



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	_____

Name: DAN + TILL PAULSEN / OP RETREAT Telephone: 435-313-3483

Address: 3246 So 2240 EAST ST GEORGE UT Fax No. _____
84790

Agent (If Applicable): _____ Telephone: _____

Email: OPENROADDAN@GMAIL.COM

Address/Location of Subject Property: 320 EAST FIELD AVE HILDALC, UT

Tax ID of Subject Property: HD-5HCR-8-14 Existing Zone District: RM-1

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

R1-15 To have the option to rent short term areas of the home

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Dan & Jill Paulsen, 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 have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

[Signature]

(Property Owner)

[Signature]

(Property Owner)

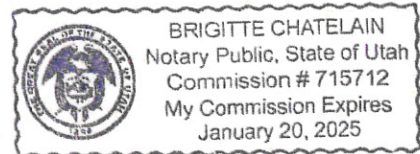
Subscribed and sworn to me this 6th day of July 2022

[Signature]

(Notary Public)

Residing in: St. George, Ut.

My Commission Expires: Jan. 20, 2025



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 or legislative body in the City 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: _____

Request from Dan and Jill Paulsen for re-zoning of property in Hildale, Ut with Parcel ID of HD-SHCR-8-14 from Multiple Family Residential 1 to Neighborhood Commercial.

Attached please find the required items:

1. A Plat map
2. Property map and all abutting properties showing zoning classifications on second page of county profile page. Each property has been given a number on the plat map that corresponds with the county profile information page showing zoning classification on second page and is summarized below:
 - Subject Property HD-SHCR-8-14 currently zoned Multiple Family Residential 1 with a request to rezone to Neighborhood Commercial
 - Abutting property HD-SHCR-8-15 currently zoned Neighborhood Commercial
 - Abutting property HD-SHCR-8-13 currently zoned Multiple Family Residential 1
3. Legal description as outlined on Washington County Ownership page
 - SHORT CREEK 8 (HD)Lot 14
4. Stamped envelopes of names and addresses within 250 feet of subject property as well as a map showing the radius search
5. Evidence of ownership of Dan and Jill Paulsen



MAIL TAX NOTICE TO GRANTEE:
OP Retreat, L.L.C.
3246 S. 2240 E
St. George, UT 84790

WARRANTY DEED

Daniel Paulsen and Jill Paulsen

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

OP Retreat, L.L.C., a Utah Limited Liability Company

GRANTEE

the following tract of land in Washington County, State of Utah, to-wit

Lot 14, SHORT CREEK SUBDIVISION #8, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: HD-SHCR-8-14

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 6th day of July, 2022.

[Handwritten signature of Daniel Paulsen]
Daniel Paulsen
[Handwritten signature of Jill Paulsen]
Jill Paulsen

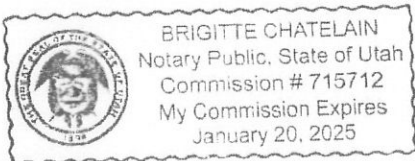
STATE OF: Utah

COUNTY OF: Washington

The foregoing instrument was acknowledged before me this 6th day of July, 2022 by **Daniel Paulsen and Jill Paulsen**

Notary Public

Commission Expires:



Hildale City Zoning districts



7/15/2022, 12:07:45 PM

Municipal Boundary
 Parcels

Zoning Districts

<ul style="list-style-type: none"> A-10 - Agricultural 10 A-5 - Agricultural 5 RA-1 - Residential-agricultural 1 RA-5 - Residential-agricultural .5 R1-10 - Single-family residential 10 	<ul style="list-style-type: none"> R1-8 - Single-family residential 8 RM-1 - Multiple-family residential 1 RM-2 - Multiple-family residential 2 NC - Neighborhood commercial 	<ul style="list-style-type: none"> GC - General commercial OS - Open space PF - Public facilities OTH - Other
--	--	---

0
 0.04
 0.08
 0.1
 0.16 mi
 0
 0.05
 0.1
 0.2 km

1:4,514
 Esri Community Maps Contributor, Coconino County, Utah ADRG, © OpenStreetMap contributors, Esri, HERE, Garmin, SwireGraph, GeoTechnology, Inc., METRANSA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sunrise

Hildale, UT
Sunrise Cloud SMART GIS®

320 E. Newell Ave.
Harrison Johnson



SHORT CREEK SUBDIVISION #9

FRMA FLOOD ZONE A AS SHOWN ON
FIRM# 40068 C1180G, PANEL 1105
OF 1225, APRIL 2, 2008

DETAIL "B"
INTERSECTION OF
UTAH AVENUE AND
PUBLIC ALLEY.
NOT TO SCALE.

