



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
November 14, 2024 at 6:00 PM

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**AGENDA**

Google Meeting Link: <https://meet.google.com/ust-hood-zzu>

Or dial: (US) +1 661-552-0879 PIN: 960 575 714#

**Welcome / Roll Call**

**Pledge of Allegiance**

**Conflict of Interest Disclosure**

**Approval of Minutes**

1. Approval of Planning Commission Minutes from October 10, 2024

**PUBLIC COMMENT** - *Time reserved for public comment on items or issues not listed on the agenda.*

**ADMINISTRATIVE ITEMS**

**LEGISLATIVE ITEMS**

2. Consideration and Approval of a Conditional Use Application for a Camp Resort to be Located at 158 Tera Drive in Spanish Valley , Daniel Wright
3. Consideration and Approval of a Conditional Use Application for a U-Haul Rental & Storage Facility to be located between two parcels along Highway 191 in Spanish Valley , Cliff Lackman
4. Review of San Juan Estates, Phase 5, Amendment 3 Subdivision, Dan McPherson

**BUILDING PERMIT(S) REVIEW**

5. November Building Permits

**ADJOURNMENT**

**\*\*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice\*\***



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
October 10, 2024 at 6:00 PM

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**MINUTES**

**GENERAL BUSINESS**

**Welcome / Roll Call**

Planning Commission Chair Trent Schafer called the meeting to order at 6:00 pm.

**PRESENT:**

Chairman Trent Schafer  
Vice-Chair Lloyd Wilson  
Commissioner Thomas Garcia  
Commissioner Shea Walker  
Commissioner Melissa Rigg  
Commissioner Ann Austin  
Planning Administrator Kristen Bushnell  
County Attorney Mitch Maughan  
County Attorney Jens Nielson  
County Administrator Mack McDonald (online)  
County Commissioner Silvia Stubbs

**Pledge of Allegiance**

**Conflict of Interest Disclosure**

No conflicts of interest were disclosed at this time.

**Approval of Minutes**

**1. Approval of Planning Commission Meeting Minutes from September 12, 2024**

**Time Stamp 0:01:30 (audio)**

Motion made by Commissioner Rigg to approve the meeting minutes. Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion Carries.

**PUBLIC COMMENT** - *Time reserved for public comments. Open comments are not allowed once into Administrative and Legislative agenda items.*

**Time Stamp 0:11:30 (audio)**

Debra Swather of La Sal would like that all meetings be held in La Sal and be later in the evenings.

Steven Schultz of La Sal appreciates the map changes and suggested an example from Tooele of animal density language that should be added into our use table and ordinance.

George Schultz of La Sal would like Animal Density 1 & 2 included into the Community Commercial and Residential Zones on the Use Table and “Hay/Grain Storage” to be added to uses.

Naomi Wilson of La Sal would like Animal Density 1 & 2 to have higher allowable densities.

Dean Holly of La Sal would like animal rights in Community Commercial along Fox Lane.

Danny McGee of La Sal would like to reinforce what everyone else has already said.

LaDerme Berkhart of La Sal does not want Community Commercial but would rather Residential.

Bill Workman of La Sal would like more agricultural rights along Copper Mill Road.

Eric Swather of La Sal is concerned about water security and was unhappy about the manner of which Administrator Bushnell handled the La Sal Community Workshop.

Teresa Rutter of La Sal would like to speak for Pat Garcia who was unable to attend that she would like to stay Residential zone.

## ADMINISTRATIVE ITEMS

### 2. Update from La Sal Community Workshop & Community Comments, Kristen Bushnell

**Time Stamp 00:49:00 (audio)**

Planning Administrator Bushnell summarized the discussions from the La Sal Community Workshop held on September 23, 2024. She clarified the definition of “home base business” as being within the home only, no public space, no parking, no signs on the premises. She also clarified the concerns that home mortgages and insurance rates on residences will not change with a zone change.

