



☎ 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: OPENROADDANCE@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)

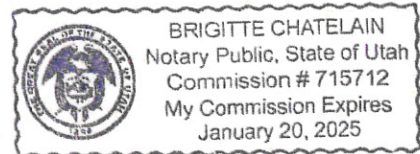
[Signature]  
\_\_\_\_\_  
(Property Owner)

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

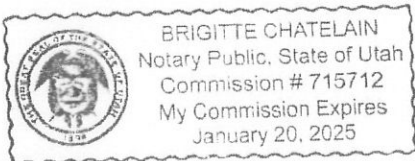
STATE OF: Utah

COUNTY OF: Washington

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

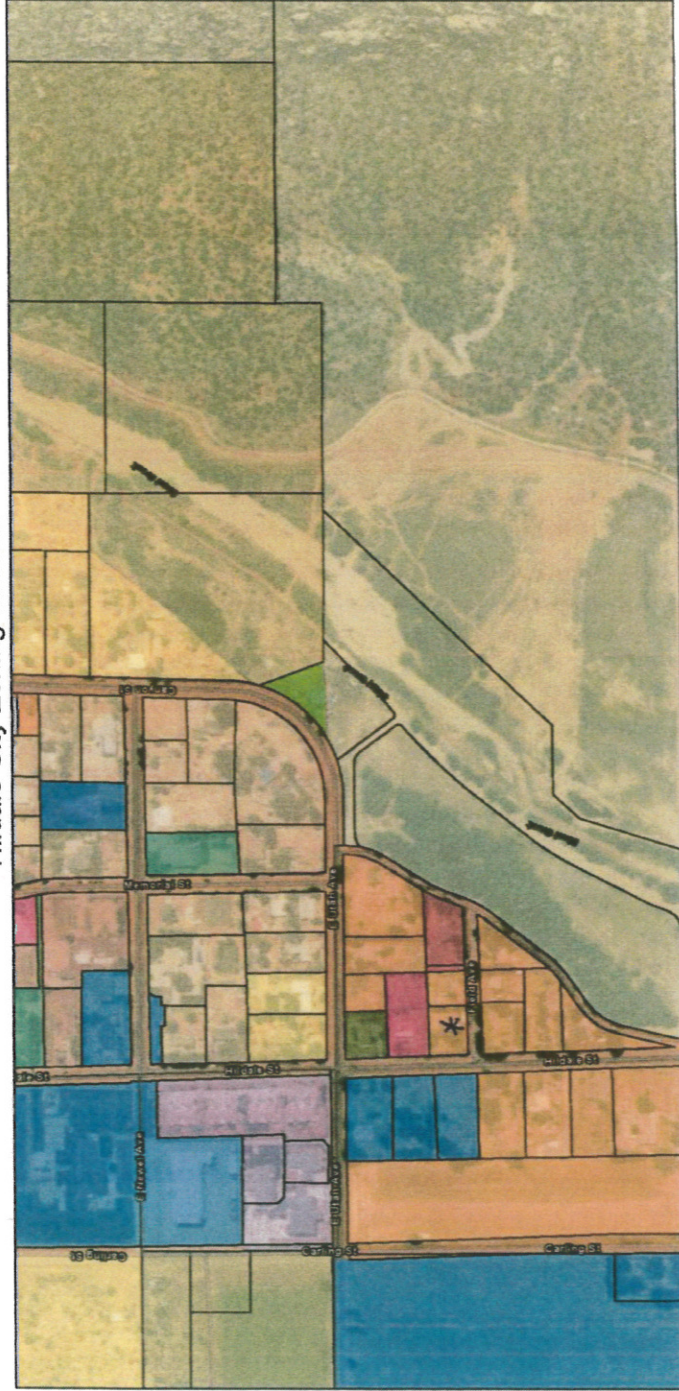
Notary Public

Commission Expires:





# Hildale City Zoning districts



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

Municipal Boundary  
 Parcels

Zoning Districts

<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> A-10 - Agricultural 10	<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> A-5 - Agricultural 5	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RA-1 - Residential-agricultural 1	<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RA-5 - Residential-agricultural .5	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R1-10 - Single-family residential 10	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R1-8 - Single-family residential 8	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RM-1 - Multiple-family residential 1	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RM-2 - Multiple-family residential 2	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> NC - Neighborhood commercial	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GC - General commercial	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OS - Open space	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PF - Public facilities	<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OTH - Other
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0.04  
 0.08  
 0.16 mi  
 0.05  
 0.1  
 0.2 km

Esri Community Maps Contributor, Coconino County, Utah ADRG,  
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 Management, EPA, NPS, US Census Bureau, USDA, Sunrise  
 Mapping, City  
 Sunrise Cloud SMART GISB

320 E. Newell Ave.  
Harrison Johnson

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

SHORT CREEK SUBDIVISION #9

FRMA FLOOD ZONE A, AS SHOWN ON FIRMS# 40068 C1180G, PANEL 1185 OF 1225, APRIL 2, 2008

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



U.E.P. TRUST PROPERTY

A FLOOD ZONE A

PUBLIC ALLEY

PUBLIC STREET

700 NORTH

FIELD AVENUE

300 EAST

800 NORTH

AVENUE

FOUND NAIL & WASHER

640.55'

S 89°59'33" E

2636.74'

(CENTER LINE BEARING)

773.08'

PUBLIC STREET

273.85'

S 0°00'27" W

47.52'

ES

(S 0°03'18" E 1247.33' GLO) (SOUTH EAST CORNER TO NORTH EAST CORNER SECTION 34) (N 0°03'18" W 2827.27' GLO) (SOUTH EAST CORNER TO NORTH EAST CORNER SECTION 34)



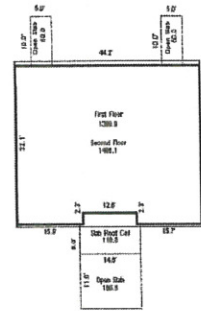
# 1- Subject Property

## 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.*

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](http://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](http://Vote.Utah.gov) or <https://geoproducts.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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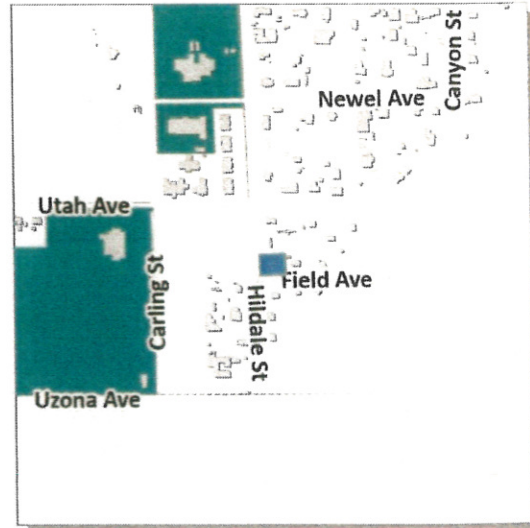


# Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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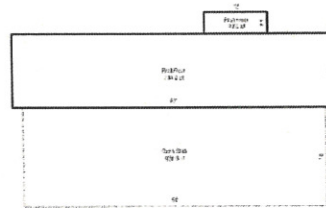




2

## 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

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[www.washco.utah.gov](http://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.  
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## 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](http://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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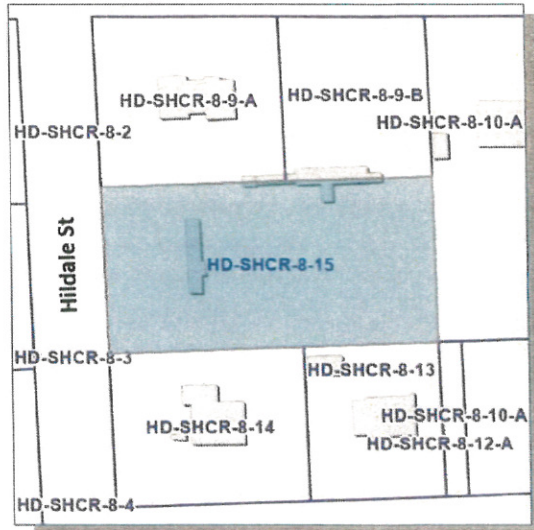
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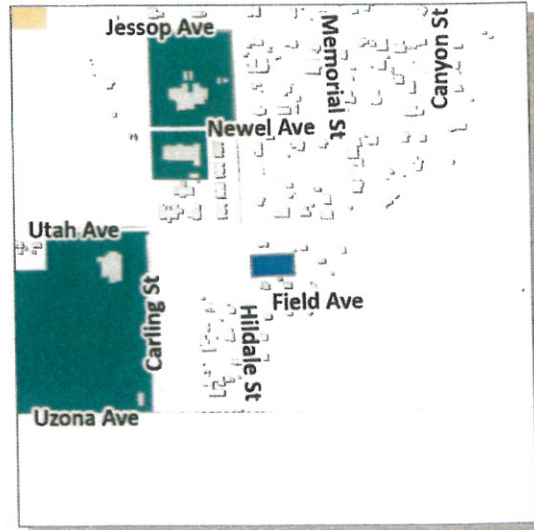


# Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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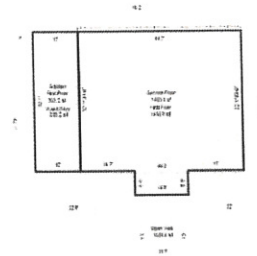
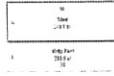
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[www.washco.utah.gov](http://www.washco.utah.gov)



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

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## Voting Districts

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**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://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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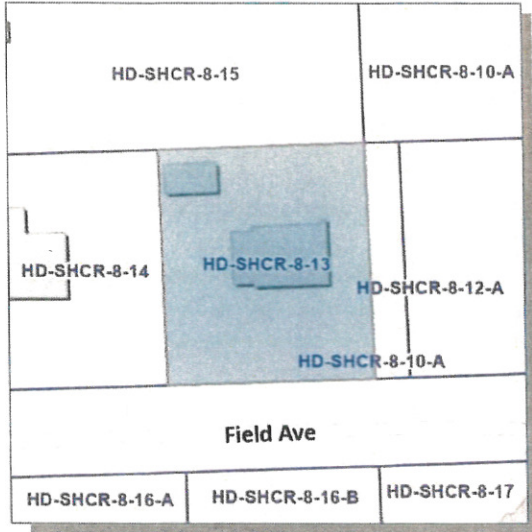
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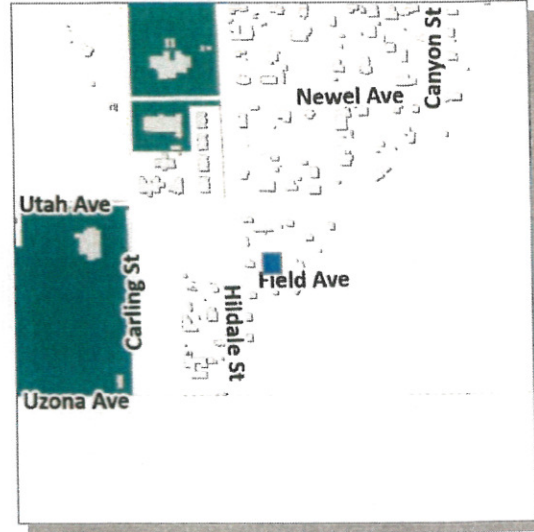


# Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

*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](http://www.washco.utah.gov)



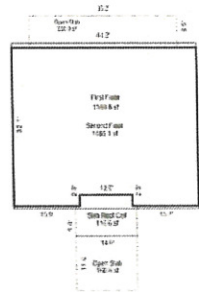
4

# 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

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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](http://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/>*

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

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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**Washington County, Utah**