EAST 1/4 CORNER OF
SECTION 34, TOWNSHIP 43
SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND
MERIDIAN (NOT FOUND)
(GEO PRORATED LOCATION)

SEE DETAIL "B"
(CENTER LINE BEARING) 773.08'
119.122.34

2636.74' (CORNER TO CORNER) 119.122.34

800 NORTH 335.00'

785 NORTH 1.07 ACRE
S 89°46'13" E 290.77'

780 NORTH 0.97 ACRE
S 89°46'13" W 292.10'

760 NORTH 0.97 ACRE
S 89°46'13" E 290.77'

765 NORTH 1.01 ACRE
N 87°28'00" E 293.40'

745 NORTH 0.99 ACRE
N 87°28'00" E 293.40'

725 NORTH 1.09 ACRE
N 89°08'55" E 293.91'

685 NORTH 1.11 ACRE
N 86°16'28" E 301.62'

LOT 10
365 EAST
0.83 ACRES
S 86°26'13" E 122.58'

LOT 11
385 EAST
1.51 ACRES
R=240.00'
L=132.92'
Δ=31°43'55"
T=68.21'

LOT 12
370 EAST
0.77 ACRES
N 86°26'13" E 122.58'

LOT 13
340 EAST
0.37 ACRE
N 86°26'13" E 122.58'

LOT 14
320 EAST
0.53 ACRE
N 86°26'13" E 122.58'

LOT 15
340 EAST
0.37 ACRE
N 86°26'13" E 122.58'

LOT 16
335 EAST
0.99 ACRES
N 89°58'46" E 290.58'

LOT 17
365 EAST
0.54 ACRES
N 89°58'46" E 290.58'

LOT 18
650 NORTH
0.66 ACRES
N 86°01'10" E 242.38'

LOT 19
680 NORTH
0.84 ACRES
N 86°01'10" E 242.38'

LOT 11
385 EAST
1.51 ACRES
R=485.00'
L=89.06'
Δ=10°31'17"
T=44.66'

LOT 12
370 EAST
0.77 ACRES
R=315.00'
L=86.45'
Δ=15°43'26"
T=43.50'

LOT 13
340 EAST
0.37 ACRE
R=315.00'
L=95.80'
Δ=17°26'39"
T=48.33'

LOT 14
320 EAST
0.53 ACRE
S 31°44'22" W 151.28'

LOT 15
340 EAST
0.37 ACRE
S 31°44'22" W 151.28'

LOT 16
335 EAST
0.99 ACRES
S 36°56'31" W 249.85'

LOT 17
365 EAST
0.54 ACRES
S 54°23'10" W 118.11'

LOT 18
650 NORTH
0.66 ACRES
R=210.00'

LOT 19
680 NORTH
0.84 ACRES
R=210.00'

U.E.P. TRUST PROPERTY (S 0°03'18" E 1247.33' GLO) (S 0°03'18" W 2827.27' GLO) (S 0°03'18" W 2827.27' GLO)

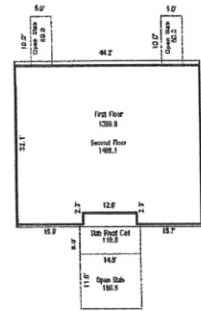
1- Subject Property

Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



0148125071
320 E. FIELD



Sketch by Apex P/Teksystems™

Account Summary

Account Number: 0928123
Parcel ID: HD-SHCR-8-14
Account Type: Commercial
Owner Name: Paulsen Dan & Jill

Subdivision: Short Creek
Situs Address: 320 E Field Ave
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Duplex
Year Built: N/A
Square Feet: 2875

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

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Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.53
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20210035697

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org.
<https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

