



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: 1703 S Manzanita Dr. LLC Alan Duckstadter		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (if Applicable)		Phone: [REDACTED]	
Address/Location of Property:		Parcel ID: AV-1354-B	
Existing Zone: OST		Proposed Zone: Agricultural 10	
For Planned Development Purposes: Acreage in Parcel 80.24		Acreage in Application 80.24	
Reason for the request prepare for lot split			

Submittal Requirements: The zone change application shall provide the following:

- VA ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature Alan	Date 8-7-25
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Official Use Only	Amount Paid: \$ 4,209.60	Receipt No: 57421
Date Received: 8/7/25	Date Application Deemed Complete:	
By: [Signature]	By:	

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors shall be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council for approval, approval with modifications, or denial of the zone change application.

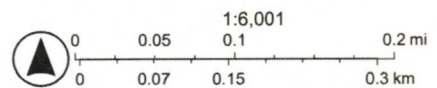
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

AV-1354-B



8/11/2025, 1:51:26 PM

- | | |
|--------------------------------|-------------------------------|
| Washington County Parcels | A-X - Agriculture |
| Town Boundary | OSC - Open Space Conservation |
| Zoning Districts | |
| A-5 - Agricultural > 5 Acres | RE-5 - Rural Estate 5 |
| A-10 - Agricultural > 10 Acres | |



Account Number 0155302
Parcel Number AV-1354-B
Tax District 45 - Apple Valley Town
Acres 80.24
Situs 0, 0

Name 1703 S MANZANITA DR LLC
2386 E CANAAN WAY
APPLE VALLEY, UT 84737

Legal S: 8 T: 43S R: 11W BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N88°43'30"W, 1321.80 FEET ALONG THE SOUTH LINE OF SAID SECTION 8; THENCE N1°13'29"E, 2644.07 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE S88°42'27"E, 1322.39 FEET ALONG THE EAST-WEST CENTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S1°14'15"W, 2643.67 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING. CONTAINING 80.244 ACRES. (INST NO 20220051988 "PARCEL A DESCRIPTION")

Parent Accounts

Parent Parcels

Child Accounts 0555832
0602295
0697584
0155294

Child Parcels 1354-B-1

1354-C-SE
1354-D-SE
AV-1354-A-1

Sibling Accounts

Sibling Parcels

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
05/09/2025 03:36:25 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
1703 S. Manzanita Dr. LLC
2386 E. Canaan Way
Apple Valley, UT 84737

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-6348803 (AS)**
A.P.N.: **AV-1354-B**

Bang Properties LLC, a Utah limited liability company, and Roxstar Properties LLC, a Utah limited liability company, Grantor, of St. George, Washington County, State of UT, hereby CONVEY AND WARRANT to

1703 S. Manzanita Dr., LLC, a Utah limited liability company, Grantee, of Apple Valley, Washington County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of Utah:

Beginning at the Southeast corner of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian, running thence North 88°43'30" West, 1321.80 feet along the South line of said Section 8; thence North 1°13'29" East, 2644.07 feet to a point on the East-West Center Section line of said Section 8; thence South 88°42'27" East, 1322.39 feet along the East-West Center Section line to the East quarter corner of said Section 8; thence South 1°14'15" West, 2643.67 feet along the East line of said Section 8 to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this 9th May, 2025.

[Signature page follows]

A.P.N.: AV-1354-B

Warranty Deed - continued

File No.: 363-6348803 (AS)

Bang Properties LLC, a Utah limited liability company

Roxstar Properties LLC, a Utah limited liability company

By: [Signature]

Name: Kerry Bang
Title: Member

By: [Signature]

Name: Randall D. Paul
Title: Manager

By: [Signature]

Name: Brecken Bang
Title: Member

STATE OF

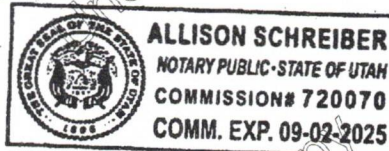
Utah

County of

Washington ss.

On May 9, 2025, before me, the undersigned Notary Public, personally appeared **Kerry Bang and Brecken Bang, Members of Bang Properties LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/2/25[Signature]
Notary Public

A.P.N.: AV-1354-B

Warranty Deed - continued

File No.: 363-6348803 (AS)

STATE OF

County of

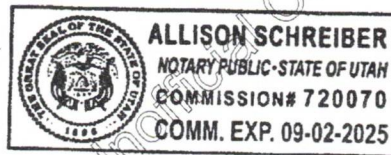
On

Utah
Washington) ss.
May 9, 2025
before me, the undersigned Notary Public,
personally appeared **Randall D. Paul, Manager of Roxstar Properties LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

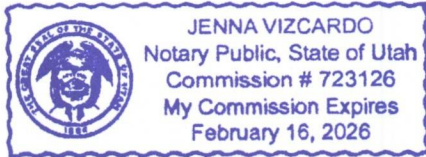
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

(We) 1703 S Mozanita Dr LLC Alan Dockstader, 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.

Alan Dockstader
Property Owner

Property Owner

Subscribed and sworn to me this 7 day of August, 2025.



Jenna Vizcardo
Notary Public

Residing in: Washington

My Commission Expires: 2/16/26

AGENT AUTHORIZATION

(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: _____