



JAN 24 2023

☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: Buckhorn Cholla, LLC Telephone: 435-680-0923

Address: PO box 3414 Colorado City AZ 86021 Fax No. _____

Agent (If Applicable): Rachael Cawley Telephone: 435-680-0923

Email: racawley96@gmail.com

Address/Location of Subject Property: 450 E Utah Ave, Hildale UT 84784

Tax ID of Subject Property: HD-SHCR-9-26 Existing Zone District: R1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

RM -1 & R1-8 The purpose is to be able to subdivide & create more single family lots.

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

- _____ a. The name and address of every person or company the applicant represents;
- _____ 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. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- _____ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: 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 Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____

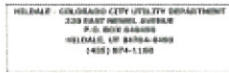
Application Complete:

YES

☐

NO

☐



Hildale City
320 E. Newel Ave
Hildale, UT 84784
(435) 874-1160
ar@hildalecity.com

XBP Confirmation Number: 136398874

▶ Transaction detail for payment to Hildale City.		Date: 01/24/2023 - 11:10:20 AM MT	
Transaction Number: 191111572PT Visa — XXXX-XXXX-XXXX-3565 Status: Successful			
Account #	Item	Quantity	Item Amount
Zone Change App	Land Use	1	\$100.00

TOTAL: \$100.00

Billing Information

Buckhorn Cholla LLC Rachael
 Cawley
 450 E Utah Ave
 Hildale, UT 84784
 (435) 680-0923

Transaction taken by: Admin AChatwin

APPLICATION FOR REZONE

450 E UTAH AVE, HILDALE UTAH 84784

1. HILDALE CITY APPLICATION FORM
2. THE NAME AND ADDRESS OF EVERY PERSON OR COMPANY THE APPLICANT REPRESENTS
- 3.-4. AN ACCURATE PROPERTY MAP SHOWING THE EXISTING AND PROPOSED ZONING CLASSIFICATIONS
5. ALL ABUTTING PROPERTIES SHOWING PRESENT ZONING CLASSIFICATIONS.
- 6.-7. AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY TO BE REZONED.
8. WARRANTY DEED TO DEMONSTRATE OWNERSHIP OF THE PROPERTY.
9. OTHER CONSIDERATIONS

