MOAB AREA COLOR CONTROL CONTRO

Helping local kids thrive

Grand Area Mentoring makes a lasting difference for Moab's youth

Inside... Local company celebrates 60 years | Photos of biz summit | Complete real estate listings



Charming Sundial Drive
MLS#1795300 | \$615,000
Berkshire Hathaway HomeServices (See page 4)



0.08 acre Portal RV lot MLS#1792491 | \$255,000 Arches Real Estate Group (See page 36)



Private mountain lodge in Old La Sal MLS #1757783 | \$999,000 Moab Premier Properties (See page 34)

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Table of Contents

Features:

- 14 Helping local kids thrive
- 30 Insurance agency celebrates 60th anniversary
- 38 Photos of the Canyonlands Business Summit
- 46 Directory of local information

Real Estate Listings:

- 4 Berkshire Hathaway HomeServices
- 20 Anasazi Real Estate, Inc.
- 24 Summit Sotheby's International Realty
- 34 Moab Premier Properties
- 36 Arches Real Estate Group
- Moab Property Group
- 47 Moab Realty



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Top: Grand Area Mentoring Program Director Dan McNeil with his mentee during an outing to Wild West Voyages High Ropes Challenge in March. [Photo by Murice D. Miller]

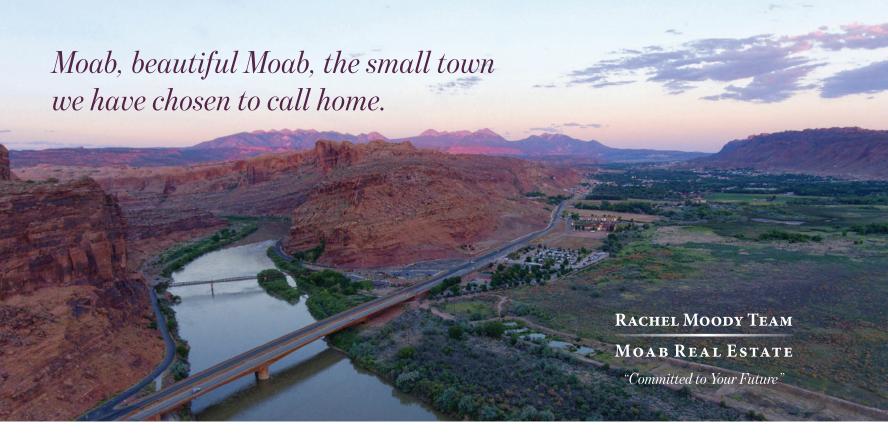
Middle: From left, Central Utah Insurance Agency staff Renee Trout, Gianne Gordon, Baelei Walby and Lynasa Key. [Photo by Murice D. Miller] Bottom: The 2022 Canyonlands Business Summit brought together representatives from throughout the region's business and nonprofit sectors. [Photo by Murice D. Miller]

Magazine front cover: Mentor Britta Kingsley, background, encourages her mentee as he ascends a climbing wall during an outing with Grand Area Mentoring to Wild West Voyages High Ropes Challenge. [Photo by Murice D. Miller]











GREAT HOME ON CHARMING SUNDIAL DRIVE

511 Sundial Drive, Moab | \$615,000 4 BD | 2 BA | 2,000 SF | MLS 1795300 Rachel Moody Team 435.260.8240

Great home on large lot in highly desirable and quiet downtown location. This appealing property has a 2,000-square-foot, brick home on two levels. Upstairs is the main living quarters with 2 bedrooms, full bathroom, bright living room and kitchen with a deck. Downstairs is a full mother-in-law apartment with 2 bedrooms, full bathroom, living room with wood burning fireplace, and kitchen with laundry. This home offers a double carport, two individual storage units on the carport, a large shed in the fenced backyard, and an additional parking area for all of your Moab adventure toys or RV. Shade trees and simple landscaping offer ease of maintenance or a versatile clean slate for your future gardens! Set on .17 acres on Moab's charming Sundial Drive, this area offers walkability to all of our favorite City services and events.

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MAJESTIC RETREAT

2950 Old City Park, Moab \$3,330,000 | 6 BD | 6.5 BA | 4,100 SF 6.34 Acres | MLS 1779574 Angela Houghton 435.260.0700

Seclusion and views. Plentiful water. 5-star turnkey business. Organic gardens. Multiple dwellings. A special place requires special owners. The Red Moon Lodge, a successful Bed and Breakfast, has been lovingly nurtured and co-created with the land. An additional two bedroom home provides the benefit of income or flexibility in lifestyle. The location of this 6.34-acre property is perfectly placed for visual enjoyment. The topography has a flow of pasture, native landscape, cultivated gardens, and a rare spring and pond. Solar panels and water rights enhance a sustainable lifestyle. This is a unique sanctuary to find in the desert. Find connection through the gardens, Medicine Wheel, Sweat Lodge and Yoga Barn. A visionary is sought to carry forward stewardship of this desert oasis.







ARCHITECTURAL ARTISTRY

388 Castle Creek Lane, Castle Valley \$3,300,000 | 3 BD | 4 BA | 5,300 SF 5.76 Acres | MLS 1706284 Angela Houghton 435.260.0700

Exquisite home in Castle Valley. Peaceful and private, this property is an inspiring and comfortable haven. The exterior of this home is meant to blend in with the gorgeous surroundings while the inside delights with endless artistic touches. The spectacular setting affords a view from every room. The interior is a work of art as almost everything was made specific for this house. You'll find custom stained glass and beautifully handcrafted doors throughout.

Mature trees and native vegetation from local seed gathering enhance the private feel. Located on 5.76 acres in the remote and beautiful town of Castle Valley, this property provides peaceful living and privacy in a home that is a work of art.

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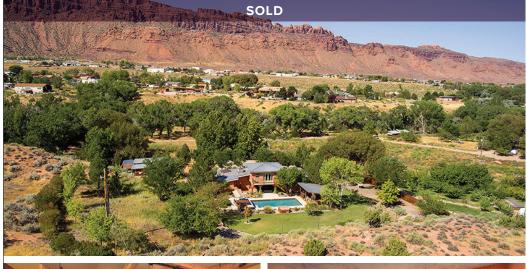




MOUNTAIN LUXURY

699 Spotlight Hollow, Willow Basin \$1,490,000 | 4 BD | 4.5 BA | 2,799 SF 10 Acres | MLS 1752247 Rachel Moody 435.260.8245

Entice your senses with the sound of Castle Creek, the view of La Sal Peak, the smell of mountain fresh pine, and the comfort of this Willow Basin retreat. On 10 acres with grid power at nearly 8,000 feet of elevation, this mountain home is perfect for living year-round or your seasonal getaway. Extensive landscaping invites you to relax, enjoy the great outdoors, and steep in nature. Live in mountain style with floor to ceiling windows that capture the tall pines and mountain peaks, gorgeous rock walls with wood burning fireplaces, wrap around decks, creekside leisure path, and a bridge to the private jacuzzi hot tub in the trees. This beautifully furnished log home has warm living spaces on three levels. Live and recreate here, in beautiful Willow Basin.







