



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 \$ 3,471

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: Ciel Holdings LLC + Plumby Level Investments		Phone: [REDACTED]	
Address: [REDACTED] 502		Email: [REDACTED]	
City: Salt Lake City	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Civil Science (Brandee Walker)		Phone: [REDACTED]	
Address/Location of Property: Daybreak Mesa Drive & Main Street		Parcel ID: AV-1328-A	
Existing Zone: A-X		Proposed Zone: A-5	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application 61.78			
Reason for the request Proposed A-5 Zoning on 61.78 Acres			

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

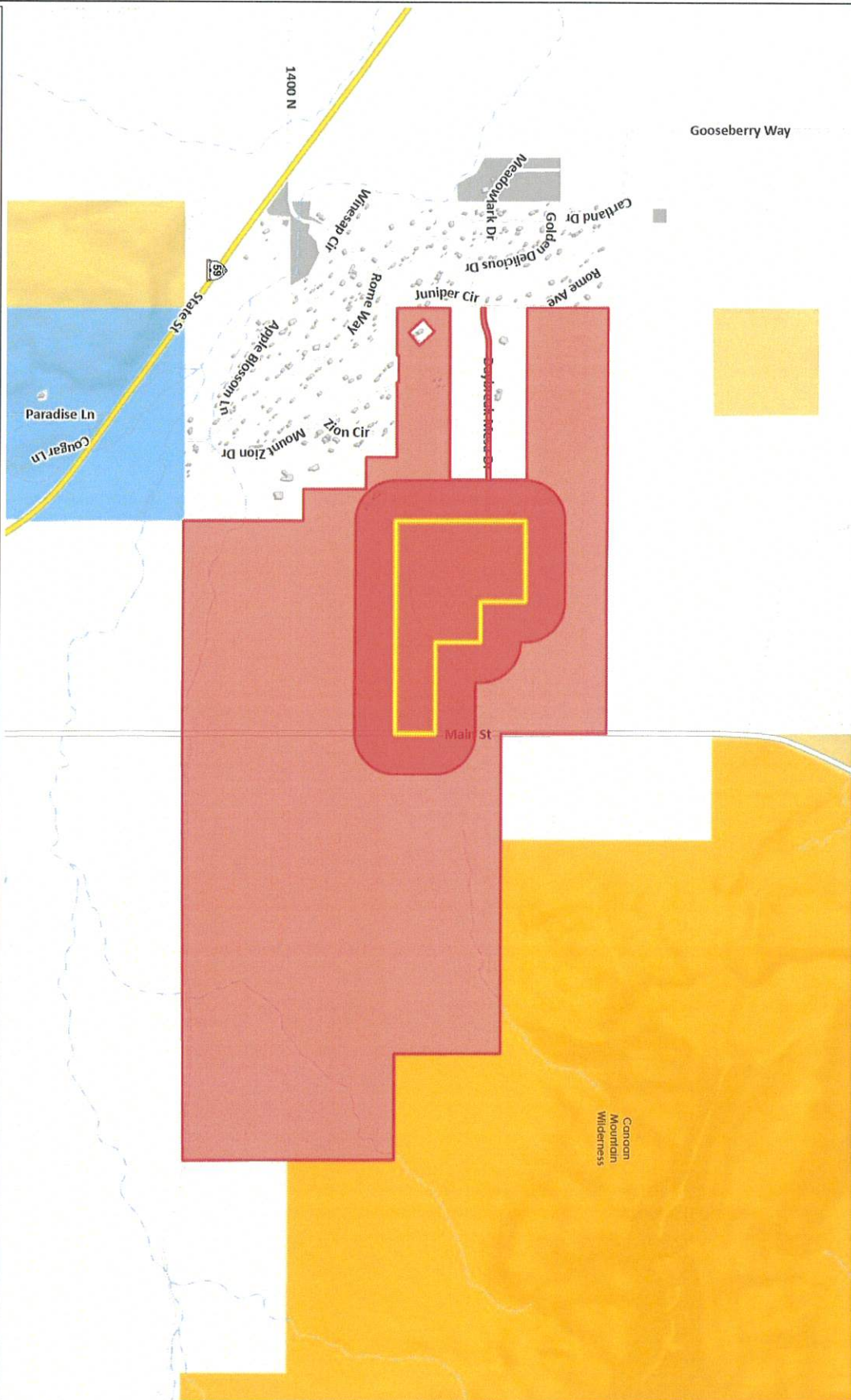
- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from 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 	Date Feb 18, 2026
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Official Use Only	Amount Paid: \$ 3,471	Receipt No: 60551
Date Received: RECEIVED FEB 23 2026	Date Application Deemed Complete:	
By: 	By:	