County Administration Building

197 E. Tabernacle Street

St. George, UT 84770-3443

[www.washco.utah.gov](http://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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 St. George, UT 84770-3443  
[www.washco.utah.gov](http://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.  
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](http://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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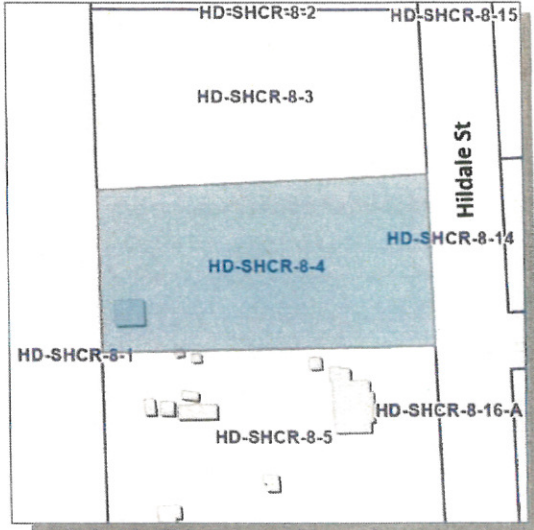
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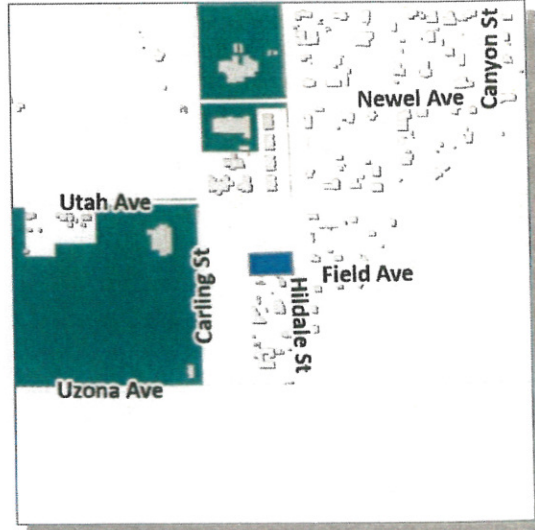


# Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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County Administration Building  
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[www.washco.utah.gov](http://www.washco.utah.gov)