THE DEWEY HOUSE-ONE OF MOAB'S BEST KEPT SECRETS

2116 Shumway Lane, Moab | \$1,150,000 2 BD | 3 BA | 2,578 SF | MLS 1782166 Rachel Moody 435.260.8245

This extraordinary property is tucked into a bowl of privacy formed by rugged cliffs, nestled in the lush hollows near Pack Creek, just ten minutes from downtown. The parcel is 5.47 acres with no restrictive covenants; plenty of room for an accessory dwelling, a shop, horses, and potential for subdivision. The land is dotted with mature shade trees, conifer trees and culinary grapes. The soothing flow of Pack Creek across the corner of the acreage creates a verdant oasis in the desert. An extraordinary property in any landscape, but particularly rare in the desert Southwest - an ideal retreat, with superb potential to suit many visions of a dream Moab lifestyle! Please note this listing is subject to a lot line adjustment removing 2 acres at this price.

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SUPER FINE

4242 E Lipizzan Jump, Moab \$1,370,000 | 3 BD | 4 BA | 2,530 SF .53 Acres | MLS 1759372 Rachel Moody 435.260.8245

This magnificent home has all the super fine detail you expect in modern elegance. Live intimately in the convergence of indoor and outdoor spaces amongst the stellar red rock setting. Invite all your friends to enjoy the masterful kitchen and open living room with vaulted ceilings, wood beams, and walls of glass & wood sliding doors. The outdoor living spaces are available on 3 sides of the home- a private concrete back patio surrounded by quality metal fencing, gorgeous low maintenance landscape, red rock cliffs; a covered patio faces toward the Moab Rim for far reaching views; the front door patios offer a quaint entrance and year-round shade. This opportunity is ready for you to adventure in.







SLEEK CONTEMPORARY DESIGN

2183 Salida del Sol | \$1,100,000 3 BD | 2.5 BA | 1,862 SF | MLS 1783086 Rachel Moody 435.260.8245

Clean, crisp lines are the focus of this modern marvel that was meticulously designed to appease the sophisticated eye. Simple, yet elegant with seamless integration to the outdoor living spaces with generous overhangs. 12' ceilings throughout help enhance the architecturally designed position of the home for maximum benefit of views. This newly constructed luxury home is offered with designer furnishings, 3 large bedrooms all with king sized beds and 3 full en-suite bathrooms. The gorgeous kitchen features custom welded metal work, quality stainless steel appliances, Olympia quarts countertops, with recessed under cabinet and upper cabinet lighting. An oversized 3-car garage is connected to the large mudroom. This beauty is within walking distance to hiking & golfing-as well as easy access OHV trails.

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PERCHED RIM TO RIM

4251 E Lipizzan Jump, Moab \$1,175,000 | 3 BD | 2 BA | 2,476 SF .56 Acres | MLS 1767890 Rachel Moody 435.260.8245

Situated above open space, this spectacularly designed home has guaranteed unobstructed views of the Moab Rim and Hidden Valley. Walk out your front door to hike up Moab's East Rim, come home to enjoy sunsets over the West Rim from the gracious patio. 18 foot cathedral ceilings welcome you in the bright and airy great room with stone gas fireplace, maple hardwood floors, wood clad Marvin sliding glass doors and casement windows. All bedrooms have vaulted ceilings with fans to add to the airy feel. The main bedroom en suite soaks in the view of natural grasses and wildflowers in the back yard, as well as dual dressing room/walk-in closets, oversized tub, and dual vanity. Bathrooms feature in floor radiant heat and rare Italian tile. Round off this amazing home with a large two car garage with added work shop bay.



WARM & CLASSY

4123 Heather Lane, White Horse | \$1,050,000 3 BD | 3.5 BA | 2,829 SF | 0.50 Acre | MLS 1771525 Rachel Moody 435.260.8245

This large home has the space and setting you need. Offering three ensuites- all with patio access. The main en-suite will sooth your bones with the shower & soaking tub combo- and a sweet cedar lined sauna. Wood-clad ceilings accent the vaulted great room. Concrete floors, stone gas fireplace, built-in entertainment center, and ample dining space- this open kitchen and living room design allows for ultimate get togethers.



UNIQUE CASTLE VALLEY HOME

422 Castle Valley Drive | \$849,900 3 BD | 2 BA | 3,340 SF | 4.71 Acres | MLS 1780893 Angela Houghton 435.260.0700

Enjoy magnificent views of Castleton Tower, the La Sal Mountains, and the mesa. Irrigation water flows to support large trees that shelter the property from the road but not the views. Inside the home, the first floor has two bedrooms, a full bathroom, a kitchen, a laundry room and plentiful storage. Don't miss this awesome opportunity to invest in one of the most beautiful valleys on Earth.

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RIM VILLAGE!

3686 Spanish Valley Drive, H1 | \$695,000 3 BD | 2 BA | 1,573 SF | 0.18 Acre | MLS 1782766

Nikole Andersen 801.750.5280 | Rachel Moody Team 435.260.8240

This gorgeous, bright unit in Rim Village is located in a short term rental zone! It is currently a primary residence, but all the furnishings, dishware, and decor are included so you can start renting your nightly rental investment and land in the place you love to play. This unit offers an oversized patio with excellent views and potential for a private hot tub. Popular one level floor plan with a remote main bedroom suite with king size bed and jetted bathtub.



PEACEFUL LIVING

3427 Lemon Lane | \$575,000 3 BD | 3 BA | 1,920 SF | 1.05 Acres | MLS 1775661 Rachel Moody Team 435.260.8240

Set under the Moab Rim with vast views of the La Sal Mountains, you will enjoy this peaceful cul-de-sac setting in Spanish Valley. This home provides exceptional space with a large open concept with living, kitchen, and generous dining area. The over-sized bedrooms allow for all your needs- space for your workout equipment, office needs, and more. Two en-suites with enormous closets, as well as an additional bedroom next to the third bathroom.