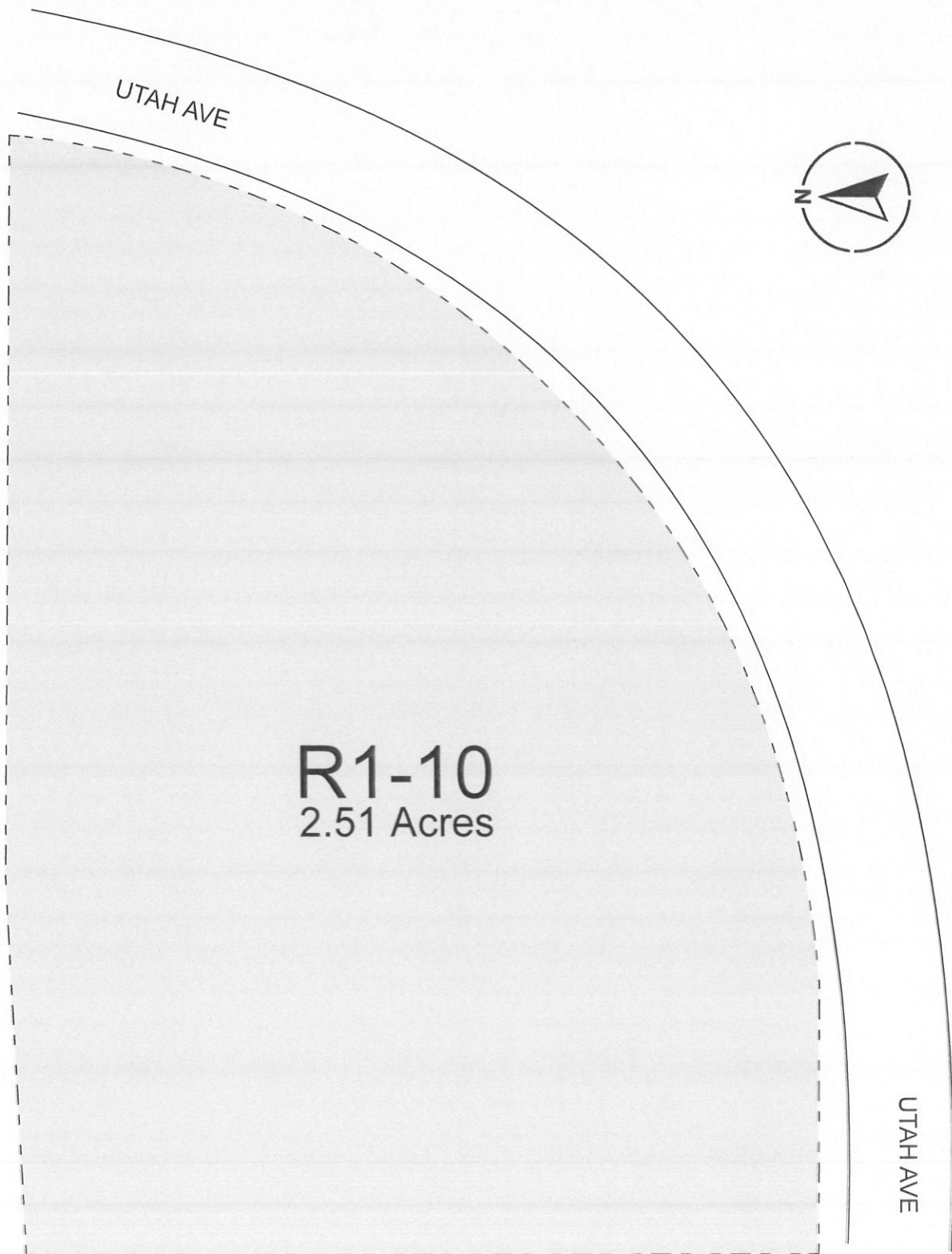
BUCKHORN CHOLLA, LLC

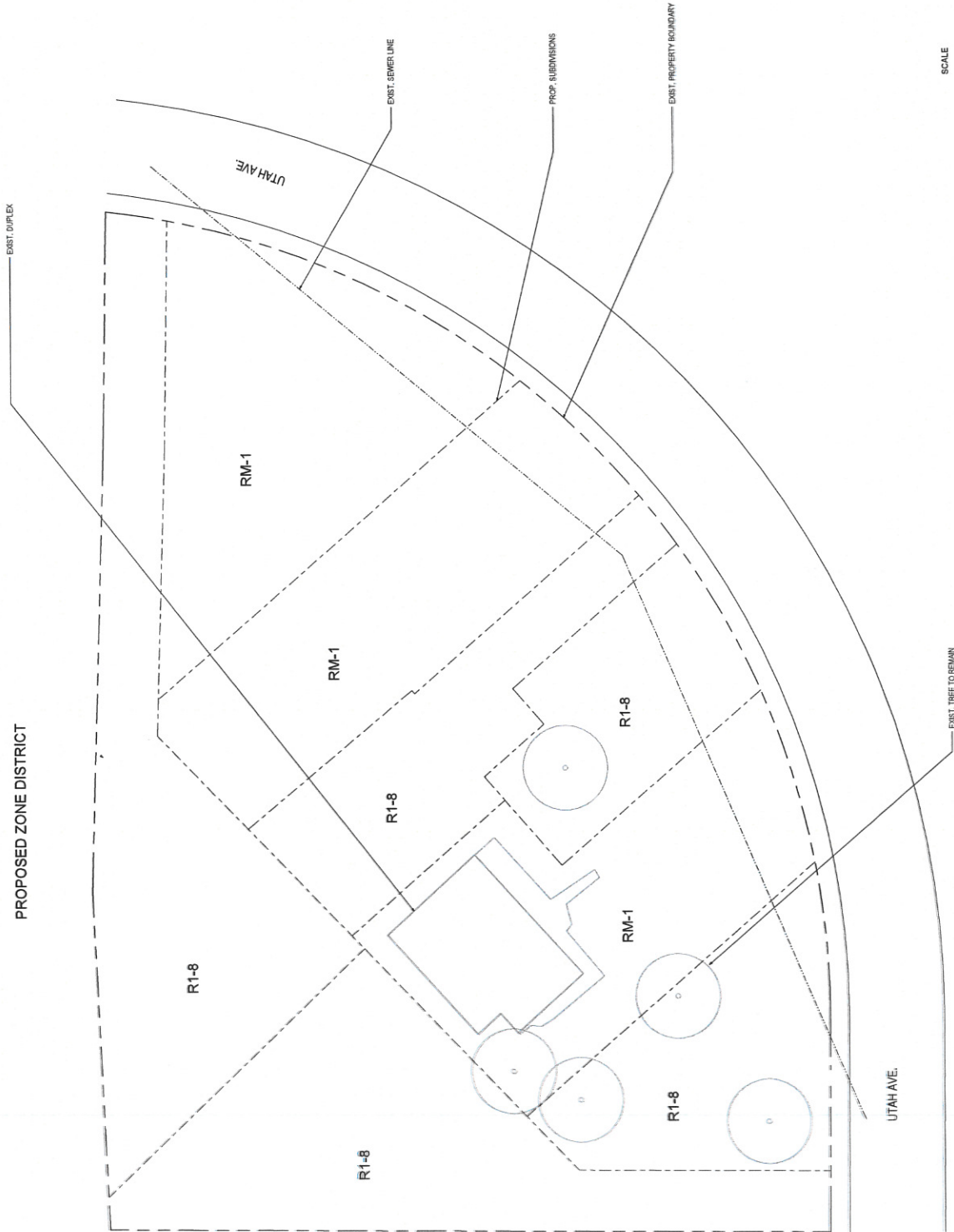


NAME AND ADDRESS OF EVERY PERSON OR COMPANY THE APPLICANT
REPRESENTS.