# 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  
 Non  
 Primary \$112,100 \$112,100 0.530  
 Improved

Parent Accounts 0148125

Parent Parcels HD-191

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

**Entry Number**

**Recording Date**

[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**

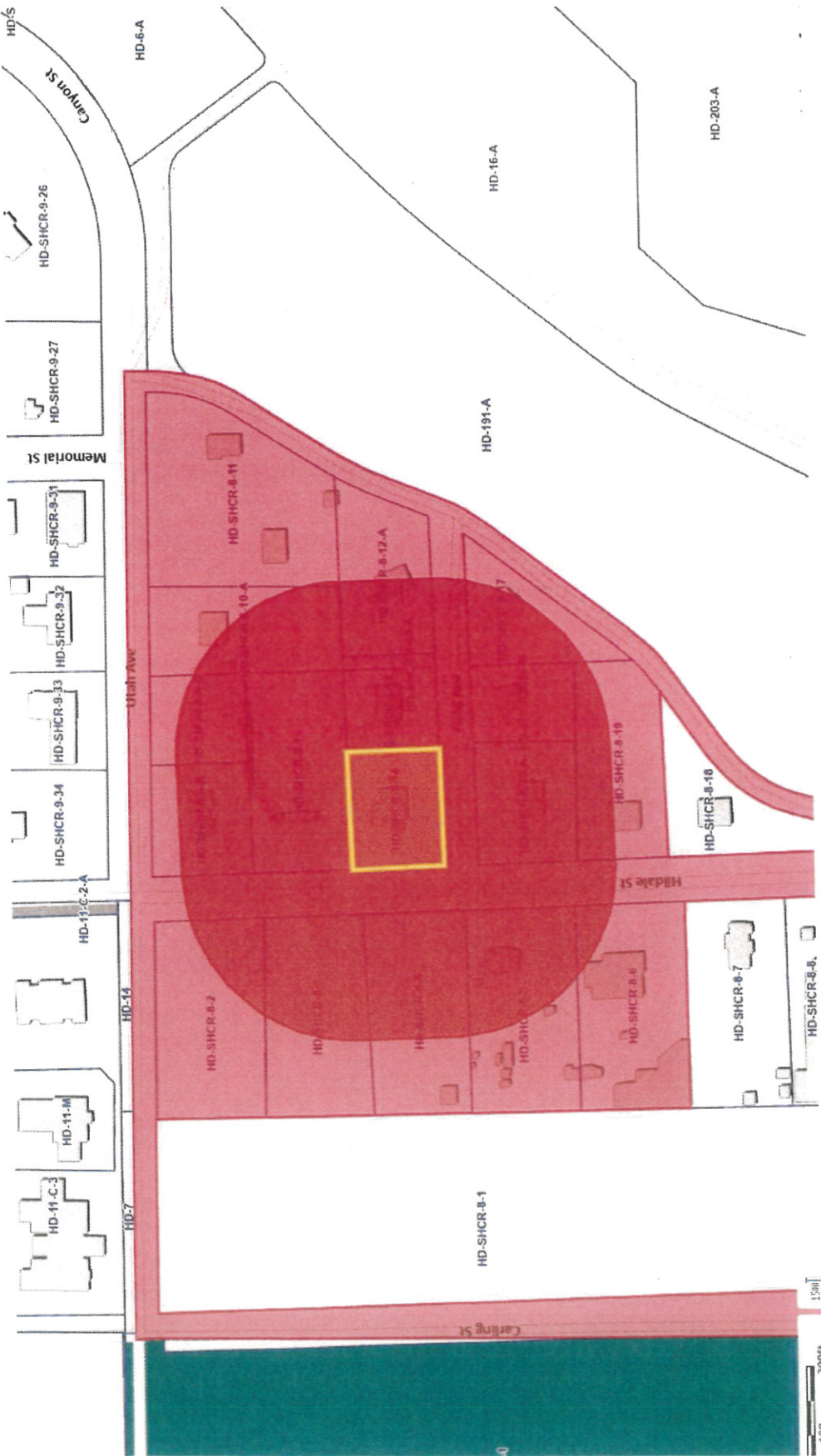
**Tax Year**

**Taxes**

2021 \$1,105.19  
 2020 \$924.46

• [GIS](#)





0 100 200  
feet



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

## Images

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

• [GIS](#)





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

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 3246 S 2240 E  
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Sibling Parcels

**Transfers**

**Entry Number**

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[B: 1758 P: 2339](#)

**Images**

- [GIS](#)