HOME SWEET HOME

1164 Austin Drive | \$535,000 4 BD | 2 BA | 1,533 SF | 0.25 Acre | MLS 1765287 Jessiqua Zufelt 435.210.1171

This adorable home offers great single level living, and enjoys a convenient mid-valley location. New metal fencing offers great privacy to the back yard. The Main bedroom features an en suite bathroom complete with jetted tub and walk in closet. Three more spacious bedrooms offer plenty of room to have an in home office. The oversized attached garage and driveway provide ample off street parking and storage.



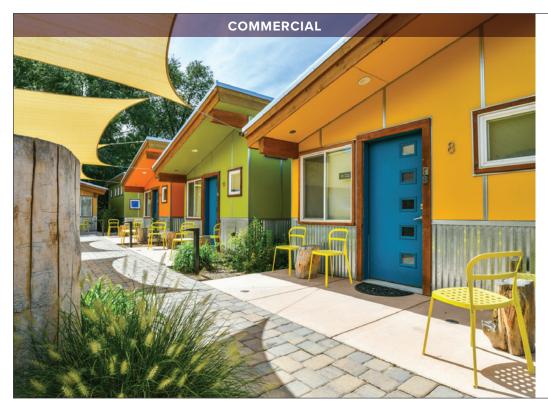
IN TOWN LOCATION

622 West Hale Avenue | \$437,000 2 BD | 2 BA | 1,185 SF | MLS 1777460 Lynda Diem 435.260.9244

A private courtyard is the first thing that greets you upon arrival. Step through the cheerful blue front door and notice vaulted ceilings and natural light. The spacious kitchen overlooks the dining and living spaces; which feature a sitting area at the kitchen bar; and fireplace in the living room. Sliding glass doors take you to an outdoor entertainment area for evening barbecues or end of the day relaxing. Attached double car garage.

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COLORFUL AND CAPTIVATING

236 North 100 West, Moab | \$2,895,000 .37 Acres | MLS 1788372 Rachel Moody 435.260.8245

Kokopelli West is a Moab visitor's favorite. Located across from Swanny City Park- this little lodging complex offers walkability to city center, shops, restaurants, bars, and a tucked away private setting. Guests enjoy a front door location to the Park's events such as the April Action Car show, Summer Concert series and many, many more! This complex offers 10 super stylish, independent studio units with patios & kitchenettes. 9 of the units sleep 4 guests, and accessible unit sleeps 2. The central gathering area offers shaded dining tables, BBQ, bike wash, and hot tub. This opportunity is zoned for its lodging use and ready for you to make your stellar Moab investment!



BIG BLUE - APARTMENT/SUPER SHOP

33 Tangren Circle | \$845,000 2 BD | 2.5 BA | 60' x 40' footprint | 1 Acre | MLS 1728031 Rachel Moody 435.260.8245

Turn key and ready for you! This amazing property has a 2,400 square foot structure with over 1,700 square feet of living space, plus 2 toy shops! Located on one full acre in San Juan County's Highway Commercial Zone, this opportunity has potential for subdivision with light commercial use. This amazing, awesome, one-of-a-kind, unique, lifestyle opportunity created for any dream adventure does exist!



DOWNTOWN DEVELOPMENT LOT

132 Walnut Lane | \$750.000

Commercial/Vacant Land | 0.28 Acres | MLS 1775119 Nikole Andersen 801.750.5280 | Rachel Moody Team 435.260.8240

DEVELOPER'S SPECIAL! Downtown development lot, located off of 'up and coming' 100 West Street. Close to it all, with retail, storage, restaurants, and multiple hotels in close proximity. The C3 commercial zoning allows for multiple great uses with lot line to lot line development potential up to 40' high. Dreaming of building a cafe with apartments above? Want to build a professional office building? Here is your site!

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MOAB SPANISH TRAILS SHELL STATION

2420 Spanish Trail Road | \$4,500,000 Highway Commercial Zone | MLS 1719240 Rachel Moody 435.260.8245

A landmark along South Hwy 191 at the intersection of Spanish Trail Road; the turn for the Moab Golf Club, Spanish Valley residential areas, vacation rental and resort complexes, and more! This fuel center features a large convenience store with fuel, light grocery needs, ice, propane, snacks, beverages and refreshments. Well designed for ease of maintenance and long-range flexibility with above ground fuel tanks and an oval layout with a gravel drive circling the back of the structure. Turn-key, including retail inventory, and has been professionally operated with a reputation for pleasant service. Excellent revenue and fabulous potential for expansion. This station is the only fuel station and convenience store within 5 miles to the north, 55 miles to the south and the first upon the south entrance of the Moab Valley.



EXPANSIVE MOUNTAIN & RIM VIEWS

3278 E Brooks Drive | \$175,000 Vacant Land | 0.21 Acres | MLS 1790796 Lynda Diem 435.260.9244

Expansive La Sal Mountain and Rim views. The neighboring lots are built out; so you can orient your home for privacy and views. Beautiful "little" lot...just right for full time or second home use. Not too much yard to care for; but enough to customize your perfect house.



HIGH DESERT TOPOGRAPHY

Hatch Wash | \$999,000 240 Acres | MLS 1732547

Rachel Moody 435.260.8245 | Nikole Andersen 801.750.5280

240 Acres of High Desert topography available for your private ownership. A recreationalists dream with multiple sites for camping-plug in and explore onsite! To accommodate the off-grid nature of this area, the property includes a 20 foot Conex shipping container with a 10,000 kilowatt solar system, an additional 20 foot Conex and two 40 foot Conex containers for toy/vehicle storage. Two 1,650 gallon cisterns, one placed into the rock with gravity feed.

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Size (1.11 Ac), location, amenities and opportunities for building your own haven make this property a rare find. No HOA or CCR limitations! MLS 1772012 Kim Kirks 801.369.9184



Stunning 11.18 acres in the gorgeous Pack Creek area, tucked into the foothills of the La Sals and features beautiful mountain and red rock views.