Collectively the Planning Commission agreed to the following updates within our draft documents:

#### USE TABLE UPDATES

- Inclusion of “Grazing” and “Silviculture (timber production)” in the MultiUse category proposed by Bryan Torgerson of SITLA
- Inclusion of “Boat Storage” in the Recreational Support category proposed by Bryan Torgerson of SITLA

- Inclusion of “Agriculture – Type 1 & 2 Animal Density” in the Community Commercial category proposed generally by the La Sal Community
- Inclusion of “Private Corral” in the MultiUse category proposed generally by the La Sal Community.

### ZONING MAPS

- Parcels for Industrial designation as proposed by Bryan Torgerson of SITLA:
  - T30S, R26E, Sec32 – Lisbon Copper Mine Expansion
  - T28S, R24E, Sec 32 – sand/gravel deposits
  - T36S, R16E Sec 32 – existing U/V mine
  - T41S, R20E, Sec 16 – Holliday Limestone
- Geysers Pass Area for Agricultural designation as proposed by many, many comments received from landowners.
- West Markel for MultiUse designation as proposed generally by the La Sal Community.
- Parcel 29S24E140000 (630.9 acres) for MultiUse designation as proposed by landowner Redd.
- Parcels 29S24E105408 / 29S24E104800 / 29S24E105406 / 29S24E105406 (collectively 133.8 acres) for Agricultural designation as proposed by landowner Ivor Bradshaw (Rollover Ranch).

## **BUILDING PERMIT(S) REVIEW**

### **3. October Building Permits**

**Time Stamp 2:46:00 (audio)**

## **ADJOURNMENT**

**Time Stamp 2:47:00 (audio)**

Motion made by Commissioner Wilson to adjourn. Seconded by Commissioner Rigg.

Voting Yea: All in favor. Motion Carries.



## STAFF REPORT

**MEETING DATE:** November 14, 2024

**ITEM TITLE, PRESENTER:** Consideration and Approval of a Conditional Use Application for a Camp Resort to be Located at 158 Tera Drive in Spanish Valley , Daniel Wright

**RECOMMENDATION:** Make a motion approving the Conditional Use using the Findings and Conditions after finding substantial evidence described in the Conditional Use Permit Document created by Staff

Make a motion denying the Conditional Use based on findings of fact described Make a motion denying the Conditional Use Permit due to the following reasons: (Statement of Findings for Substantial Evidence)

### SUMMARY

In October 2024, Daniel Wright met with Planning Administrator Bushnell to continue the process of a possible Conditional Use Permit to be granted under historical context from an application submitted earlier this year that has been on hold for his property located at 158 Tera Drive in Spanish Valley.

**Property:**

Parcel: #26S22E357801

**Current Zoning:**

This parcel is in the Spanish Valley Residential (SVR) District as per 2021 Zoning Map

### ORDINANCE SECTIONS

The following Conditional Uses are applicable in association with the Spanish Valley Residential (SVR) zone in Table 1-1:

- Accessory Buildings and Uses
- All other household living uses (5<sup>th</sup> wheels, trailers, etc.)

By definition a CONDITIONAL USE is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

### **Possible Conditions to Consider:**

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building code and permit requirements including a fire suppression plan for campsites.
- Must comply with any state or federal fire restrictions.
- Must maintain a 15' wide roadway to property for emergency services access.
- Must comply with San Juan County Health Department requirements and Utah State water system requirements. Including having an engineer design the appropriate waste water systems for the uses.
- Must comply with San Juan County business license requirements.

