



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

Fee: \$750.00

## Preliminary Site Plan Application

### Applications Must Be Submitted By The First Wednesday Of The Month

|                                                        |                   |                                     |  |
|--------------------------------------------------------|-------------------|-------------------------------------|--|
| Owner: De La Tierra Holdings LLC                       |                   | Phone: [REDACTED]                   |  |
| Address: [REDACTED]                                    |                   | Email: [REDACTED]                   |  |
| City: [REDACTED]                                       | State: [REDACTED] | Zip: [REDACTED]                     |  |
| Agent: (If Applicable) Dallin Jolley                   |                   | Phone: [REDACTED]                   |  |
| Address/Location of Property: Ref. attached parcel IDs |                   |                                     |  |
| Zoning Designation: multiple - ref. attached           |                   | Parcel ID: Ref. attached parcel IDs |  |
| Proposed Use<br>Commercial Hotel & Residences          |                   |                                     |  |

### Submittal Requirements: The preliminary site plan review application shall provide the following:

- ☐ 1. A vicinity map showing the general location of the project.
- ☐ 2. Three (3) copies of a site plan showing:
  - ☐ a. Topography showing 2' contours, identification of 30% or greater slopes.
  - ☐ b. The layout of proposed uses.
  - ☐ c. Location of open spaces when applicable.
  - ☐ d. Proposed access to the property and traffic circulation patterns.
  - ☐ e. Adjoining properties and uses.
  - ☐ f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☐ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- ☐ 4. Tables showing the number of acres in the proposed development and a land use summary.
- ☐ 5. A phased development plan if applicable.
- ☐ 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 7. Signed and notarized Acknowledgement of Water Supply (see attached).

|                     |             |      |
|---------------------|-------------|------|
| Applicant Signature | [Signature] | Date |
|---------------------|-------------|------|

|                          |                                   |             |
|--------------------------|-----------------------------------|-------------|
| Official Use Only        | Amount Paid: \$ 750.00            | Receipt No: |
| Date Received: 3/25/2026 | Date Application Deemed Complete: |             |
| By: [Signature]          | By:                               |             |

**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. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

## **PURPOSE**

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

## **WHEN REQUIRED**

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

## **PROCESS**

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

## **APPEALS**

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



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Parcel ID# \_\_\_\_\_

## ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Hidden Rock Development Group am/are the applicant(s) of the application known as  
Janu Zion located on parcel(s)  
Ref. attached parcel IDs \_\_\_\_\_ within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(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):

Anish Bhatia

Name

  
Applicant/Owner

3/23/2026

Date

Dallin Jolley

Name

  
Applicant/Owner

3/23/2026

Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Applicant/Owner

3/23/2026

Date

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )§

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, \_\_\_\_\_ a notary public, personally appeared \_\_\_\_\_, 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. \_\_\_\_\_

(notary signature)

(seal)

**AFFIDAVIT  
PROPERTY OWNER**

STATE OF UTAH                    )  
                                          )§  
COUNTY OF WASHINGTON        )

I (We) \_\_\_\_\_, 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

---

**AGENT AUTHORIZATION**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

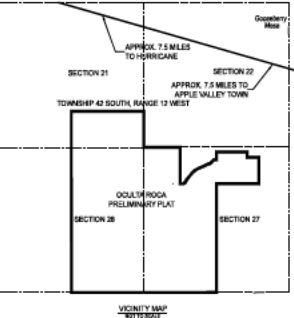
Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, THE NORTH AND WEST HALVES OF SECTION 27, AND THE EAST HALF OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 3.5 INCH 1908 OLD BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 3.5 INCH 1908 OLD BRASS CAP, BEARS SOUTH 89°02'37" EAST A DISTANCE OF 3277.69 FEET, SAID LINE FORMING THE BASE OF BEARINGS FOR THIS DESCRIPTION:

- THENCE NORTH 89°02'37" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 1307.33 FEET TO THE EAST-WEST CENTRELINE OF SAID SOUTHWEST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "1307.33/24867";
- THENCE NORTH 89°02'37" EAST ALONG SAID EAST-WEST CENTRELINE A DISTANCE OF 2847.06 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "2847.06/24867";
- THENCE SOUTH 89°02'37" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.84 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 27 AND 28, MARKED BY A 3.5 INCH 1908 OLD BRASS CAP;
- THENCE SOUTH 89°02'37" EAST ALONG THE NORTH-EASTLY LINE OF SAID SECTION 27 A DISTANCE OF 1300.15 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "1300.15/24867";
- THENCE SOUTH 89°02'37" EAST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 1321.41 FEET TO THE PLUMBLINE OF GOLD WASH 321 COURSE;
- THENCE ALONG THE PLUMBLINE OF GOLD WASH THE FOLLOWING TWENTY-TWO (22) COURSES:
  - NORTH 89°02'37" EAST A DISTANCE OF 35.84 FEET TO A POINT OF CURVATURE;
  - THENCE 27.02 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°52'11", A RADIUS OF 58.43 FEET AND A CHORD BEARING NORTH 89°02'37" EAST A DISTANCE OF 26.79 FEET TO A POINT OF TANGENCY;
  - THENCE 35.36 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°02'06", A RADIUS OF 126.88 FEET AND A CHORD BEARING NORTH 34°08'57" EAST A DISTANCE OF 26.31 FEET TO A POINT OF TANGENCY;
  - THENCE NORTH 89°02'37" EAST A DISTANCE OF 76.06 FEET TO A POINT OF CURVATURE;
  - THENCE 66.50 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 333.20 FEET AND A CHORD BEARING NORTH 33°02'32" EAST A DISTANCE OF 66.45 FEET TO A POINT OF TANGENCY;
  - THENCE NORTH 89°02'37" EAST A DISTANCE OF 332.86 FEET TO A POINT OF CURVATURE;
  - THENCE 131.23 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 333.20 FEET AND A CHORD BEARING NORTH 43°02'32" EAST A DISTANCE OF 131.09 FEET TO A POINT OF TANGENCY;
  - THENCE NORTH 43°02'32" EAST A DISTANCE OF 35.86 FEET TO A POINT OF CURVATURE;
  - THENCE 66.50 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 333.20 FEET AND A CHORD BEARING NORTH 50°02'37" EAST A DISTANCE OF 67.81 FEET TO A POINT OF TANGENCY;
  - THENCE NORTH 89°02'37" EAST A DISTANCE OF 80.06 FEET TO A POINT OF CURVATURE;
  - THENCE 88.64 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8°02'31", A RADIUS OF 88.00 FEET AND A CHORD BEARING NORTH 84°02'32" EAST A DISTANCE OF 88.58 FEET TO A POINT OF TANGENCY;

**THE NAMES AND ADDRESSES OF THE OWNERS:**

DE LA TORRE HOLDINGS, LLC  
100 MONTELEONE ST., SUITE 400  
NEW YORK, NY 10005  
AND  
JOHN E. LONE  
3700 E. 5600 N.  
LORAIN, UT 84050

**WATER NOTES:**

THE PROPOSED DEVELOPMENT INCLUDES TWO ALTERNATIVE WATER SYSTEM IMPROVEMENT PLANS. THE PRIMARY PLAN FEATURES A NEW 1-MILLION-GALLON REINFORCED CONCRETE WATER TOWNSHIP TANK AND 15-INCH DIAMETER TRANSMISSION WATERLINES EXTENDING FROM THE COEXISTING LOCAL AREA. AN ALTERNATE PLAN PROVIDES EVALUATION INCLUDING THE SAME 1-MILLION-GALLON TANK, BUT WITH DIAMETER WATERLINES, AND AN ADDITIONAL 200,000-GALLON TANK LOCATED ALONG GOLD WASH ROAD. BOTH ALTERNATIVES WILL BE DESIGNED IN COMPLIANCE WITH THE UTAH DIVISION OF DRINKING WATER (UDW) SYSTEM DESIGN CRITERIA, AS OUTLINED IN UTAH ADMINISTRATIVE CODE R356-360 THROUGH R356-365, AND MUST MEET THE S&P PLANS WATER SPECIAL SERVICE DISTRICT'S OPERATIONAL AND PERFORMANCE STANDARDS, INCLUDING ALIGNMENT WITH ITS CUMULATIVE WATER PLAN AND WATER CONSERVATION PLAN. ALL ENGINEERING PLANS WILL BE PREPARED AND CERTIFIED BY A UTAH-LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR CONSIDERATION AND APPROVAL PRIOR TO CONSTRUCTION.