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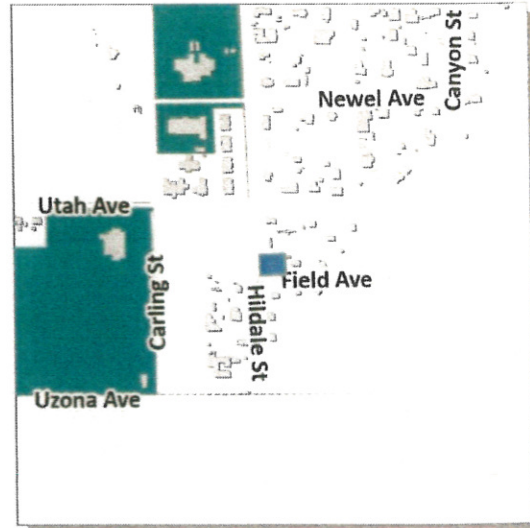


Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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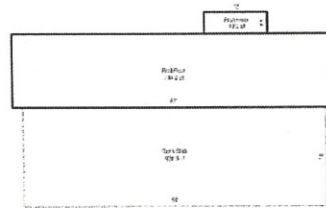
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www.washco.utah.gov



2

Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928130
Parcel ID: HD-SHCR-8-15
Account Type: Residential
Owner Name: Knudson Joseph C

Subdivision: Short Creek
Situs Address: 760 N Hildale St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Mobile Home
Year Built: 1980
Square Feet: 786

Occupancy Type: MH on Vacant Land
Built-As Description: Single Wide
Units: 1
Stories: 1
Percent Complete: 100
Exterior: Metal Siding

Roof Type: Flat
Roof Cover: Metal
HVAC Desc: Forced Air
Bedrooms: 2
Bathrooms: 1
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

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www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.97
Zoning: Neighborhood Commercial
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://geoprodv.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20160045730

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept

** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

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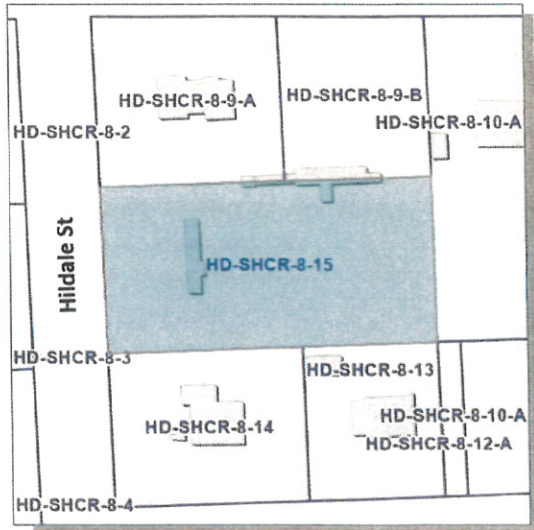
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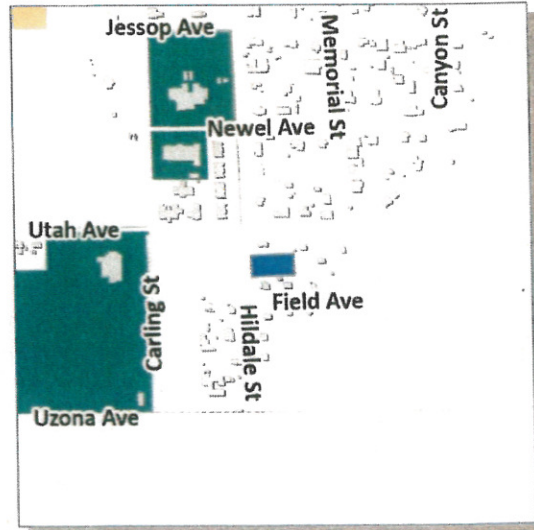


Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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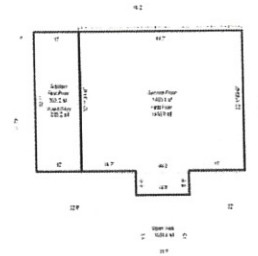
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www.washco.utah.gov



3

Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928116
Parcel ID: HD-SHCR-8-13
Account Type: Residential
Owner Name: Barlow Nathaniel

Subdivision: Short Creek
Situs Address: 340 E Field Ave
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1969
Square Feet: 3369