AV-1328-A - Zone Change



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and zoning information on this map is for display purposes only and should not be relied upon without independent verification. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



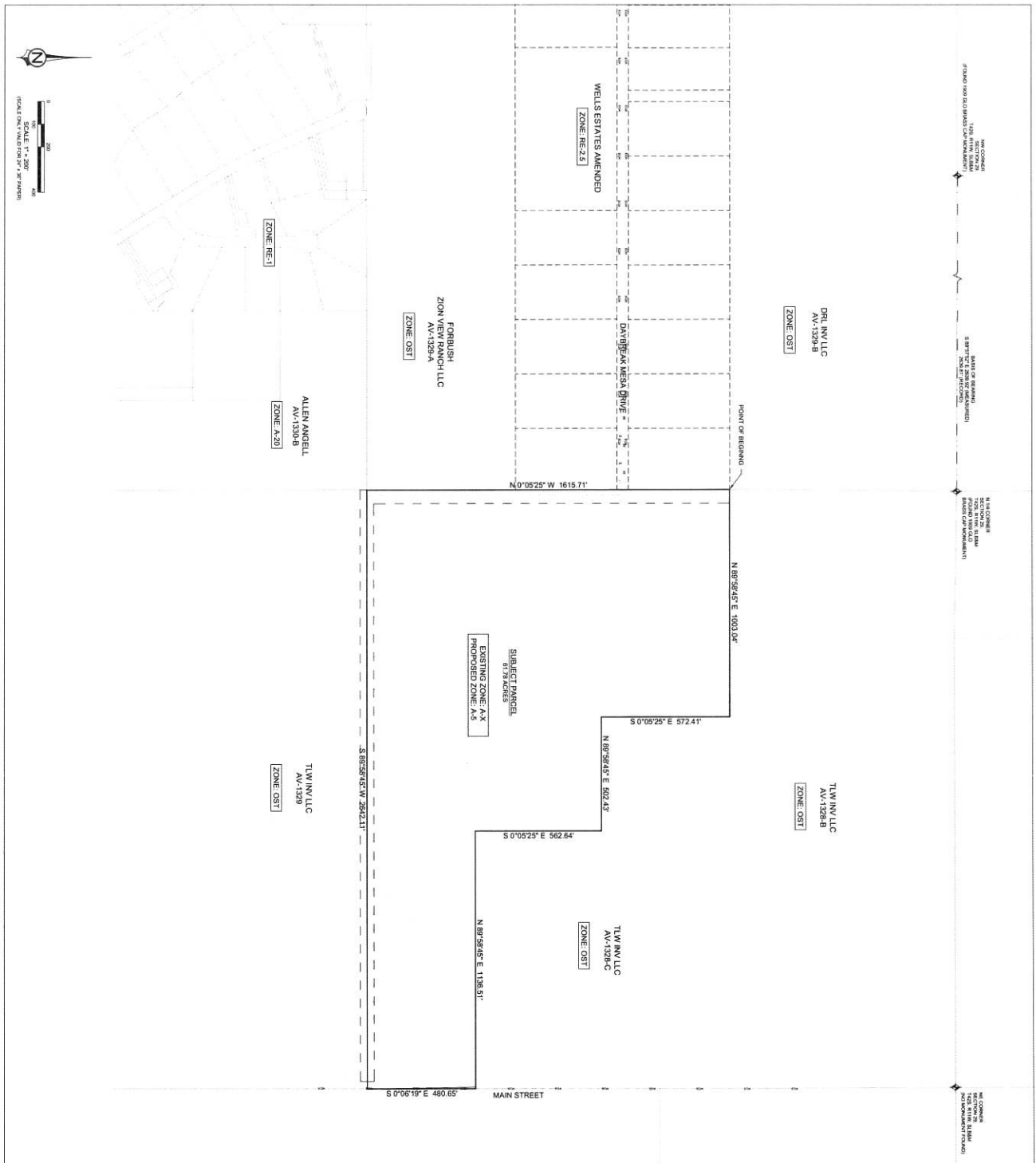
- Legend**
- U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

02/18/2026

500' RADIUS
CIVIL SCIENCE





LEGAL DESCRIPTION

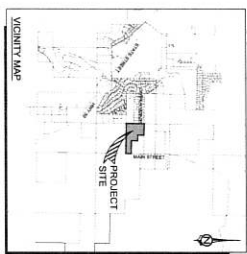
COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 97 WEST, COUNTY OF KANE, STATE OF UTAH, THENCE SOUTH 89°58'45" WEST 1000.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0°05'25" WEST 1615.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°58'45" WEST 1000.00 FEET TO A POINT ON THE SECTION LINE, THENCE NORTH 89°58'45" EAST 1138.51 FEET TO A POINT ON THE SECTION LINE, THENCE NORTH 89°58'45" EAST 562.64 FEET TO A POINT ON THE SECTION LINE, THENCE NORTH 89°58'45" EAST 502.43 FEET TO A POINT ON THE SECTION LINE, THENCE SOUTH 0°06'19" EAST 480.65 FEET TO THE POINT OF BEGINNING, CONTAINING 61.78 ACRES.