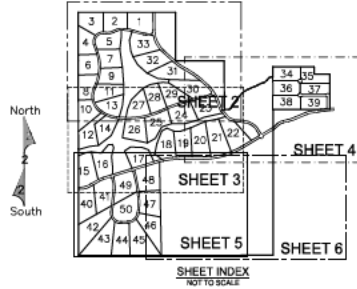
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SAID PARCEL CONTAINS 31,802,844 SQUARE FEET OR 730.84 ACRES.

**OCULTA ROCA PRELIMINARY PLAT**

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27 AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, JAMES V. HENRITZ, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 2481103-2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT BEING HEREIN SHOWN AND MADE UNDER MY SURVEY, I HEREBY CERTIFY THAT THE PLAT CORRECTLY SHOWS THE BOUNDARIES OF THE

OCULTA ROCA PRELIMINARY PLAT

JAMES V. HENRITZ, PLS 2481103-2201  
FOR AND ON BEHALF OF SURVEYOR222

**NOTES**

- ALL DIMENSIONS SHOWN ARE IN 10 HUNDRED FEET AND DECIMALS THEREOF.
- FOR BOUNDARY AND NOT CORNER, A TRUE BOUNDARY OR CORNER SHALL BE SHOWN BY A SURVEYOR'S PLAT. A TRUE BOUNDARY OR CORNER SHALL BE SHOWN BY A SURVEYOR'S PLAT. A TRUE BOUNDARY OR CORNER SHALL BE SHOWN BY A SURVEYOR'S PLAT.
- ALL POINTS AND AREAS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S PLAT IS THE ONLY AUTHORITY FOR THE BOUNDARY OF THE PARCEL.
- ALL OTHER SPOTS, TRAILS AND BORDERS ARE FOR INFORMATION ONLY.

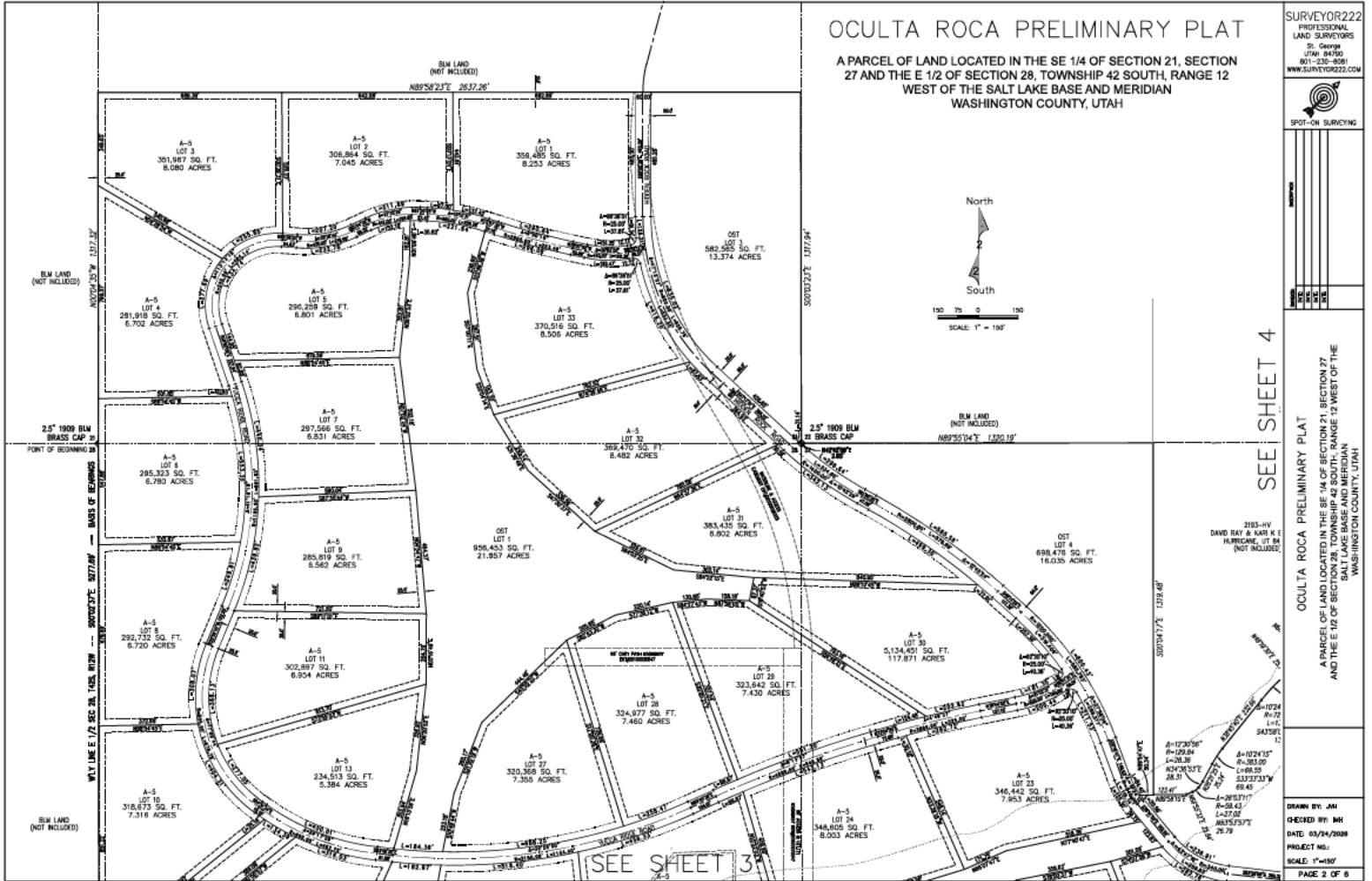
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PROFESSIONAL  
LAND SURVEYORS  
St. George  
UTAH 84790  
801-220-4081  
WWW.SURVEYOR222.COM