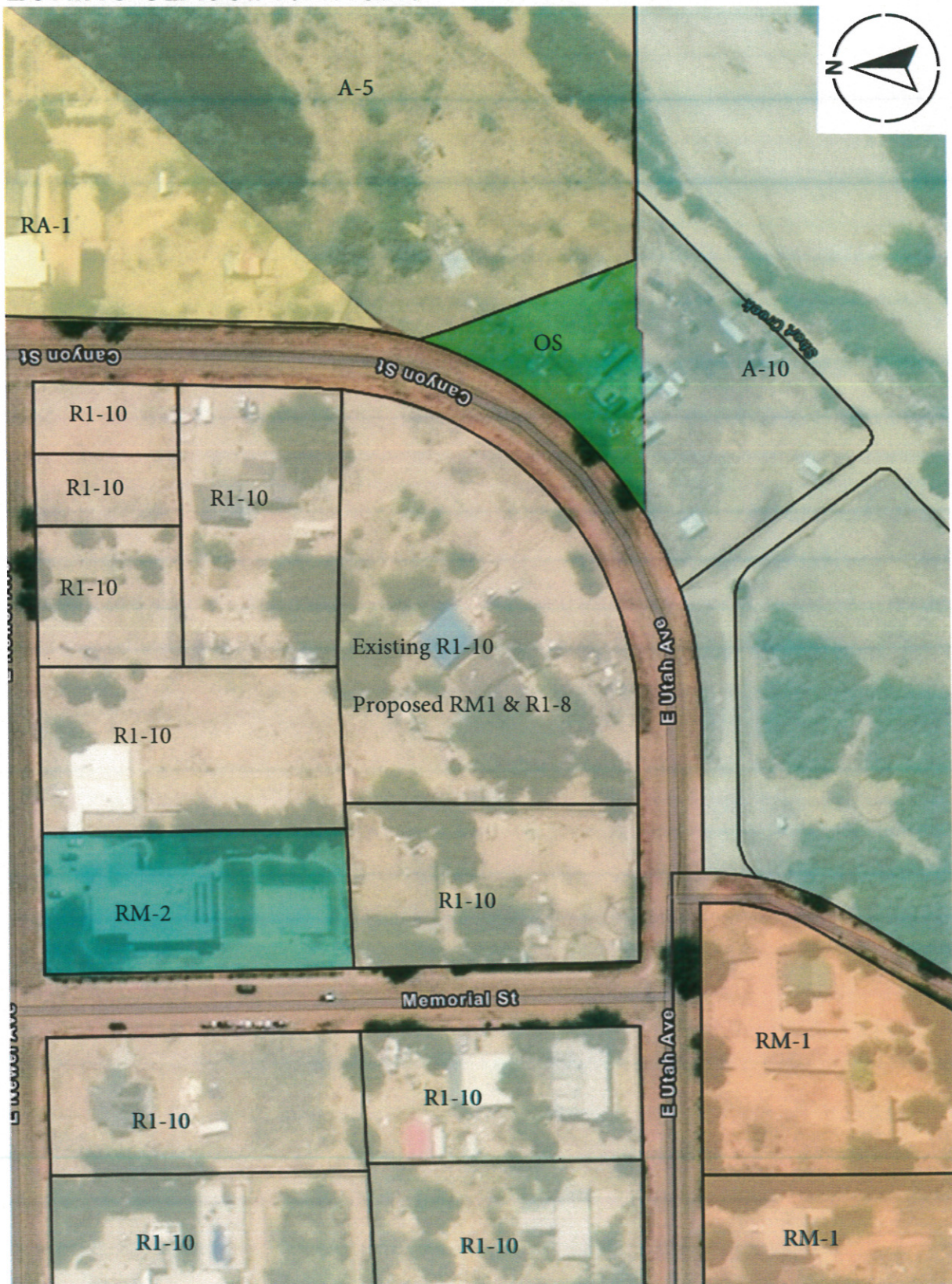
BUCKHORN CHOLLA, LLC PO BOX 3414 COLORADO CITY, AZ 86021

Existing Zone District





ALL ABUTTING PROPERTIES SHOWING PRESENT ZONING CLASSIFICATIONS



LEGAL DESCRIPTIONS

Below are temporary legal descriptions for the purpose of this rezone application. Accurate Legal descriptions, prepared by a surveyor will be provided in the subdivision application or immediately after the rezone application is