### **HISTORY / PAST ACTION**

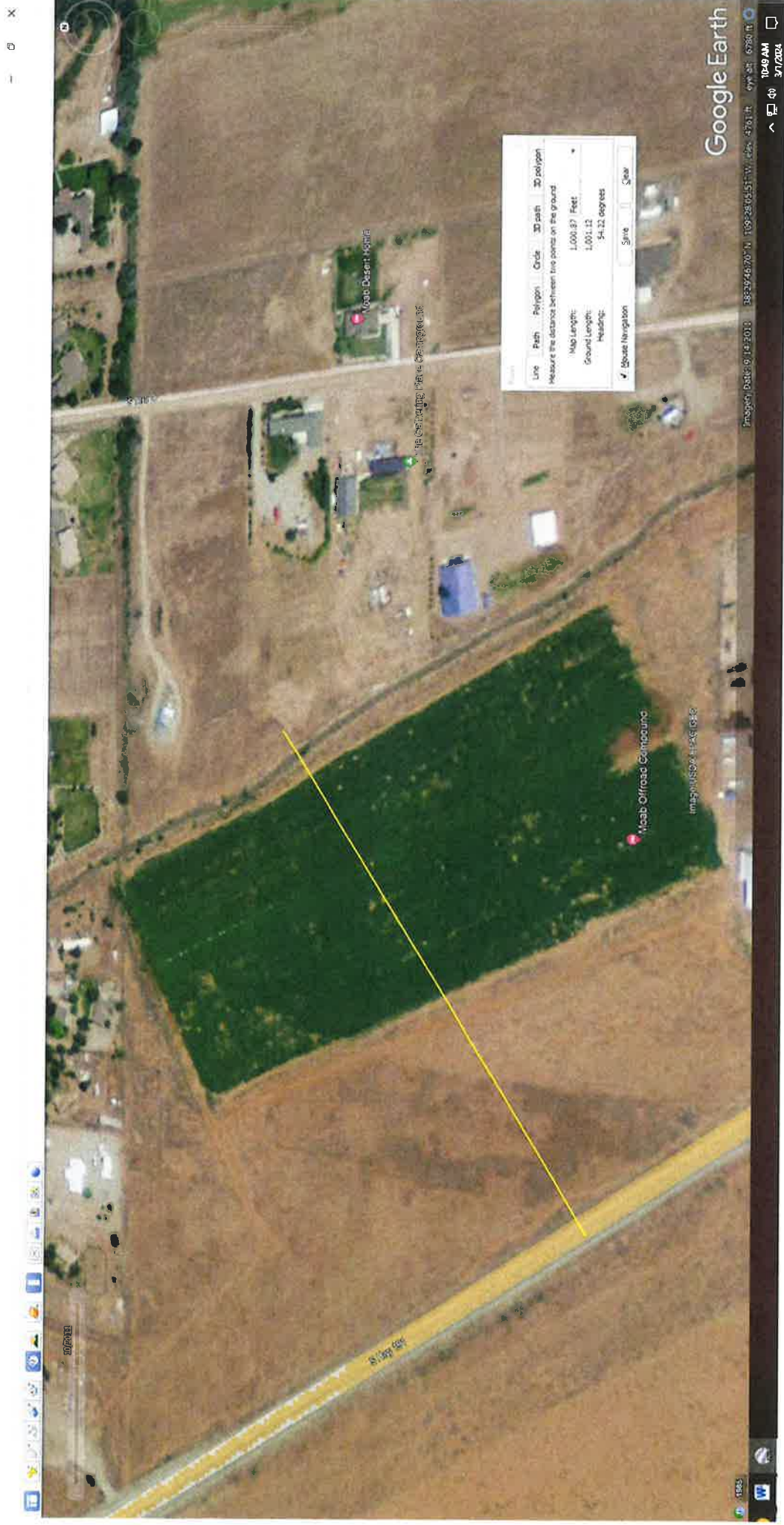
The property was purchased by Wright in April 2019 (prior to the Spanish Valley Ordinance legal adoption). This parcel was historically under Agriculture (A-1) Zone as of the 2011 Ordinance. Within this document it was outlined that “Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory” are a Conditional Use within the Agricultural Zone. Under this historical context, there is a 1 acre lot minimum, 25-foot front yard setback, 25-foot rear yard setback, and 15-foot side yard setbacks from the property line to any dwelling or accessory buildings. As it exists, under the historical context the property is not in compliance.