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DRAWN BY: JAH  
CHECKED BY: JAH  
DATE: 03/24/2028  
PROJECT NO.:  
SCALE: 1"=100'  
PAGE 1 OF 6





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SCALE: 1" = 100'

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DRAWN BY: JAH  
CHECKED BY: MH  
DATE: 03/24/2008  
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PAGE 2 OF 6

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SEE SHEET 2

SEE SHEET 4

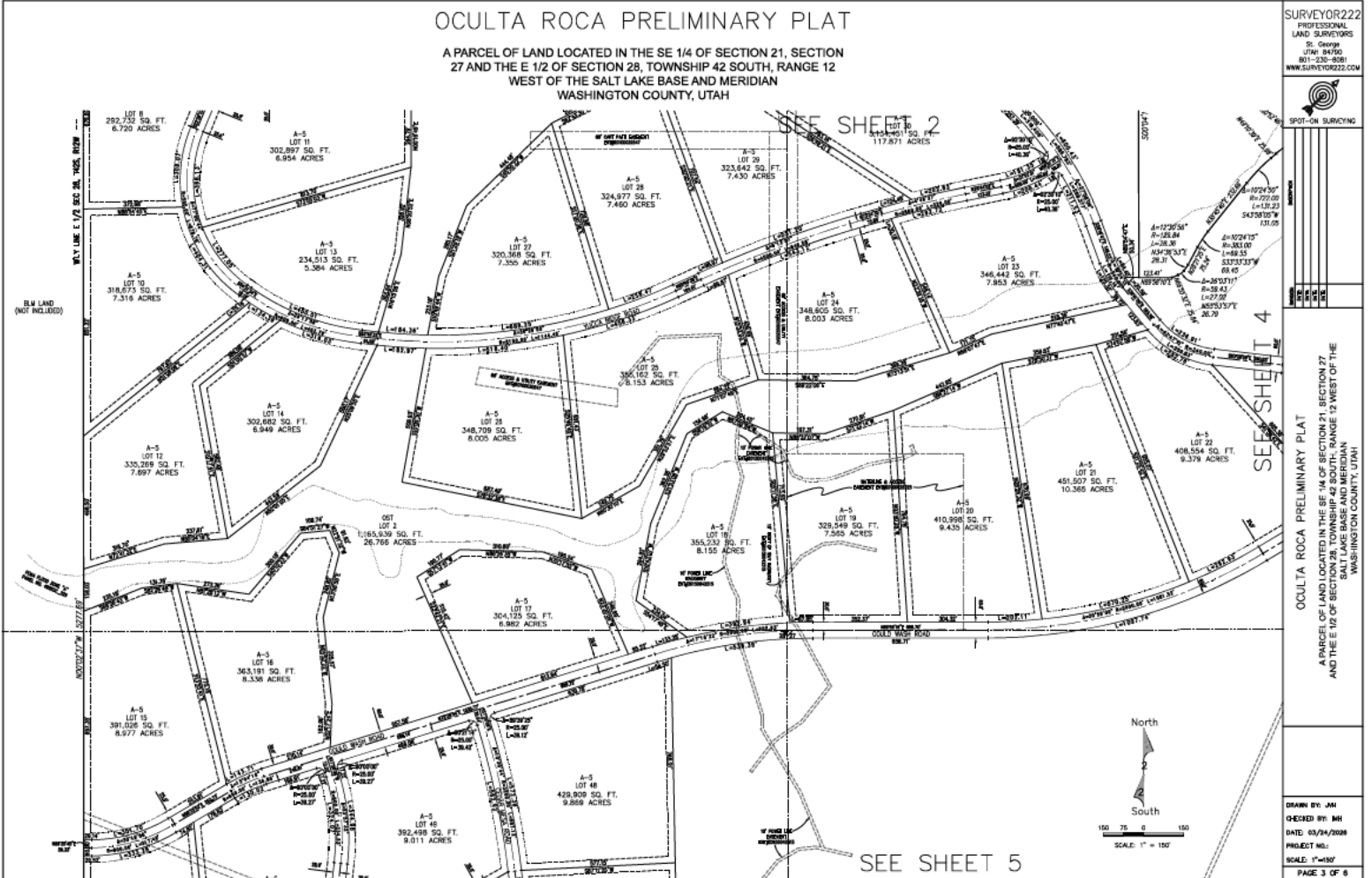