MLS 1657922 Rachel Moody Team 435.260.8240



Capture a pool-side home-base for your Motorcoach in a gorgeous, resort setting! This full-sized RV pad features charming landscaping and full hookups. MLS 1745453 Rachel Moody Team 435.260.8240



Horse Property with Stunning Mountain and Cliff Views! This one acre lot sits at the entrance to one of Spanish Valley's most desirable neighborhoods. MLS 1758013 Reina Every 435.260.1542



Lot 2, 6.28 Acres | Lot 3, 5.43 Acres | Lot 4, 3.59 Acres Water, power & fiber. MLS 11735438/1735439/1735441 Rachel Moody Team 435.260.8240 Nikole Andersen 801.750.5280



Build your getaway in gorgeous Pack Creek. Views are extraordinary! One full acre plus property also includes 1/8 interest in 23.09 acres of deeded open space MLS 1777243 Rachel Moody Team 435.260.8240



7 acres at Buried Hatchet Ranch, in the Brumley Ridge section of the La Sal Mountains. Services stubbed to the lot. Only 25 minutes from Moab. MLS 1702713 Rachel Moody Team 435.260.8240



Vast desert landscape with far reaching views, privacy and open skies. MLS 1669814/1669887 Rachel Moody Team 435.260.8240 Jessiqua Zufelt 435.210.1171



6 - 8 acre lots located 15 minutes to downtown Monticello, and 48 miles from Moab city center. Rachel Moody Team 435.260.8240 Nikole Andersen 801.750.5280

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GRAND AREA MENTORING MAKES A LASTING DIFFERENCE FOR MOAB'S YOUTH

Written by Sharon Sullivan

HEY CALL IT "THEIR BENCH" — WHERE THE WOMAN IN HER 60S AND THE YOUNG TEENAGE GIRL RENDEZVOUS WEEKLY TO PLAY GAMES, WORK ON PROJECTS, OR DISCUSS BOOKS. FOR THE PAST SEVEN YEARS RETIRED SCHOOLTEACHER JEAN EARDLEY HAS SERVED AS A MENTOR FOR THE GIRL, WHO'S NOW IN EIGHTH GRADE.

"We talk about the great and not-so-great things that happened in our lives that week," Eardley says. "I'm a sounding board for her — more so now that she's older. We spend a lot of time chatting and laughing."

They often talk about the books they're reading. "We share favorite authors," Eardley says. "She's an avid reader. I try and read what she reads. And she pays attention to what I say. One day she called me from a thrift store in

Grand Junction where she found a book by an author she knew I liked. She wanted to know if I had a copy."

Eardley was still teaching fifth grade in 2005, when Dan McNeil became program director of the new Grand Area Mentoring (GAM) — a nonprofit that matches carefully screened adult volunteers with children who could use an additional grownup in their lives. Eardley says she saw firsthand the difference a mentor can make

for some students. Mentors commit to spending one hour per week with their mentee.

"When I retired I knew it was a way I could contribute, and stay engaged," she says. "One hour per week doesn't seem like a lot of time, but it makes a huge difference. Consistency is huge — a lot of kids don't have that."

Children are referred to the program for a variety of reasons — by teachers, parents, and the kids themselves. Students often

"WE SPEND A LOT OF TIME **CHATTING AND** LAUGHING."

- Jean Eardley, mentor with **Grand Area Mentoring**



Top: Grand Area Mentoring's Megan McGee, left, and Dan McNeil, right, with mentees during a visit to a local adventure park. [Photo by Murice D. Miller]

Above: Mentor Jean Eardley with her mentee.

[Courtesy Grand Area Mentoring]

Following pages: Images of some of Grand Area Mentoring's mentors and mentees. [Courtesy Grand Area Mentoring]

approach Mentor Coordinator Megan McGee in the school hallway about signing up for a mentor, says McNeil. "They'll see their peers being mentored and will ask their friends about it."

Some students need help with homework. Other children benefit from the social interaction. There are kids who face unique challenges like the death of a parent or they have trouble attending school regularly. Another student may have a behavior problem. The program is strictly voluntary and a child chooses whether to participate or not.

"Some kids struggle with loneliness at school, and having that person (a mentor) to connect with every week is something they look forward to," McGee says. She recalls a student who has difficulty relating to his peers, but is now learning new social skills with his adult mentor. "His mentor is very patient, and understanding of his life circumstances," she says. "They have a very close relationship and (the child) looks forward to seeing his mentor each week. They're working on how to be good friends to one another."

Mentors are asked to commit to at least one year of weekly one-hour get-togethers with their mentees — although most adults remain involved with the program for much longer. A U.S. Department of Education study found the average length of time for mentoring relationships nationwide to be six months - while in Moab the average is three-and-ahalf years — which speaks to the quality of Moab's program, says McNeil.

If a person decides to leave mentoring after one year, the organization seeks to end the relationship at the close of the school year when mentoring pauses for the summer. The student returns in the fall with new teachers, new classmates, and a new match if available. "We try and make it a natural closure," says McGee, who joined the staff a year after the organization was formed.

"But honestly, mentors typically go for more than a year," she says. "Most people find it enjoyable and meaningful and want to keep mentoring."







"SOME KIDS STRUGGLE WITH LONELINESS AT SCHOOL, AND HAVING THAT PERSON (A MENTOR) TO CONNECT WITH **EVERY WEEK IS** SOMETHING THEY LOOK FORWARD TO."

> - Megan McGee, Grand Area Mentoring Program







TWENTY CHILDREN ON WAIT LIST

Even when relationships are formally closed — like after a high school graduation — some pairs maintain contact with each other for years afterward.

Take Jim Webster, for example. The 67-year-old Grand County Sheriff's Search and Rescue crew member met with his mentee weekly for six years, formally ending with the teen's high school graduation. Webster introduced board games to the youth — particularly cribbage, which "helped his mental math skills," Webster recalls. They'd occasionally go to the Moab Diner for a burger and a game of cribbage.

When Webster would have to break off a session abruptly - after receiving a call to go out on a search and rescue — his mentee understood. "He learned that was part of my life," Webster says.

"We're still in touch — phone calls and emails," Webster says. "It's been fun for both of us to keep each other posted on what's going on in our lives since he graduated from high school several years ago.

"When he comes home (from college) we go out for a burger when we can."

Grand Area Mentoring currently has 55 volunteers who mentor kids ages 7-19. Most relationships begin in elementary school. There are currently 20 children on the

"We started as a school-based program, meeting only on school grounds," McNeil says. "Then we added an off-campus option where four or more could go together on outings that have been approved by the parent."

A community-based component was added three years ago, where students in seventh grade or older meet with their mentors at various community locations. The intention was to sustain matches for longer periods of time and offer greater autonomy for the older age groups, says McNeil. "Place matters," he says. "Students wanted to meet off-campus," so we provided more options. "It's age-appropriate to offer opportunities to broaden their horizons."

Grand Area Mentoring offers free, no-obligation, orientations where people can come to learn more and decide if the program would work for them. There's no pressure, says McNeil. "It must be a good fit for both the child and adult, with the mentor being able to fulfill the mission.