Occupancy Type: Single Family Residential
Built-As Description: 2 Story
Units: 2
Stories: 2
Percent Complete: 100
Exterior: Frame Stucco

Roof Type: Gable
Roof Cover: Composition Shingle
HVAC Desc: Central Air to Air
Bedrooms: 6
Bathrooms: 5
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.37
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20200010269

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept

** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>*

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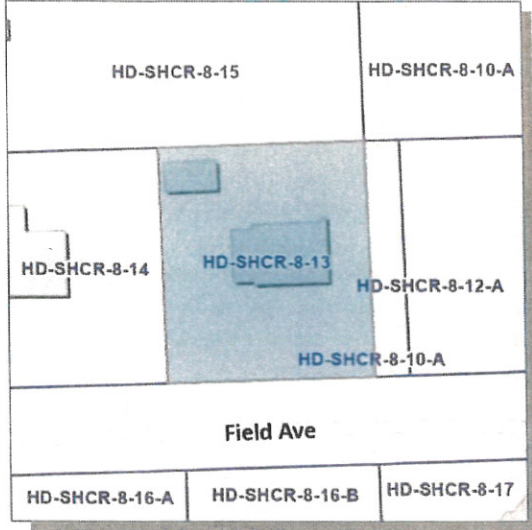
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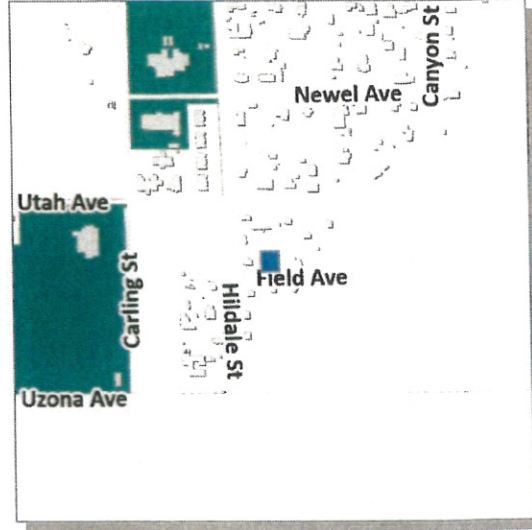


Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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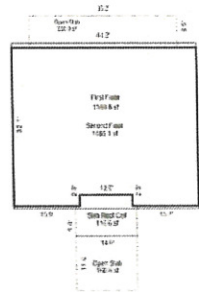
4

Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.



10120111
E. FIELD



Account Summary

Account Number: 0928147
Parcel ID: HD-SHCR-8-16-A
Account Type: Commercial
Owner Name: Barlow Nathaniel B

Subdivision: Short Creek
Situs Address: 325 E Field Ave
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Duplex
Year Built: N/A
Square Feet: 2875

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

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Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.60
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20210076888

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept

** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>*

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

Report Generated 7/6/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

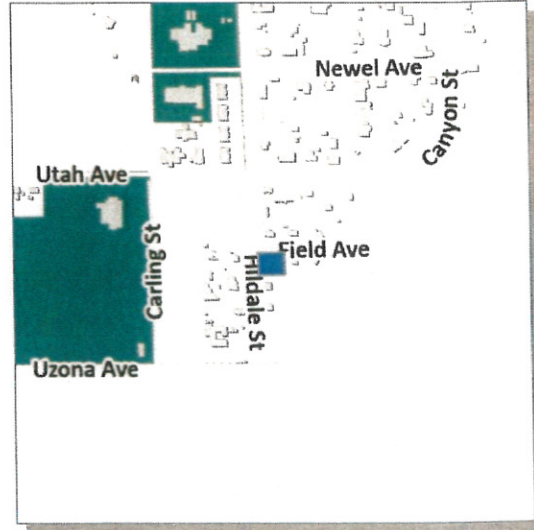


Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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

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St. George, UT 84770-3443

www.washco.utah.gov



5

Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928022
Parcel ID: HD-SHCR-8-4
Account Type: Residential
Owner Name: Short Creek Outdoors

Subdivision: Short Creek
Situs Address: 745 N Hildale St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Mobile Home
Year Built: 1970
Square Feet: 924

Occupancy Type: MH on Vacant Land
Built-As Description: Single Wide
Units: 1
Stories: 1
Percent Complete: 100
Exterior: Metal Siding