The Spanish Valley Ordinance was legally adopted in September 2019 by the San Juan County Board of Commissioners. This document, with the accompanied maps updated and amended in 2021, holds as our current legal directive. The property is currently designated as Spanish Valley Residential (SVR) which defines that “Accessory Buildings and Uses” and “All other household living uses (5th wheel, trailers, etc.)” as a Conditional Use. Every building and lot must have access to either an approved private street or driveway or alley which provides safe and convenient access for servicing, fire protection and required on-site parking. Each lot must uphold our minimum standards for 75-foot lot width, 25-foot front setback, 20-foot rear yard setback, and 8-foot side yard setbacks. A setback is defined as being unobstructed by any part of a structure from the ground to the sky and measured as the horizontal distance between a property line and the furthestmost projection of the structure. The SVR district also requires a minimum spacing of 16 feet between units.

Please refer to Chapter 1: Spanish Valley Residential (SVR) District of the Spanish Valley Development Ordinances for additional information on the current requirements on the property.

In January 2024 this parcel applied to be subdivided. The process raised questions to the power and water supplies which run on Carlson’s property adjacent to the south. After further investigation, it was revealed that Daniel Wright’s property had been running as a camp park with overnight rental units. Administrator Bushnell met with Wright and others January 23<sup>rd</sup>, 2024 to discuss plans for expansions to commercial uses on properties and she clarified that the use as an overnight camp park was prohibited within the Spanish Valley Residential Zone.

Wright has been working with the Planning Department for almost a year to resolve the regulations that were put in place after he had established his business. As similar to others in the area, policies and regulations were unclear at the time. Wright has waited for the new ordinance adoption which would once again make this a Conditional Use Permit, if adopted as drafted.



Daniel Wright & Simmons Properties as of October 2011 (under the old ordinance)

Item 2.



Daniel Wright & Simmons Properties as of August 2019 (at time of Spanish Valley Ordinance adoption)

Item 2.





Daniel Wright & Simmons Properties as of August 2023



**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, am a duly Licensed Professional Surveyor in the State of Tennessee, and I am the duly qualified and authorized person to perform the services herein provided.  
**MEREBREAU SUBDIVISION, AMENDED LOT 2**  
 and that same has been correctly surveyed and marked on the ground in accordance with the plan attached hereto.

Surveyed and Marked on the Ground this 11th day of \_\_\_\_\_, 2014.  
 Licensed Professional Surveyor  
 State of Tennessee  
 License No. \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE EAST CORNER OF LOT 2, MEREBREAU SUBDIVISION, AND THENCE S80°35'00"W 100.00 FT. TO A PLAIN IRON NAIL; THENCE S89°15'00"W 100.00 FT. TO AN IRON NAIL; THENCE S47°00'00"W 100.00 FT. TO AN IRON NAIL; THENCE S89°15'00"W 100.00 FT. TO AN IRON NAIL; THENCE S80°35'00"W 100.00 FT. TO THE EAST CORNER OF LOT 2, MEREBREAU SUBDIVISION, CONTAINING THE ACREAGE SHOWN ON THE PLANNING COMMISSION MAP.  
 COMMENCE AT THE NAIL.

**OWNER'S DEDICATION**  
 I, the undersigned, being the owner of the herein described premises, do hereby dedicate to the public the easement herein described for the purposes and use intended by me.  
**MEREBREAU SUBDIVISION, AMENDED LOT 2**  
 and that same has been correctly surveyed and marked on the ground in accordance with the plan attached hereto.