"We really do prepare mentors on what to expect," he says. "Training is important. We're also there throughout (the relationship) to support the partnership. We're committed to our volunteers. We offer supplemental training, a monthly newsletter, phone calls to check in, other training opportunities and recognition and appreciation events."

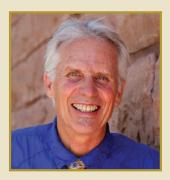
One available supplemental, optional training opportunity consists of a book club where staff and volunteers together read chapters of a guidebook published by the National Mentoring Partnership. "It's a wonderful resource," McNeil said. The group had their first book discussion via Zoom in February.

McGee also trains students on what it's like to be a mentee, she says.

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'MENTORING FEELS HAPPY'

Three of Molly McGann's four children have participated in the mentoring program. One daughter began meeting with her mentor in first grade and is now a freshman in high school. The relationship is "still going strong," McGann says. Another child was with the same mentor from third through eighth grades until the mentor retired. The kids and their mentors would play games after school, visit parks, go shopping at WabiSabi thrift store, or go to the movies.

"It's nice to have an adult they can talk to that's not a parent or relative," McGann says. "We've been so lucky. They've really been a part of our family. It's been an awesome experience."

During end-of-year interviews students have been positive about their mentoring experiences. One second-grader said "I usually think I'm not smart and she makes me feel like I am. She helped me be happier. My favorite thing was when I went with her on a gratitude walk."

A first-grade student had this to say: "Mentoring feels happy. It's good for kids because they can have fun. We made a house out of wood. I want to be a builder like my mentor."

An older student in seventh grade, said "Mentoring makes me want to go to school more. It's good to know that you have a friend that can do stuff with you. I want to be like my mentor because she bikes around everywhere and works at the Youth Garden Project; that sounds fun."

Eardley, the former schoolteacher, has been meeting with her mentee for the past seven years – beginning when the girl was in second grade. She's now in middle school. Eardley remembers receiving a thank-you card from the girl that mentioned being surprised that Eardley would meet with her weekly without being paid. That led to a discussion about volunteerism. Eardley and her mentee now volunteer every other week at a local farm where they feed animals, shovel manure and do other chores. "It's nice to be on that journey of volunteering together," Eardley says.

"We started when she was so young and now when important decisions are being made there's that depth of trust with each other that makes it easy to talk about issues," she says. "It's magical." ■



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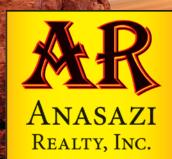
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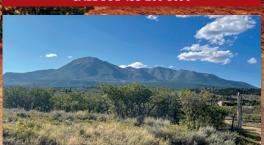
INVESTMENT OPPORTUNITY (Green River) 1.09 acres / MLS#1790873 / \$325,000 CALL SUE 435-260-8090



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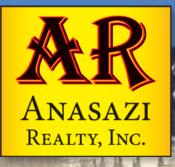
DEVLEOPMENT PROPERTY in Green River 2.83 acres / MLS#1748577 / \$425,000 CALL AARON 435-260-5139



RIVER FRONT PROPERTY Green River 10 acres / MLS#1730185 / \$425,000 CALL SUE 435-260-8090



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MULTIPLE NIGHTLY RENTAL UNITS on one property with views of the Mountain & red rock cliffs of Moab. Trails Inn includes 3 nightly rentals, a 5,000sf +-primary residence & a 1,500 sf shop. Situated on 2.17 acres of Highway Commercial property. All nightly rental units are fully furnished & tastefully decorated. Great rental history. Very unique property with endless possibilities to grow your business & expand. \$3,900,000. (#1787132) **CALL KRISTIE 435-260-1020**





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THIS 48.81 ACRE property offers a great opportunity for a housing development, setting in beautiful Spanish Valley near Moab, close to Kens Lake in San Jaun County. Close by is the San Juan Health Clinic. The views from this property are amazing & the location lends itself to a wonderful views in every direction. \$5,000,000. (#1785320) **CALL RANDY 435-260-1388**



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LARGE OFFICE BUILDING In a great location in Monticello. This property is located on a highly visible corner lot. Many possibilities for this property such as: motel, restaurants, C-store, day care. Too many to mention. \$424,000. **CALL FOR DETAILS. 435-259-7488**



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\$900,000 | 3 BD | 2 BA | 2,017 SF | 0.03 AC Becky Wells 435.260.2842 360 Abbey Road **MOAB**

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\$750,000 | 3,560 SF | 0.13 AC Lenore Beeson 435.260.2135 121 East 100 South

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\$749,000 | 0.15 AC Curtis Wells 435.210.4366 144 Walnut Lane

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\$570,000 | 0.37 AC Lenore Beeson 435.260.2135 656 West 400 North

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\$479,000 | 3 BD | 2 BA | 1,512 SF | 1.2 AC Heidi Blake 435.260.8185 3271 Roberts Drive **MOAB** Backs Up to BLM Land

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\$249,000 | 3 BD | 2 BA | 2,951 SF | 5 AC Beeson / Shrewsbury 435.260.2135 113 S Libson Valley Road LA SAL



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Beautiful Turn-Key Cabin in Pack Creek Ranch









44 testimonial

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A FOUR-SEASON RETREAT

360 Abbey Road, Moab, Utah

3 BD | 2 BA | 2,017 SF | \$900,000

Located in historical Pack Creek Ranch, this home features a wood-burning stove, a large loft and gaming area. Custom woodwork and Saltillo tile accents add Southwest character. The Orchard House is set deep in a valley surrounded by the stunning La Sal mountains and red canyon walls of Moab. This is a fantastic retreat for all seasons, providing cooler temperatures than the Moab valley during the hotter summer season. World-class outdoor recreation is at your fingertips.

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60 geaps

Central Utah Insurance Agency marks milestone with April party at new Moab office

Written by Rachel Fixsen | Photos by Murice D. Miller

HE TERMS "INSURANCE AGENCY" AND "PARTY" MAY NOT BE CLOSELY ASSOCIATED, BUT REPLACE THOSE WORDS WITH "LOCAL BUSINESS" AND "ANNIVERSARY" AND YOU'LL UNDERSTAND THE FESTIVE SPIRIT THAT'S PROMPTING LONGTIME LOCAL BUSINESS CENTRAL UTAH INSURANCE AGENCY TO HOST A SHINDIG THIS SPRING.