NARRATIVE

THE PURPOSE OF THIS ZONE CHANGE REQUEST IS TO CHANGE THE EXISTING A-4 ZONE DESIGNATION TO A-4 ZONE.

PROPERTY OWNER

CIEL HOLDINGS LLC
 PLUMB LAND INVESTMENT LLC
 AV-1328-A
 LOCATED IN APPLE VALLEY, UTAH



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

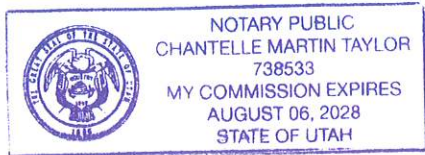
PROPERTY OWNER

STATE OF UTAH)
 Salt Lake)S
COUNTY OF WASHINGTON)

I (We) Ciel Holdings & Plumb Land Investment, 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.

Ciel Holdings
Property Owner [Signature]
Plumb Land Investment LLC
Property Owner [Signature]

Subscribed and sworn to me this 18th day of February, 2026.



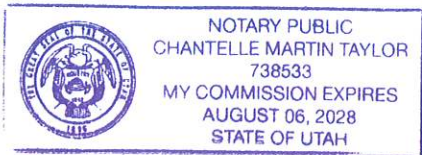
Chantelle Martin Taylor
Notary Public
Residing in: Utah County
My Commission Expires: 08-06-2028

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.

Plumb Land Investment LLC
Property Owner [Signature]
Ciel Holdings LLC
Property Owner [Signature]

Subscribed and sworn to me this 18th day of February, 2026.



Chantelle Martin Taylor
Notary Public
Residing in: Utah County
My Commission Expires: 08-06-2028

When recorded mail deed and tax notice to:

Ciel Holdings, L.L.C., a Utah limited liability company
201 S Main St, #2000
Salt Lake, UT 84111



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 229667 - EFP
Tax I.D. No. AV-1328-A

Space Above This Line for Recorder's Use

WARRANTY DEED

Main Street Zion L.L.C., a Nevada limited liability company, grantor(s), of Reno, County of Washoe, State of Nevada, hereby CONVEY and WARRANT to

Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest, grantee(s) of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 14 day of March, 2024.

Main Street Zion L.L.C., a Nevada limited liability company

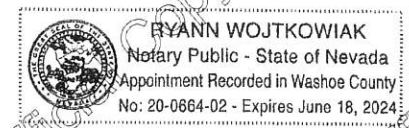
By: [Signature]
Aaron V Blackham, Manager

STATE OF Nevada)
) :ss.
COUNTY OF Washoe)

On the 14th day of March, 2024, personally appeared before me, Aaron V Blackham, who being by me duly sworn, did say that he/she is the Manager of Main Street Zion L.L.C., a Nevada limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Aaron V Blackham acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: June 18, 2024



Attachment to that certain Warranty Deed executed by Main Street Zion L.L.C., a Nevada limited liability company grantor(s), to Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest grantee(s).

Order No. 229667
Tax I.D. No. AV-1328-A

EXHIBIT "A"

Commencing at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line 1019.60 feet to the true point of beginning; thence North 89°58'45" East, 1003.04 feet; thence South 0°05'25" East, 572.41 feet; thence North 89°58'45" East, 502.43 feet; thence South 0°05'25" East, 562.64 feet; thence North 89°58'45" East, 1136.51 feet to a point on the Section line; thence South 0°06'19" East, along the Section line 480.65 feet to the East Quarter Corner of said Section 29; thence South 89°58'45" West along the Quarter Section line 2642.11 feet to the Center of said Section 29; thence North 0°05'25" West along the Quarter Section line 1615.71 feet to the true point of beginning.