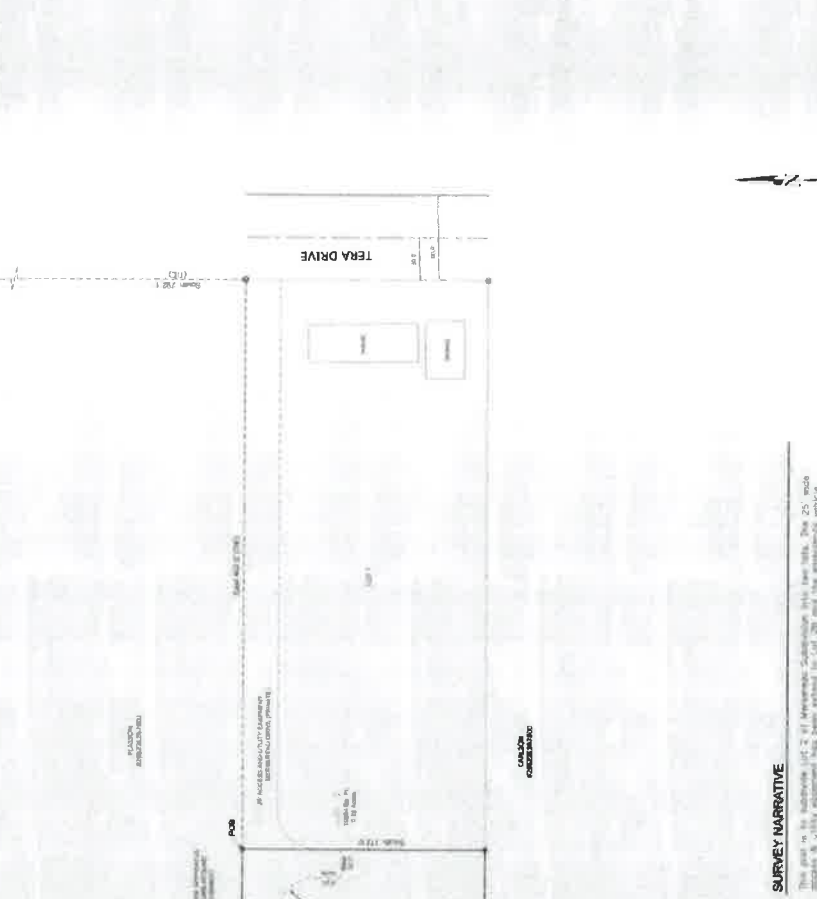
**ACKNOWLEDGMENT**  
 I, the undersigned, do hereby acknowledge that the foregoing dedication of the herein described premises to the public has been made by me or by my duly authorized agent, and that the same is the true and correct intention of the owner of the premises.  
 Dated this 11th day of \_\_\_\_\_, 2014.  
 \_\_\_\_\_  
 Owner

Project	111 21
Date	7/31/2014
Sheet	1 of 1



**COUNTY RECORDER NO.**  
 RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF HAMILTON, TENNESSEE, BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_

**MEREBREAU SUBDIVISION, AMENDED LOT 2**  
 A SUBDIVISION OF LOTS 2, MEREBREAU SUBDIVISION, LOCATED IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, TENNESSEE.



**SURVEY NARRATIVE**  
 This plan is for Amended Lot 2 of Merereau Subdivision, Baldwin County, Tennessee. The 25-foot wide easement is a utility easement. This subdivision has been established in 2012 and the entire 25-foot wide easement is contained in the same recorded plat.

**LEGEND**  
 (C) Right-of-Way Center  
 (D) Right-of-Way Corner  
 (E) Corner Monument

**COUNTY COMMISSION APPROVAL**  
 Approved by the Board of Health, Baldwin County, Tennessee, this 15th day of July, 2014.  
 \_\_\_\_\_  
 Health Officer

**PLANNING COMMISSION CERTIFICATE**  
 Approved by the Planning Commission, Baldwin County, Tennessee, this 15th day of July, 2014.  
 \_\_\_\_\_  
 Chairperson

**COUNTY BOARD OF HEALTH**  
 Approved this 15th day of July, 2014.

**APPROVAL AS TO FORM**  
 Approved as to form this 15th day of July, 2014.  
 \_\_\_\_\_  
 Attorney

**COUNTY SURVEYOR**  
 Approved in accordance with applicable law and recorded in the public records on this 11th day of July, 2014.  
 \_\_\_\_\_  
 County Surveyor