Central Utah Insurance Agency (CUIA) invites the community to help celebrate its 60th anniversary at an outdoor barbecue on April 22 outside its office at 880 South Main. Along with food and fresh air, there will be raffle prizes including a 50-inch television and a Traeger brand grill, as well as a variety of other prizes from local businesses.

CUIA has been providing insurance advice since 1962, offering coverage for homes, cars, businesses and health, as well as life insurance. It's an independent agency, which means it offers professional advice and can help select the plan most suited to a client from a range of carriers, not just a single provider. CUIA works with carriers including Allstate, Liberty Mutual, Cincinnati Insurance, Safeco, Travelers, and Progressive.

"As an independent agent, we can help identify the insurance services that are right for you, your family, and your business," says Renee Troutt, principal owner. Because CUIA is local, its agents understand the community and how that affects insurance priorities. Local

agents can also get to know clients through ongoing insurance needs.

"We can help you understand your coverage options, guide you through the purchase process and revisit your coverage needs as your life or business evolves," Troutt says.

CUIA originally began as a franchise with locations all over the state. The chain later dissolved and the Moab location became an independent business serving southeastern Utah and southwestern Colorado, while keeping the franchise name. In 1992, the business was purchased by John Fogg, who ran the company until he retired in 2018 and sold it to two of his agents, Troutt and Gianne Gordon. The two continue running the agency, with Troutt as principal owner and Gordon as her business partner.

CUIA was built through community: Gordon, who was born and raised in Moab, joined the company in 1983, when she was looking for work and was referred to the company by Fogg, who was the instructor of her karate class. Troutt wasn't born in Moab, but she has lived in town since her teen years and attended Grand County High School. She was acquainted with Gordon and also with another woman who worked at CUIA, and started at the company doing clerical work in 1995.

"I love working with people," Troutt says, "and when you get into something as complicated as insurance and you are good at it, you have to take the opportunity and run with it. Running this business has its challenges, but I wouldn't change it for anything."

When not at work, Troutt and her family, husband Mike and 20-year-old twin sons Bryant and Brayden, enjoy traveling, being outside, and off-roading. Troutt said the family especially likes trails in the mountains or in the San Rafael Swell north of Moab. Gordon likes to spend time with her five grandchildren at her daughter Dusty's farm in Jensen in northeast Utah, as well as with her other two children, Megan and Randi.

Troutt and Gordon are both certified insurance counselors, and Troutt is on the Board of Trustees for the Independent Insurance Agents and Brokers of Utah She also leads an independent agents group for women called









Utah's Women in Insurance. Troutt and Gordon employ two more agents: Lynasa Key has worked at CUIA for eight years and is a certified insurance representative. She enjoys spending time outdoors with her family, husband Stephen Key and children Rayland and Brielle, at their property in the La Sal Mountains near Moab. Baelei Walby joined the company in

2018 and serves commercial insurance needs. She also is a lover of the outdoors and traveling, and spending time with her dog, Sampson.

The culture of community and friendship at CUI extends to clients. The small company gets consistently complimentary reviews, with a five-star rating from 55 reviewers on Google. Many of the reviews remark that the agents treat clients like friends or family. One reviewer recounts the kind of disasters that insurance is meant for:

"From the wind tearing our roof off and fence down to a bear ripping open our camper, Central Utah Insurance was always there for us," the review says, adding, "Renee, Gianne and all others in the office are professionals, yet they treat their clients like family."

Another Google review is from local nonprofit Moab Valley Multicultural Center, thanking the agency for its support, which helps the MVMC put on events like an annual community Dia de los Muertos celebration. CUIA also supports other local nonprofits including Community Rebuilds, which creates affordable and sustainable housing; school sports programs; and Veterans of Foreign Wars fundraising.

Local realtor Heidi Blake refers her clients to CUIA and has also gone through the agency for her own insurance needs for decades.

"I have been with them personally for 20 years and absolutely love the customer service they provide," Blake says. "I used to work in

"WHEN YOU GET INTO SOMETHING AS COMPLICATED AS INSURANCE AND YOU ARE GOOD AT IT, YOU HAVE TO TAKE THE OPPORTUNITY AND RUN WITH IT."

- Renee Troutt

the auto industry and whenever I had a customer that needed a quote, they were quick and professional. And the same goes with my real estate clients—they are fast and efficient on quotes for home insurance and very helpful when a problem or question arises."

Brian Allred, another longtime client of CUIA, also has good things to say about the agency.

"Trust is extremely important when it comes to your insurance," Allred says. "Having classic cars, rental properties, owning a business and

having six kids that are continually adding and dropping cars from our policies, it's very important that you don't only just have insurance but, most importantly, have the right insurance."

Allred says he and his kids have made hundreds of calls to CUIA with insurance questions, and that Troutt consistently takes the time to explain the pros and cons of different options.

"I feel that everyone at CUIA treats my family and our policies as they would their own," Allred says. "They have definitely earned my business for life."

In the few years that Troutt and Gordon have owned the company, they've grown the business with more clients and in moved to a new office location in November of 2021. Their old office was on 100 West. The new building has more space and was remodeled to suit the agency's needs.

Troutt says that the agency has expanded particularly in health care and commercial insurance over the

last ten or 15 years, and the team strives to stay up-to-date on legislative and other changes that affect the market.

"We do our best to keep up with the ever-changing insurance markets, through continuing education and participating in other insurance outreach and networking groups," she says. But above all, Troutt emphasizes that her top priority in selling insurance never changes: "We try to make the process easy for our clients." ■



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Private Mountain Lodge in Old La Sal

Marvelously suited for a retreat property, a shared vacation home, or an investment property, this Mt Peale paradise has 7 bedrooms, 9 baths, 2 kitchens, all under nearly year-round starry nights and blue skies. Private well with pristine water. \$999,000. MLS #1757783. Call Kevin 435-260-9890



Easy Build Large Lot

(1.84 acres) on quiet street with views of LaSal Mountains and Abajo Mountains. 200 ft. of frontage on 100 North St., and depth of 400 ft.. Walking distance to Maverik and Monticello Library. Utilities in Street. \$160,000. MLS #1792568. Call Janie 435-260-1572





The Cabins on Deer Creek Rd offer you two homes in one with potential for income or room for extended family. Each side of the cabins has 3 bedrooms and one bath, great room, laundry and separate entrance with covered deck. \$449,000. Two cabins available, 6 beds/2 baths each.