Roof Type: Flat
Roof Cover: Metal
HVAC Desc: Forced Air
Bedrooms: 2
Bathrooms: 2
Garage Square Feet: 600
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.99
Zoning: Public Facilities
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
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Voting Districts

Washington County Precinct: HIL01
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U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or <https://qeoprodivm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20210050317

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*
Schools:
Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>*

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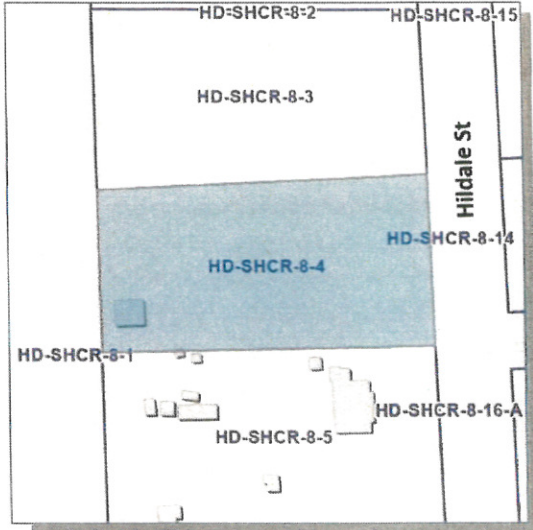
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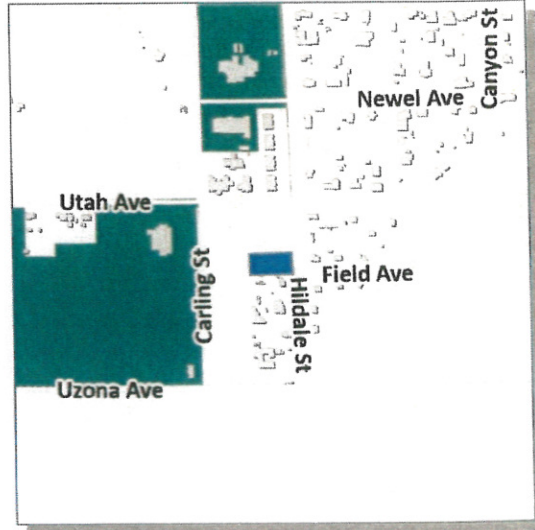


Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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Account 0928123

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0928123	Name PAULSEN DAN & JILL	Market (2021) \$112,100
Parcel Number HD-SHCR-8-14	3246 S 2240 E	Taxable \$112,100
Tax District 02 - Hildale Town	WASHINGTON, UT 84780	Tax Area: 02 Tax Rate: 0.009859
Acres 0.53		Type Actual Assessed Acres
Situs 320 E FIELD AVE , HILDALE		Non
Legal Subdivision: SHORT CREEK 8 (HD)		Primary \$112,100 \$112,100 0.530
Lot: 14		Improved
Parent Accounts 0148125		
Parent Parcels HD-191		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers

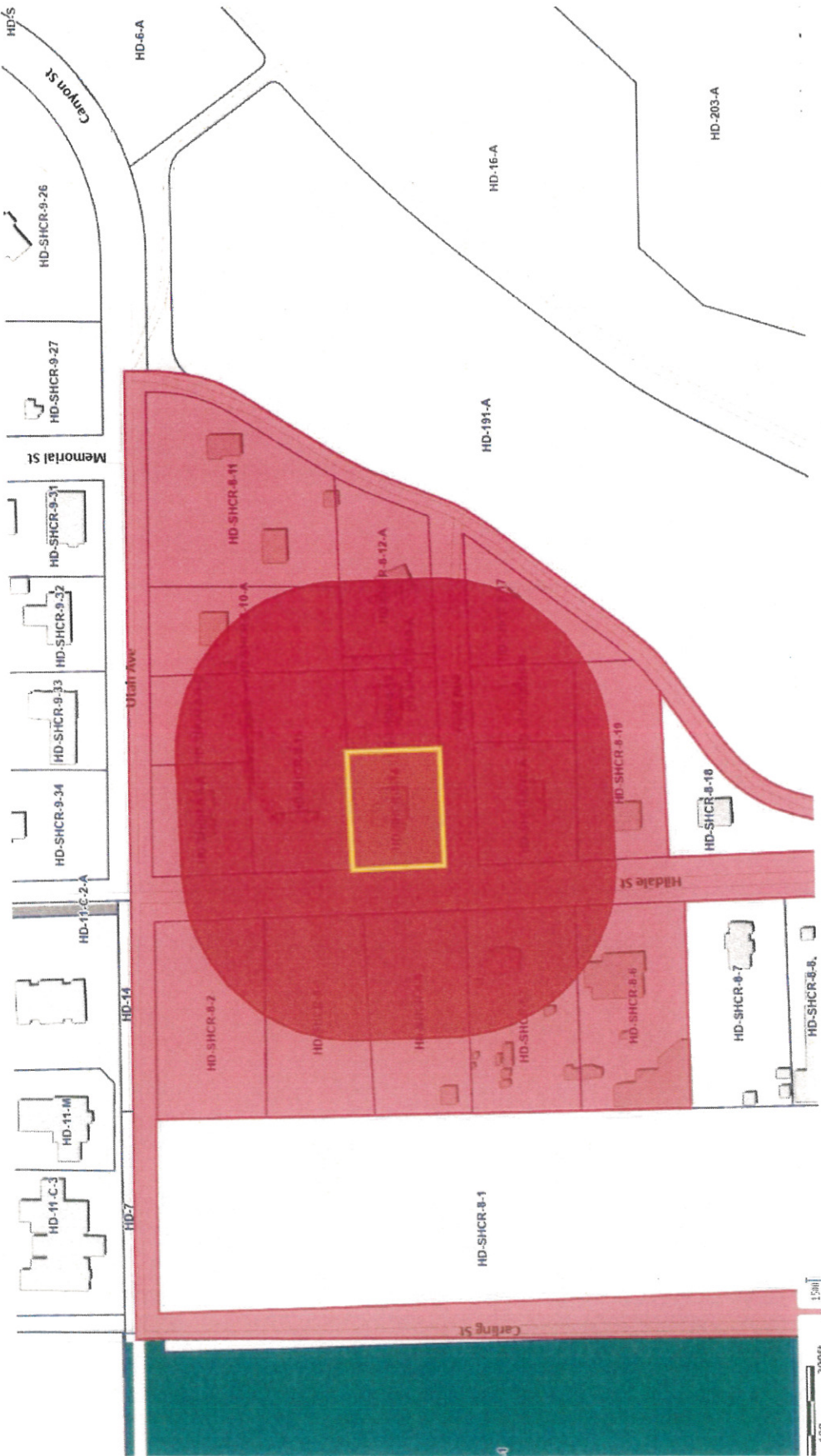
<u>Entry Number</u>	<u>Recording Date</u>	
00952300	06/20/2005 01:58:00 PM	B: 1756 P: 2167
00953497	06/24/2005 02:22:00 PM	B: 1758 P: 2339
20090025382	06/30/2009 03:19:45 PM	
20090025437	07/01/2009 08:14:04 AM	
20140018759	06/23/2014 11:22:28 AM	
20170049314	12/05/2017 02:39:32 PM	
20210035697	05/18/2021 01:55:42 PM	
20220030144	06/08/2022 11:03:32 AM	

Images

<u>Tax Year</u>	<u>Taxes</u>
2021	\$1,105.19
2020	\$924.46

• [GIS](#)





Account 0928123

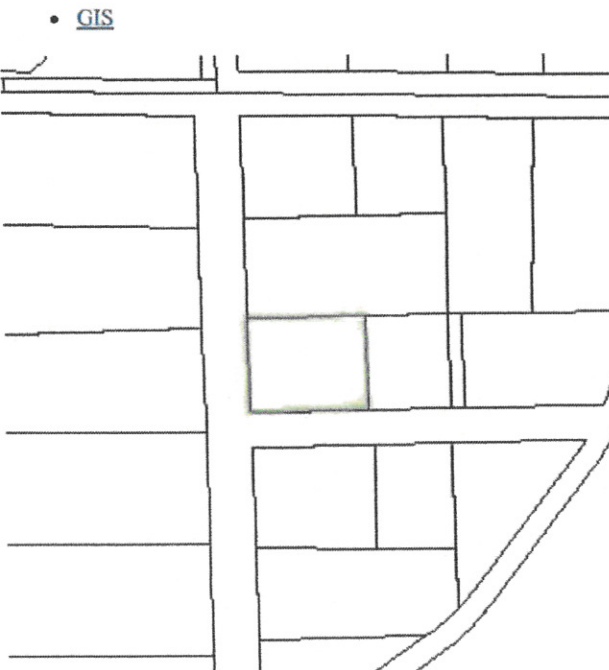
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20210035697	05/18/2021 01:55:42 PM	
20220030144	06/08/2022 11:03:32 AM	