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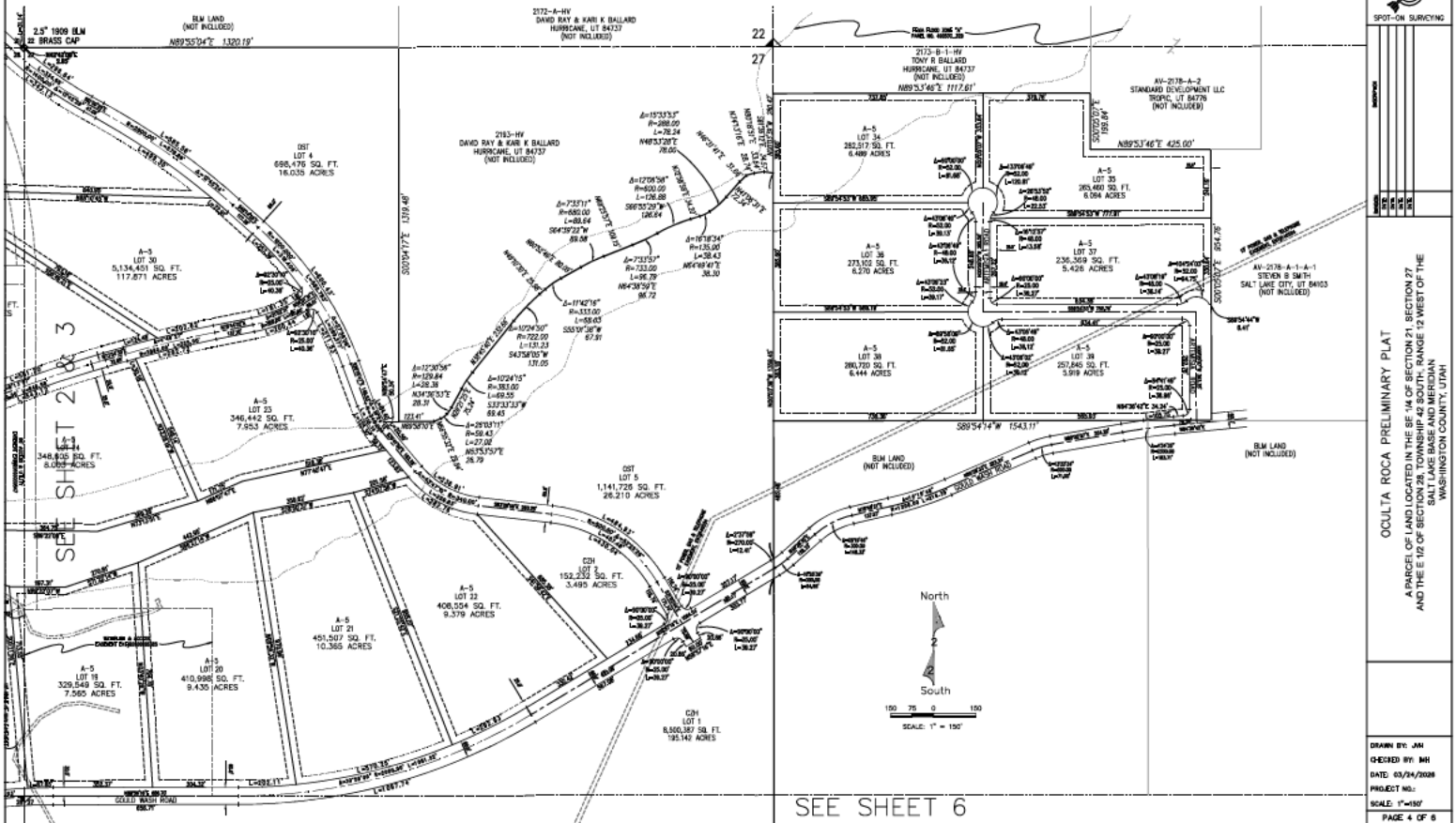
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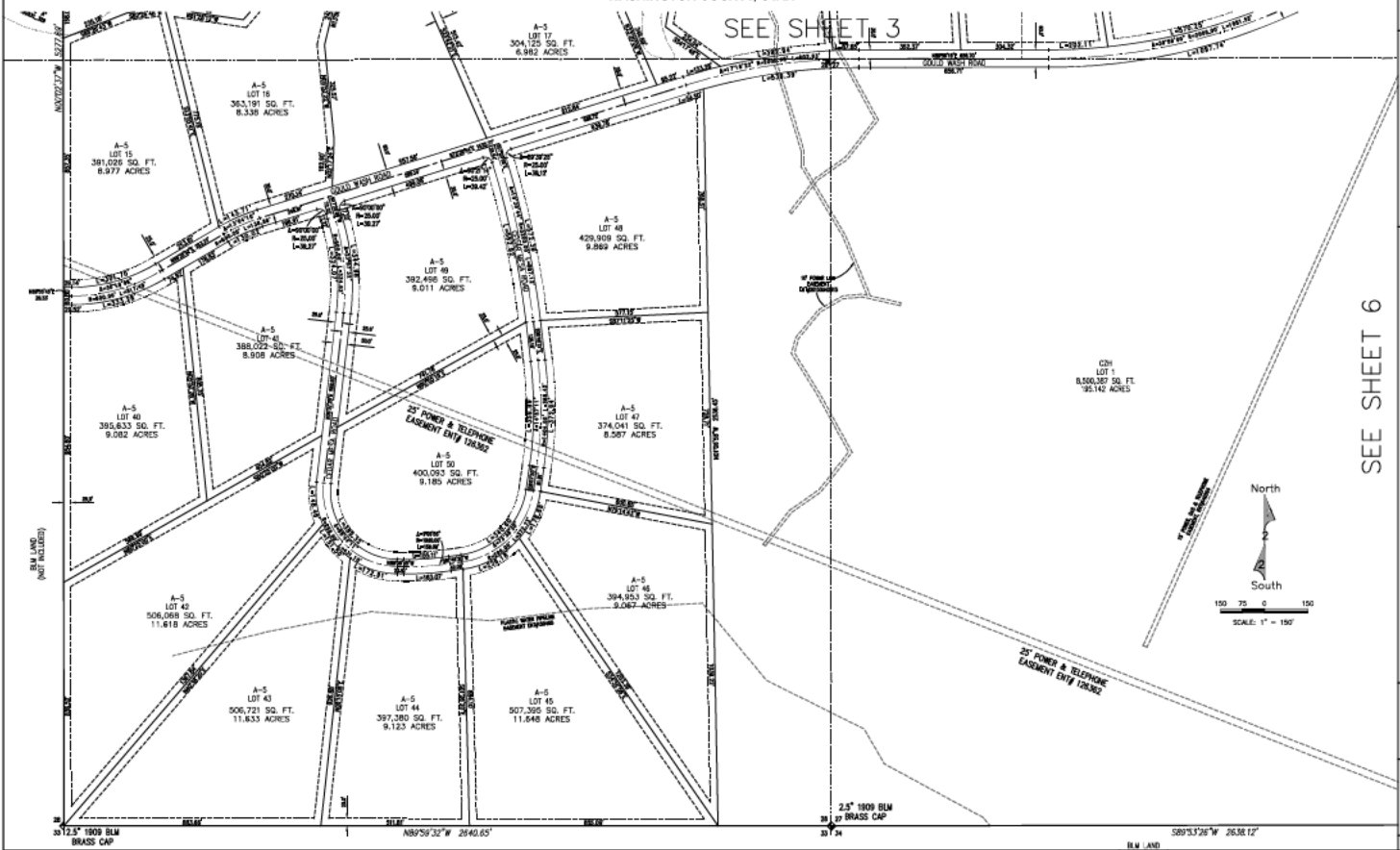
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SEE SHEET 3