MLS #1759315 and #1759324. Call Kevin 435-260-9890



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141 E. 100 S. in the heart of Moab. Ready to build the permitted uses in this great location with 91 ft. of frontage and 115.5 ft. deep. Lots of street parking. Residential allowed on 2nd level. 40 ft. height restriction. \$600.000. MLS #1791827. Call Janie 435-260-1572



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54 acres of majestic high desert slick rock, juniper, and sage along historic Hatch Wash with spectacular mountain views. 3 livable rock caves, 2 wells, small manufactured home wired for 5,000 kw solar. \$999,000. MLS #1759550.



212.5 acres at Tin Cup Mesa in San Juan County

If you like artifacts and searching for history on your own private property (212.5 acres), then you will really dig this 212.5 acres at Tin Cup Mesa in San Juan County. About 10 miles North of Hovenweep National Monument. You have far reaching views of several mountain ranges, Navajo Mts., Abajo Mts., and really close to Squaw and Papoosa Canyon Wilderness Study area. Approximately 75 % of the land has been dry land farmed. \$450,000.00. MLS #1719040. Call Janie 435-260-1572



Majestic Mountain Property

6.98 acres high above the Moab valley. Buried Hatchet Ranch Lot #1 on Brumley Ridge, accessed from the LaSal Loop road and just twenty minutes from downtown Moab. Snowcapped LaSal Mountain views to the east and vast Canyonlands views to the west. Peaceful setting and clean air for your mountain getaway home. Secluded and wooded with juniper, piñon, and sage. Internet, water, power stubbed to the lot. Adjacent to 40 acres of common open area. \$220,000. MLS #1746051. Call Kevin 435-260-9890



9.6 Acres Under the Clear Blue Skies of Old La Sal Expansive mountain views. Power and culinary well included. Owner financing available. \$175,500. MLS #1794696. **Call Kevin 435-260-9890**



Exquisite Mountain Properties in Old La Sal Ready for development. Shared power and well with superb drinking water in place. Lot H is 19.30 acres, \$337,750, MLS # 1794674. Lot I is 19.31 acres. \$386,200. MLS #1794683. Owner financing available. Call Kevin 435-260-9890



Get away from the crowds, and enjoy the calm and quiet at this 83.43 acres at Sunrise Country in San Juan County. County maintained roads get you to this area, and the school bus even runs by here. The views of several surrounding mountain ranges are visible from this awesome vantage point. Off the grid! Portions of this property have been dry land farmed by neighbor. \$111,000. MLS #1736262. Call Janie at 260-1572 for a showing or info.



Woodland Ridge in Old LaSal
18 acres, \$134,000, MLS#1697268
77 S. Wray Mesa Rd. \$127,000, MLS#1749433
79 S. Wray Mesa Rd. \$125,000, MLS#1748447
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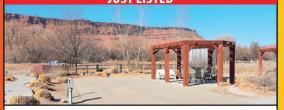
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#1792491 / \$255,000

0.08 Acre Portal RV lot with extra parking for your tow behind vehicle. Located at the end of the street, near the pool, hot tub, exercise room & dog park.



#1794356 / \$206,000

1.19 Acre Parcel on Roberts Rd. with excellent views. Duplexes ok, manufactured homes ok. No CC&Rs, no HOA. Animals allowed.



#1750683 / \$985,000
2.19 Acre Hwy. Commercial Available. Allows 18 units per acre.
All utilities available. Bring your plans and build your dream property.



#1766341 / \$34,000

20 Acre Parcel near the railroad tracks & close to the Kokopelli Trail North of Cisco. Unique property.



#1766340 / \$36,000

20 Acre Parcel Near Cisco, surrounded by public land.
Excellent base camp for your adventure.



#1771818 / \$380,000

20 Acres of beautiful land located up Thompson Canyon.
Hike, bike, jeep, & ATV from this property.



#1760982 / \$75,000 Lots 4,5,6 & 7 on Old Hwy 6&50 Thompson Springs. Great views of the Book Cliffs.



#1770577 / \$70,000 Affordable land in **Thompson Springs**. Lots 1,2,3 on Old Hwy 6&50. Old out-bldg. needs TLC.



#1524620 / \$275,000
1926 Italian Brick bldg., has 2-car garage,
shed with basement, septic tanks, propane heat, built needs TLC.

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3 bed 2 bath house by the Golf Course



2 bed 2 bath townhouse in town

2 bed 1 bath cabin in town

31)

2 bed, 2 ½ bath townhouse in town



#1793207 / \$625,000

Large in-town home. 3 bed 3 bath, master en-suite. Updated bathrooms, 2 patios, 2 balcony porches with views of the La Sals, Portal, E. & S. Red rock walls, updated kitchen.



#1794469 / \$399,000

Orchard Villa Townhome—2 bed 2 bath. Master en-suite, vaulted ceilings. All appliances included. Pool, RV parking, 2-car garage, private courtyard, and sliding doors to back patio.



#1781970 / \$899,000

Very Nice Brick Home! Single level, 3 bed 2 bath. Large master bedroom with attached greenhouse. The only home on 1.60 acres with irrigation/water right.



#1743658 / \$495,000

New Cavco 3 bed 2 bath manufactured home with large spacious rooms. Nice open floor plan, a kitchen with an island. One acre. Double garages.



#1723104/\$1,750,000

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THE 2022 CANYONLANDS BUSINESS SUMMIT

Images from this year's event that brought together representatives from dozens of area businesses and organizations

Photos by Murice D. Miller







The 2022 Canyonlands Business Summit took place in February at the Hoodoo Hotel and the Moab Arts and Recreation Center, in Moab. The Summit is an annual event that welcomes the business and nonprofit communities from Grand and San Juan counties, as well as stakeholders from throughout the state of Utah. This year's program provided businesses, organization leaders, and entrepreneurs with information about the changing business environment in our region, including resources available to all; an update on the Arches National Park Timed Entry pilot; and Grand County Economic Development's upcoming community programs. Other panels focused on housing, workforce retention strategies, and the wealth of diversity represented in the region's tourism and outfitter industries. Workshops facilitated by San Juan County's Small Business Development Center were aimed at helping individuals bolster their networking skills and begin a business plan. Live music at lunchtime was provided by local bluegrass group Quicksand Soup.

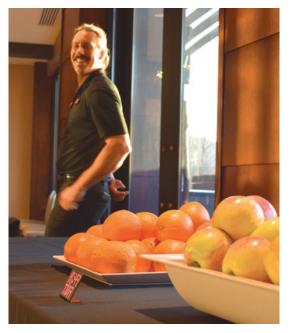
The summit was organized by Grand County Economic Development and San Juan County Economic Development & Visitor Services, in partnership with the Small Business Development Center. More than 150 attendees from the business, non-profit, and public sectors were in attendance, including representatives from the offices of Utah Senators Mike Lee and Mitt Romney.

