



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

Date Received: 11.6.2025

Fee: \$800.00

Payment Method: Cash 3 card

Receipt Number: 255762359
58848

CONDITIONAL USE PERMIT

Applicant Information

Name: Lisa Mandile Telephone: 

Address (City, State, Zip): 

Agent (If applicable): _____ Agent Phone: _____

Address of Subject Property: AV-1354-D-7

Tax ID of Subject Property: _____

Proposed Conditional Use: Storage of property / Accessory Bldg.
Use needed for move from Arizona to Utah.

Lisa Mandile
 Applicant Signature

11/06/2025
 Date

This application shall be accompanied by the following:

- A vicinity map showing the general location of the application
- Three (3) copies of a plot plan showing the following:
 - Property boundaries, dimensions and existing streets
 - Location of existing and proposed buildings, parking, landscaping and utilities
 - Adjoining property lines and uses within one hundred feet of subject property
- A reduced copy of all plans (8.5x11 if readable, or 11x17) if original plans are larger
- Building elevations for new construction, noting proposed materials and colors
- Traffic impact analysis, if required by the Town Engineer or the Planning Commission
- Applicant's responses to the Conditional Use Permit standards for review (attached)
- A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit. See above
- Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) showing evidence that the applicant has control of the property.

Affidavit

Property Owner

State of Utah)

§
County of Washington

I (we) Paul and/or Lisa Mandile 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple valley Town planning staff have indicated they are available to assist me in making this application.

Paul C. Mandile

(Property Owner)

Lisa Mandile

(Property Owner)

Subscribed and sworn to me this 6th day of November 2025.

Witness my hand and official seal.

Michelle Kinney

(Notary Signature)

~~REVIEWED/APPROVED BY:~~
~~Mayor _____~~
~~Treasurer _____~~



(seal)

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____.

Witness my hand and official seal.

(Notary Signature)

(seal)

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
09/17/2025 10:00:14 AM Fee \$40.00 By GT TITLE
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:

Transaction Reference Information:

File Number: **W62789T**

Tax Parcel No(s): **AV-1354-D-7**

WARRANTY DEED

SHAYNE E. HUTCHINGS and JULIE S. HUTCHINGS as Trustees of HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999, AS AMENDED AND COMPLETELY RESTATED NOVEMBER 6, 2013 ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

PAUL CHRISTOPHER MANDILE AND LISA GAYLE MANDILE HUSBAND AND WIFE AS JOINT TENANTS ("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"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantors 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 **2025** and thereafter.

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

Information for reference purposes:

GT Title File No.: **W62789T**

Tax Parcel No(s): **AV-1354-D-7**

Property Address(es) (if any):

ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 15 day of **SEPTEMBER, 2025**.

Shayne E. Hutchings

**SHAYNE E. HUTCHINGS, Trustee
HUTCHINGS REVOCABLE TRUST
U/A/D OCTOBER 14, 1999, AS AMENDED AND
COMPLETELY RESTATED NOVEMBER 6, 2013**

Julie S. Hutchings

**JULIE S. HUTCHINGS, Trustee
HUTCHINGS REVOCABLE TRUST
U/A/D OCTOBER 14, 1999, AS AMENDED AND
COMPLETELY RESTATED NOVEMBER 6, 2013**

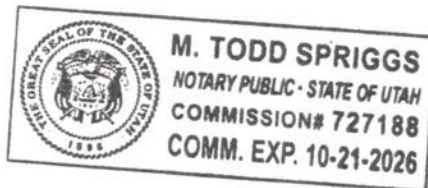
STATE OF UTAH)

COUNTY OF Washington) ss.

On this 15 day of September, **2025**, personally appeared before me **SHAYNE E. HUTCHINGS** and **JULIE S. HUTCHINGS**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999, AS AMENDED AND COMPLETELY RESTATED NOVEMBER 6, 2013** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof, Witness my hand and official seal.

[Signature]

NOTARY PUBLIC





Legal Description
File No. **W62789T**

Information for Reference Purposes Only:

Parcel Number(s): **AV-1354-D-7**

Property Address(es):

ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

EXHIBIT "A"

The real property referred to herein is situated in **WASHINGTON** County, Utah, and is described as follows:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT -OF- WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).



Tools



Run another Parcel Search



Clear Selected



Pan

18,816 ft



Zoom In



Zoom Out



Full Extent



Getting Around

133.4 3/4

AV-1354-D-6

660.3 ft

Help

8 3/4



Previous Extent

Identify



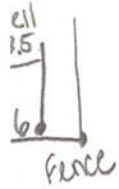
GIS

Washington Co.
Map Inventory

Search...

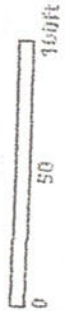
Sign in

Tool Labels



330.62 ft

4 1/2



Basemap...

Scale 1: 1,128

Go