Images

Tax Year	Taxes
2021	\$1,105.19
2020	\$924.46



Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
06/08/2022 11:03:32 AM Fee \$40.00 By
EAGLE GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Daniel Paulsen and Jill Paulsen
3246 South 2240 East
St. George, UT 84780

File Number: STG-97225-LH
Parcel ID: HD-SHCR-8-14

Warranty Deed

RESPA

ZAKE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

Grantor, hereby CONVEY(S) IN WARRANTY to

Dan Paulsen and Jill Paulsen, Husband and Wife as Joint Tenants

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 14, SHORT CREEK SUBDIVISION #8, according to the Official Plat thereof, on file and of record in the Washington County Recorder's Office, State of Utah.

APN: HD-SHCR-8-14

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

5725

WITNESS, the hand of said grantor, this 1st day of June, 2022

Zake Holdings LLC, an Arizona Limited Liability Company

By: [Signature]
Isaiah Barlow, Manger

By: [Signature]
Jacob L. Barlow, Manager
Hammon

STATE OF UTAH
COUNTY OF WASHINGTON

On this 1st day of June, 2022, before me [Signature], a notary public, personally appeared Isaiah Barlow, Manger of Zake Holdings LLC, an Arizona Limited Liability Company and Jacob L. Barlow, Manager of Zake Holdings LLC, an Arizona Limited Liability Company, 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

[Signature]
Notary Public



Account 0928123

Location

Account Number 0928123
 Parcel Number HD-SHCR-8-14
 Tax District 02 - Hildale Town
 Acres 0.53
 Situs 320 E FIELD AVE , HILDALE
 Legal Subdivision: SHORT CREEK 8 (HD)
 Lot: 14

Owner

Name PAULSEN DAN & JILL
 3246 S 2240 E
 WASHINGTON, UT 84780

Value

Market (2021) \$112,100
 Taxable \$112,100
 Tax Area: 02 Tax Rate: 0.009859
 Type Actual Assessed Acres
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 Primary \$112,100 \$112,100 0.530
 Improved

Parent Accounts 0148125

Parent Parcels HD-191

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Child Parcels

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Sibling Parcels

Transfers

Entry Number

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Recording Date

[06/20/2005 01:58:00 PM](#)

[06/24/2005 02:22:00 PM](#)

[06/30/2009 03:19:45 PM](#)

[07/01/2009 08:14:04 AM](#)

[06/23/2014 11:22:28 AM](#)

[12/05/2017 02:39:32 PM](#)

[05/18/2021 01:55:42 PM](#)

[06/08/2022 11:03:32 AM](#)

[B: 1756 P: 2167](#)

[B: 1758 P: 2339](#)

Images

- [GIS](#)