Initials AB

3/14/24

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Main Street Zion L.L.C., a Nevada limited liability company
 Grantee: Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest
 Tax ID Number(s): AV-1328-A

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

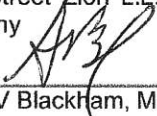
- | | | |
|---------------------------------------|---|----------------------|
| 1 <input checked="" type="checkbox"/> | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input type="checkbox"/> | Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B |
| 3 <input type="checkbox"/> | No water rights are being conveyed. | C |
| 4 <input type="checkbox"/> | Water rights are being conveyed by separate deed. | C |

Section	Important Notes (see other side)
A The water right(s) being conveyed include Water Right No(s) <u>81-4536</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights No(s) _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families _____ acres of irrigated land: stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families _____ acres of irrigated land: stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for _____ Shares stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). _ <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Main Street Zion L.L.C., a Nevada limited liability company


 Aaron V Blackham, Manager 3/11/24

Grantee's Acknowledgment of Receipt: Ciel Holdings, L.L.C., a Utah limited liability company Plumb Land Investment, LLC, a Utah limited liability company

Walter J. Plumb, III, Manager Walter J. Plumb, IV, Manager

Grantee's Address: 201 S Main St, #2000, Salt Lake, Utah 84111

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Main Street Zion L.L.C., a Nevada limited liability company
Grantee: Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest
Tax ID Number(s): AV-1328-A

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 [x] All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
2 [] Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) Proceed to Section B
3 [] No water rights are being conveyed. Proceed to Section C
4 [] Water rights are being conveyed by separate deed. Proceed to Section C

Table with 3 columns: Section, Description, and Important Notes (see other side). Section A: Water Right No(s) 81-4536. Section B: Only the following water rights are being conveyed. Section C: Disclosures By Grantor.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Main Street Zion L.L.C., a Nevada limited liability company

Aaron V Blackham, Manager

Grantee's Acknowledgment of Receipt: Ciel Holdings, L.L.C., a Utah limited liability company; Plumb Land Investment, LLC, a Utah limited liability company

Walter J. Plumb, III; Walter J. Plumb, IV, Manager

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Tax ID Number(s): AV-1328-A

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Check one box only

- 1 [x] All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
2 [] Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) B
3 [] No water rights are being conveyed. C
4 [] Water rights are being conveyed by separate deed. C

Table with 3 columns: Section, Description, and Important Notes (see other side). Rows include Section A (Water Right No. 84-4536), Section B (Specific water rights details), and Section C (Disclosures By Grantor).

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

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Aaron V Blackham, Manager

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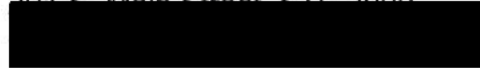


Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

June 21, 2024

Ciel Holdings LLC
201 S. Main Street, STE 2000



Re: Zone Change for Residential Subdivision

Located: Parcel #AV-1328-A in Apple Valley, UT

Dear Ciel Holdings LLC:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



January 26, 2026

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Preliminary Plat – Zion Summit Estates – AV-1328-A

Ash Creek Special Service District takes no exception to the proposed preliminary plat for Zion Summit Estates, parcel AV-1328-A

The Owners hereby acknowledge and agree that if the parcel is further divided, the minimum lot size required for the installation of a conventional septic system is seven (7) acres. The Owners further acknowledge and agree that each lot owner shall be required to sign the Ash Creek Special Service District Septic Agreement and obtain all necessary septic permits from the Southwest Utah Public Health Department.

After approval, owners agree to pay all costs associated with construction and installation of the septic system. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Town of Apple Valley

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

APPLICATION FOR WILL-SERVE LETTER

Completed forms may be emailed to clerk@applevalleyut.gov

**** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. PLEASE FILL IN ALL INFORMATION. ****

APPLICANT NAME Ciel Holdings LLC

PARCEL ID AV-1328-A


SERVICE ADDRESS Daybreak Mesa Dr & Main Street
Apple Valley UT 84737
CITY STATE ZIP

MAILING ADDRESS 201 S Main St Ste 2000
Salt Lake City Ut 84111
CITY STATE ZIP

EMAIL ADDRESS psplumb@gmail.com TELEPHONE # 801-598-2794

I WILL BE BUYING A WATER RIGHT N/A, I HAVE A WATER STANDBY

SEND WILL SERVE LETTER TO Email Address Mailing Address

Applicant's Signature  Date: 1/23/26
for Plum Holdings S.G.

Office Use Only: DATE RCVD 1/28/2026 \$84 FEE: INITIALS:  ACCT NUMBER 2091

Application Fee **\$84.00 Initial Fee(1/2hour). \$84.00 for Additional Half Hours**

Status
 New Service
 Water Standby

Impact Fee
 None-Impact Fee Waiver (Fees Paid Up-To-Date)
 3/4" - \$17,788.00 \$ _____
 1" - \$31,623.11
 1.5" - \$71,152.00
 2" - \$126,492.44
 3" - \$284,608.00

Applicable Credits due to Impact Fee Waiver Loss \$(_____)

Meter Needed - \$1,600 Connection Fee Deposit \$ _____

Water Right Requirement
 Buy-In \$10,000.00 _____
 None Required - Standby Intact

TOTAL POSSIBLE DUE TO THE DISTRICT FOR SERVICE \$ _____