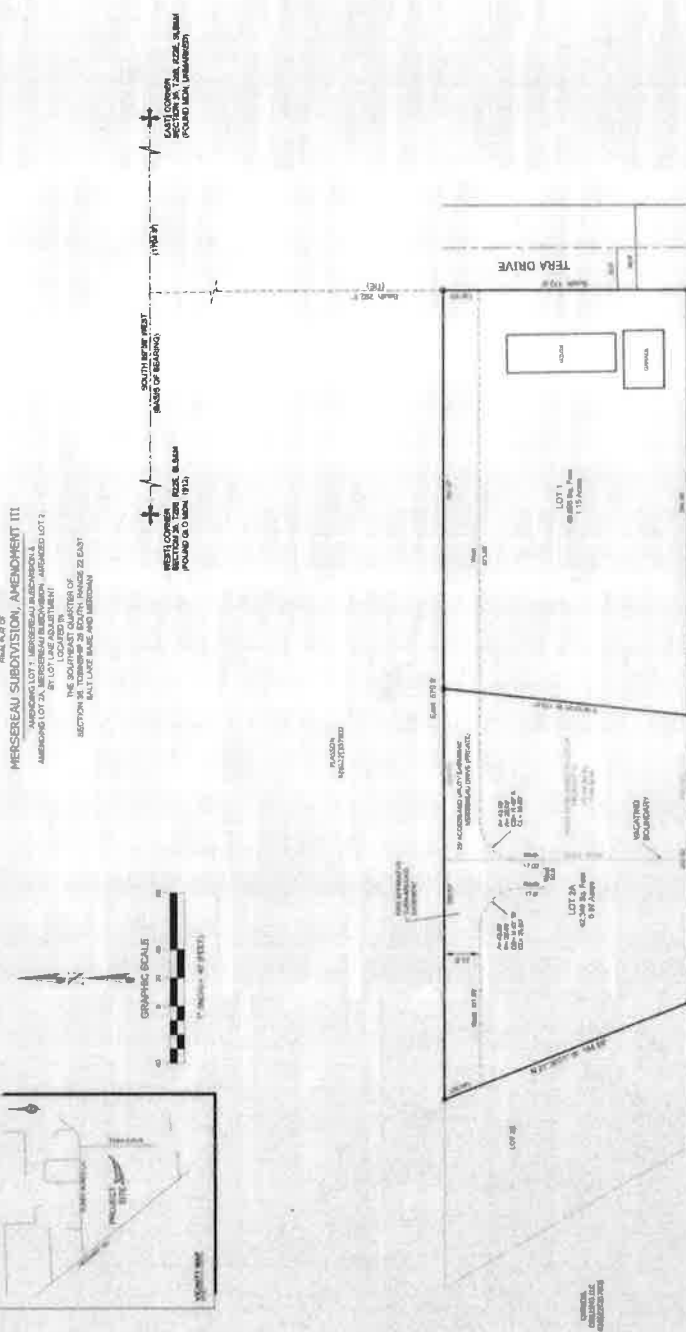
**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly Licensed Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming title to the land described in the foregoing subdivision, amendment or other instrument referred to in the foregoing description, and that the same has been correctly prepared and reduced to scale, and that the same is correct in all respects.

Licensed Surveyor  
No. 2000  
State of Missouri  
COURTNEY A. WRIGHT

**BOUNDARY DESCRIPTION**

SECTION 22 EAST  
RANGE 22 EAST  
TOWNSHIP 33 SOUTH  
MERSELAU SUBDIVISION, AMENDMENT III  
SECTION 22 EAST  
RANGE 22 EAST  
TOWNSHIP 33 SOUTH  
MERSELAU SUBDIVISION, AMENDMENT III



**OWNER'S DEDICATION**

AND ALL OTHERS BY THESE PRESENTS MAY THE UNDERSIGNED OWNERS OF THE FOREGOING DESCRIBED TRACT OF LAND HEREBY DEDICATE TO THE PUBLIC THE FOREGOING TRACT OF LAND FOR THE PURPOSES STATED THEREIN.