approved, whichever is preferred by the deciding body at Hildale city. A preliminary subdivision plan is included for the identification of the lots.

Lot 1: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-A

Lot 2: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-B

Lot 3: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-C

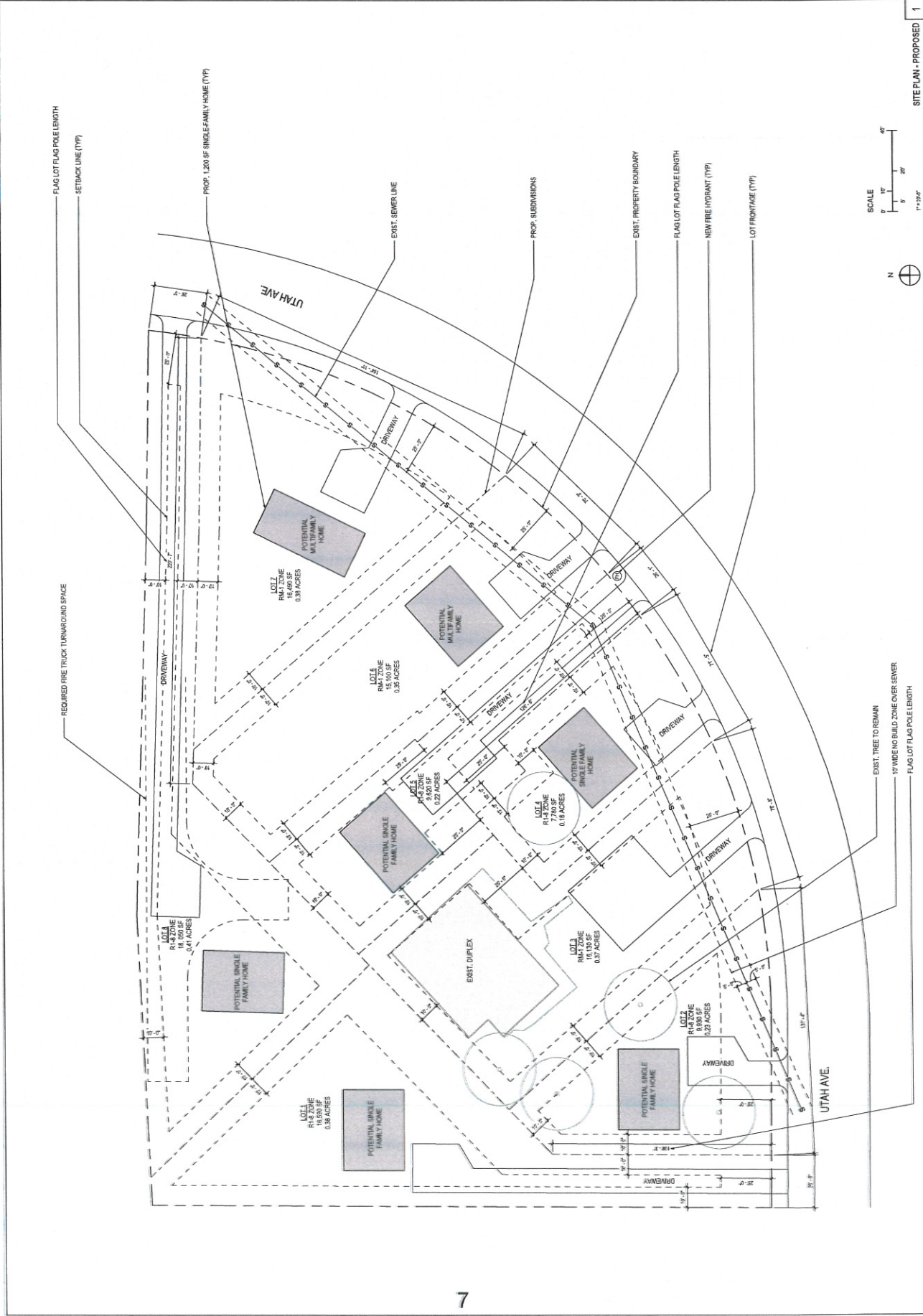
Lot 4: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-D