Tax Year

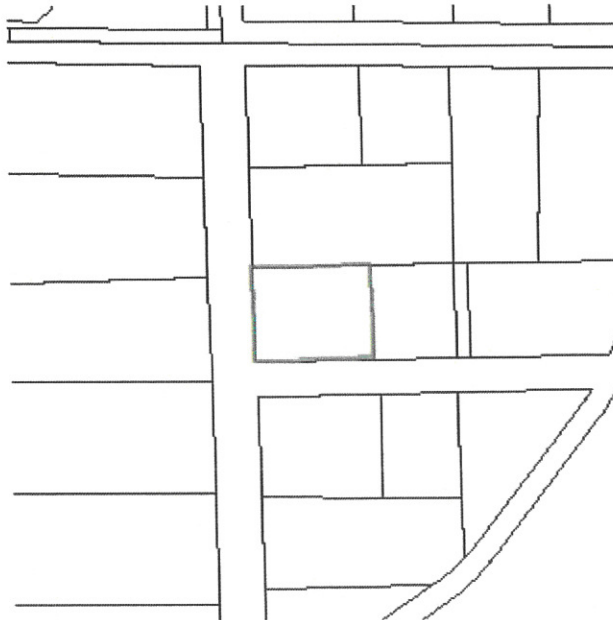
Taxes

2021

\$1,105.19

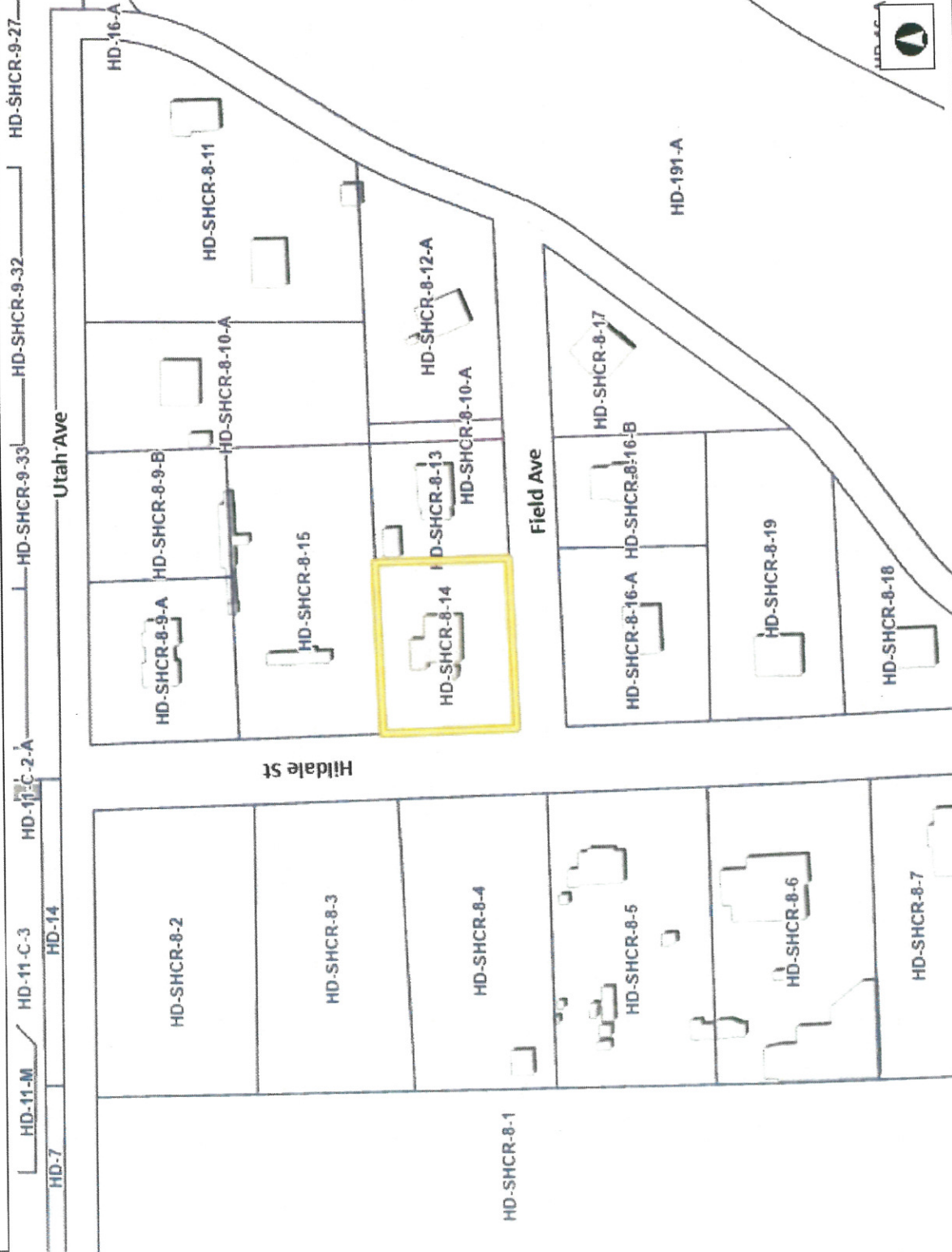
2020

\$924.46





Title



Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- 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

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