On this page and the following page are a selection of images from the event.















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MOAB BARKERY 5% day on Thursday 3/10

RED ROCK BAKERY 10% day on Tuesday 3/15

THE DONUT SHOP 50% day on Thursday 3/17

MOAB MADE 10% day on Saturday 3/19

SPITFIRE 10% day on Wednesday 3/23 SMOKEHOUSE

98 CENTER \$2 from every Desert Reef cocktail

MUSEUM OF MOAB Culture on Camera Exhibit all month

COFFEE TASTING Cup o' Culture event 11am - 1:30pm on & LUNCH 3/31 at MVMC Patio

moabmc.org 435.259.5444

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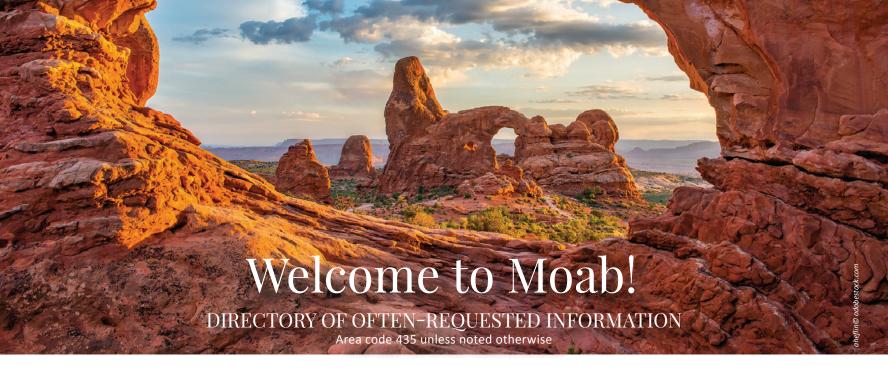


Since 1983, the Southern Utah Wilderness Alliance (SUWA) has been the only non-partisan, non-profit organization working full time to defend Utah's redrock wilderness. Our power comes from people like you

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SOUTHERN UTAH WILDERNESS ALLIANCE



MOAB CITY NUMBERS

All Emergencies: 9-1-1 Police: 259-8938 Fire Dept.: 259-5557 City Hall: 259-5121 Post Office: 259-7427 Library: 259-1111

Chamber of Commerce: 259-7814 City Planning Dept.: 259-5129 City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115

Grand County School District: 259-5317 County Clerk (Voter Reg.): 259-1321 County Assessor: 259-1327

County Administrator's Office: 259-1346

County Recorder: 259-1332 County Treasurer: 259-1338

Building/Development Permits: 259-1343

Building Inspector: 259-1344 Economic Development: 259-1248

Travel Council: 259-1370 Recycling Center: 259-8640

UTILITY CONTACTS

City of Moab: 259-5121

Dominion Gas: 719-2491 or 719-2490 Rocky Mountain Power: 888-221-7070 Grand Water & Sewer: 259-8121 Moab City Public Works: 259-7485

Monument Waste Services: 259-6314 / 7585

Frontier (Phone): 800-921-8101 Emery Telcom: 259-8521 Green Solutions: 259-1088 Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500 Moab Dental Health Center: 259-5378 Merrill Hugentobler, DDS: 259-7418 Arches Dental: 259-4333 Red Rock Dental: 259-4059

Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Field Airport: 435-259-4849 United Airlines: www.united.com **Grand Junction Regional Airport:** www.gjairport.com

Amtrak/Green River: 800-872-7245 Greyhound Bus/Green River: 435-564-3421

QUICK FACTS:

Elevation: 4,026 Settled: 1878

Mayor: Joette Langianese

Population: Moab 5,268 (2019), Grand County 9,640 (2019)

Highest point in La Sal Mountains:

Mount Peale, 12,721 ft

Climate: Midsummer average high/low: 99F/65F,

Midwinter average high/low: 43F/20F

Average annual precipitation in Moab: 9 inches Speed limit in town: 25MPH (15MPH for OHVs) Driving distance in miles to Salt Lake City: 233,

Denver: 354, Las Vegas: 458

Canyonlands Shuttle: 435-210-4757 Red Rock Express: 800-259-2869 Moab Taxi: 435-210-4297

Enterprise Car Rental: 435-259-8505 Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

Motor Vehicle Div: 259-3743 Drivers License Div: 259-3743 Hwv Patrol: 259-5441 Health Dept: 259-5602

Moab Employment Center: 719-2600

District Court: 259-1349

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299 Canyonlands Nat'l Park: 719-2100 Dead Horse Point State Park: 259-2614 Bureau of Land Management: 259-2100 U.S Forest Service: 259-7155 To Report a Wildfire: 259-1850 Poaching Hotline: 800-662-3337

CITY INFO:

Moab City: 259-5121 www.moabcity.org Monticello: 587-2271 www.monticelloutah.org Blanding: 678-2791 www.blandingutah.org

GRAND COUNTY

Building Inspector: 259-1344 Economic Development: 259-1248 Water and Sewer: 259-8121 Sanitarian: 259-5602 Assessor: 259-1327 www.grandcountyutah.net

SAN JUAN COUNTY

Building Inspector: 587-3225 Economic Development: 587-3235 x5006

Water and Sewer: 587-3221 Sanitarian: 587-2021

Assessor: 587-3221

INSURANCE COMPANIES

Farmers Insurance: 259-6192 Central Utah Insurance: 259-5981 Markle Insurance: 259-5241 State Farm Insurance: 259-5161

LENDERS

Fidelity Mortgage: 719-4100 www.fidelitymortgage.com

Primary Residential Mortgage: 259-0259 www.primaryresidentialmortgage.com Eastern Utah Comm. Credit Union: 259-8200

www.euccu.com

Mountain America Credit Union: 259-1500

www.macu.com Zion's Bank: 259-5961 www.zionsbank.com Wells Fargo Bank: 435-2708 www.wellsfargo.com

CONTRACTORS

Ben Byrd: 259-0224 Chuck Garlett: 259-5014 Henderson Builders: 259-4111 Craig Haren: 259-1537 Jared Ehlers: 259-9499 Jim Keogh: 260-8127 Joe Sorensen: 260-5948 Triple J: 259-9988

Moab Construction: 259-8529 Lawson: 259-4079

Eco Logic: 259-6264 Jude Tuft, General Contractor: 719-5082

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