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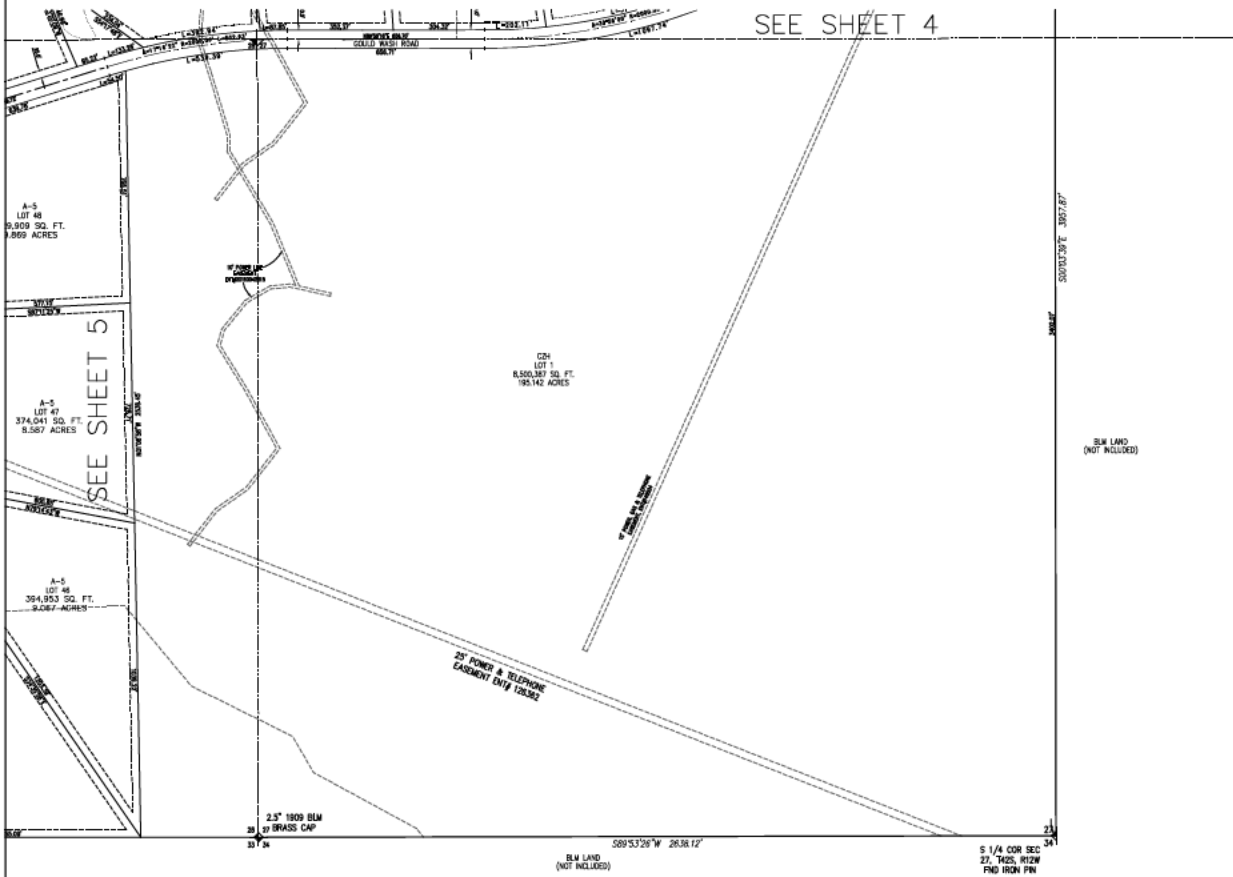
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SEE SHEET 4



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SCALE: 1"=150'  
PAGE 6 OF 6