**Tax Year**

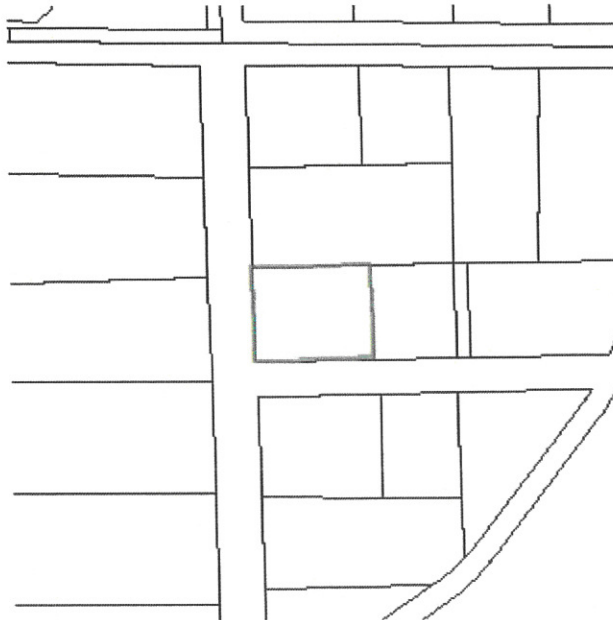
**Taxes**

2021

\$1,105.19

2020

\$924.46





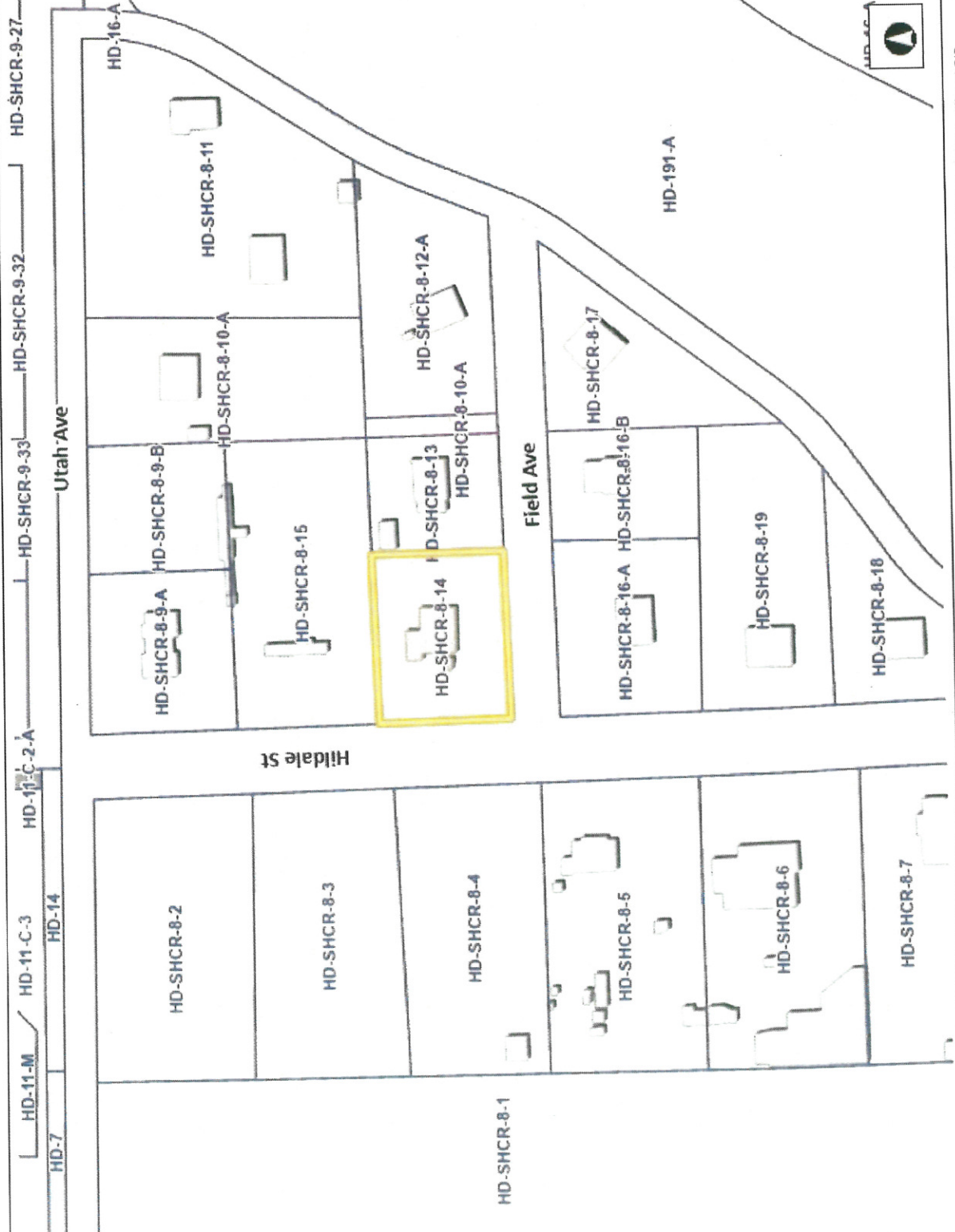
# Title



**Legend**

Parcels	Ownership
[White Box]	U.S. Forest Service
[Light Green Box]	U.S. Forest Service Wilderness
[Yellow Box]	Bureau of Land Management
[Orange Box]	Bureau of Land Management Wildlife
[Light Blue Box]	National Park Service
[Light Purple Box]	Shivwits Reservation
[Green Box]	Utah Division of Wildlife Resources
[Dark Green Box]	Utah Division of Transportation
[Light Green Box]	State Park
[Light Blue Box]	State of Utah
[Light Purple Box]	Washington County
[Light Blue Box]	Municipally Owned
[Light Purple Box]	School District
[Light Blue Box]	Privately Owned
[Light Green Box]	Water
[Light Blue Box]	Water Conservancy District
[Light Purple Box]	State Assessed Oil and Gas
[Light Blue Box]	Mining Claim

**Notes**



376.2  
188.08  
0  
376.2 Feet

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