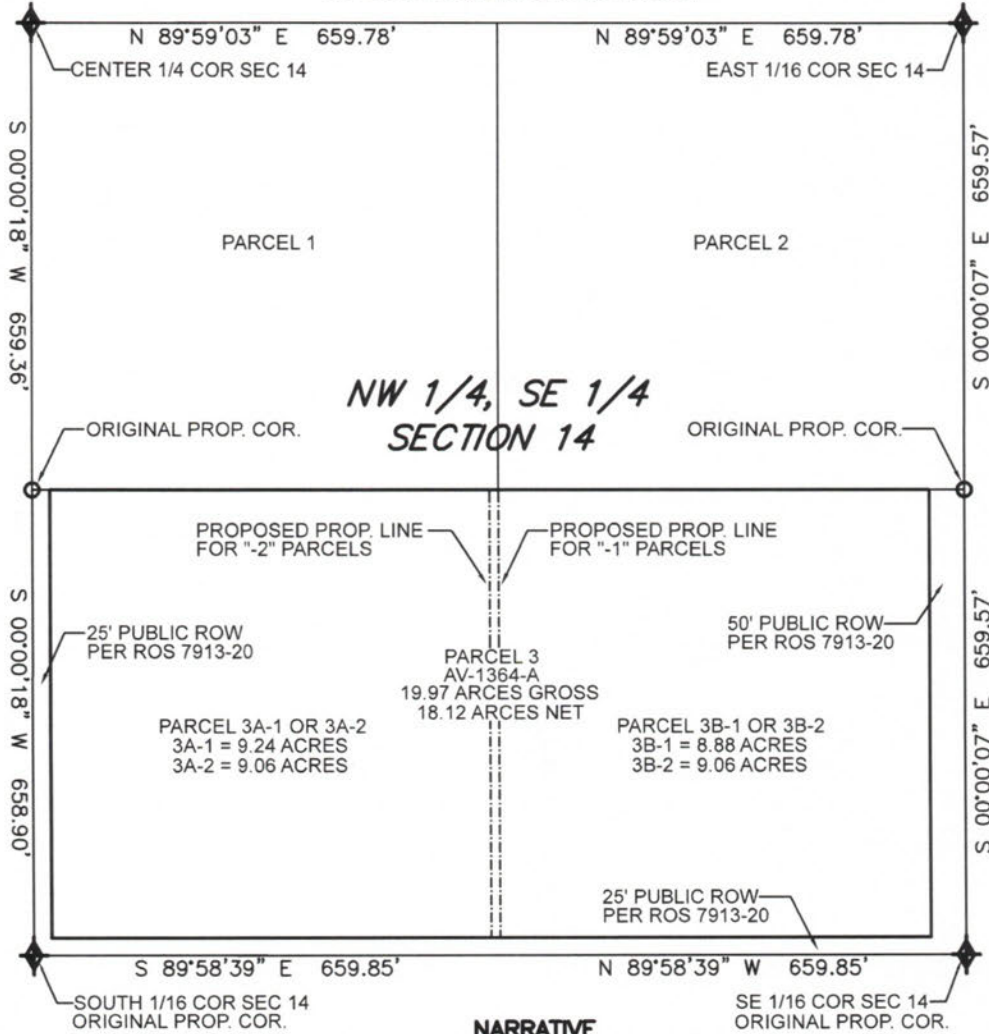
Date of Planning Commission Decision: _____

- Approved
- Denied

Filing Date of the Record of Survey: _____

EXHIBIT PARCEL AV-1364-A

LOCATED IN THE NW 1/4 OF THE SE 1/4 SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, S.L.B. & M. APPLE VALLEY, WASHINGTON COUNTY, UTAH



NW 1/4, SE 1/4
SECTION 14

NARRATIVE

THE PROPOSE OF THIS EXHIBIT IS TO SHOW SOME OF THE DEDICATIONS AND ENCUMBRANCES THAT WERE CREATED AT THE TIME OF CONVEYANCE OF THIS PROPERTY, THE DESCRIPTIONS AND DEEDS OF WHICH WERE CREATED BASED ON THE LOT SPLIT RECORD OF SURVEY PREPARED BY CANAAN PEAKS ENGINEERING AND SIGNED ON AUGUST 8, 2020 PRIOR TO DEED PREPARATION AND SIGNING ON SEPTEMBER 8, 2020

LEGAL DESCRIPTION

DOCUMENT NUMBER: 20200050004

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N. 00°00'18"E. 1320.39 FEET ALONG THE QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'18" E 658.90 FEET ALONG THE QUARTER SECTION LINE; THENCE N 89°59'36" E 1319.63 FEET; THENCE S 00°00'07" E 659.57 FEET ALONG THE 1/16TH SECTION LINE; THENCE N 89°58'39" W 1319.71 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

SUBJECT TO AND/OR TOGETHER WITH RIGHTS OF WAY EASEMENTS FOR INGRESS AND EGRESS AND A WATER LINE, AS DESCRIBED IN THAT WARRANTY DEED WITH DOCUMENT ID 20190042123 IN THE RECORDER'S OFFICE, WASHINGTON COUNTY UTAH, AND PUBLIC ROADWAYS THAT WERE SUBSEQUENTLY DEDICATED. THE ABOVE DESCRIPTIONS ARE BASED ON A RECORD OF SURVEY BY CANAAN PEAKS ENGINEERING, DATED AUGUST 3, 2020, PROJECT NO. R 19111, A COPY OF WHICH IS ATTACHED HERETO, AND EACH PARCEL IS SUBJECT TO ROADWAY EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SET FORTH THEREON.

SEE ROS PLAT
7913-20

CLIENT: WILLIAM FISHER

**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741

PREPARED BY: KBC & NMP