Lot 5: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-E

Lot 6: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-F

Lot 7: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-G

Lot 8: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-H



SCALE
0' 10' 20' 40'
1" = 20'



SITE PLAN - PROPOSED 1

Trust Deed Page 1 of 1

Gary Christensen Washington County Recorder
10/12/2022 01:44:59 PM Fee \$40.00 By ALLEN
MORTGAGE, LLC

Mail Tax Notice To:

Grantee
P.O. Box 3414
Colorado City, AZ 86021

WARRANTY DEED

CLAUDE SETH COOKE, an individual, Grantor, of Mohave County, AZ, hereby
CONVEYS AND WARRANTS the title, against all persons whomsoever, to
BUCKHORN CHOLLA, LLC, a UTAH Limited Liability Company, Grantee.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
WASHINGTON, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

Lot 26, Short Creek Subdivision #9 Amended and Extended, according to
the Official Plat thereof on file and of record in the Washington County
Recorder's Office.

Including hereditaments and appurtenances.

Tax Parcel Number: HD-SHCR-9-26

Also known as: 450 East Utah Ave, Hildale, UT 84784

WITNESS the hand of said grantor this 12 day of Oct, 2022.

BY: Claude Seth Cooke
Claude Seth Cooke

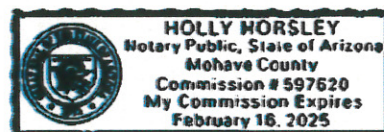
STATE OF ARIZONA

COUNTY OF MOHAVE

The foregoing instrument was acknowledged before me this 12 day of
October, 2022, by Claude Seth Cooke.

Holly Horsley
Notary Public Holly Horsley

My Commission Expires: 02/16/25



Additional Considerations

Each resulting lot on our rezone + subdivision plan is meeting the standards set forth in section 152-13-4 of the Hildale City Municipal Code as well as 152-37-10 which describes flag lot ordinances. The resulting lots are fronted by curb, gutter and sidewalk which will remain and/or be repaired by Buckhorn Cholla if they are disturbed during the process of improving the land.

Buckhorn Cholla LLC intends to update approximately 1000ft of city water line, in Utah Ave, to bring proper capacity to a new fire hydrant, which the area is currently lacking.

A Hydrology study is being done on the property to determine whether an amendment to the FEMA Flood Zone map is necessary. If the property is determined to be out of the flood plain, then all new tenants of the land will be exempt from paying for needless flood insurance.