COURTNEY A. WRIGHT  
Surveyor



Project 133.21  
Date 2/24/22  
Sheet 1 of 1

COURTY RECORDER NO  
DATE OF RECORDED INSTRUMENT  
RECORDING OFFICE

STATE OF MISSOURI  
DEPARTMENT OF REVENUE  
RECORDING DIVISION  
RECORDING OFFICE  
ST. LOUIS, MISSOURI

**ACKNOWLEDGMENT**

I, the undersigned, being a duly Licensed Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming title to the land described in the foregoing subdivision, amendment or other instrument referred to in the foregoing description, and that the same has been correctly prepared and reduced to scale, and that the same is correct in all respects.

**ACKNOWLEDGMENT**

I, the undersigned, being a duly Licensed Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming title to the land described in the foregoing subdivision, amendment or other instrument referred to in the foregoing description, and that the same has been correctly prepared and reduced to scale, and that the same is correct in all respects.

COURTY RECORDER NO  
DATE OF RECORDED INSTRUMENT  
RECORDING OFFICE

STATE OF MISSOURI  
DEPARTMENT OF REVENUE  
RECORDING DIVISION  
RECORDING OFFICE  
ST. LOUIS, MISSOURI

**SURVEY NARRATIVE**

This plat is to adjust the boundaries between Lot 1 and 2A of the Merseleau Subdivision.

PLANNING COMMISSION CERTIFICATE  
APPROVED AS TO FORM AND CONTENT BY THE PLANNING COMMISSION  
DATE

COURTY BOARD OF HEALTH  
APPROVED AS TO HEALTH AND SAFETY  
DATE

APPROVAL AS TO FORM  
APPROVED AS TO HEALTH AND SAFETY  
DATE

COURTY SURVEY FOR  
APPROVAL AND RECORDING  
DATE



Recorded at the Request of:  
South Eastern Utah Title Co. 38,439-SJ  
Mail Tax Notice To:  
Daniel Wright  
1165 Duchesne Ave  
Moab, UT 84532

Ent 160134 Bk 1037 Pg 244 - 244  
Date: 10-Apr-2019 10:28:50AM  
Fee: \$10.00 Check Filed By :IH  
DAVID O CARPENTER, Recorder  
SAN JUAN COUNTY CORPORATION  
For: SOUTH EASTERN UTAH TITLE COMPA

**WARRANTY DEED**

Sarah J. Mersereau, Grantor, hereby Conveys and Warrants to Daniel Wright, Grantee, of Moab, Utah for the sum of ten dollars and other good and valuable consideration, the following described tract of land in ~~Grand County~~, State of Utah, to-wit:

*San Juan Co.*

**LOT 2, MERSEREAU SUBDIVISION, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, T26S, R22E, SLB&M ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**TOGETHER WITH A 25 FT. WIDE ACCESS AND UTILITY EASEMENT THROUGH LOT 1 OF MESEREAU SUBDIVISION ACCORDING TO THE PLAT RECORDED SEPTEMBER 25, 2018 IN BOOK 1029 AT PAGE 424 AS ENTRY NO. 156716.**

**EXCEPTING therefrom all oil, gas, minerals that have been previously reserved, conveyed or transferred in prior documents.**

**Tax Parcel No. 00130000020**

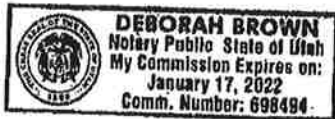
**Subject to easements, reservations, rights-of-way and restrictions however evidenced.**

Witness the hand of said Grantor, this 10<sup>th</sup> day of April, 2019.

*Sarah J. Mersereau*  
\_\_\_\_\_  
Sarah J. Mersereau

STATE OF UTAH            )  
  (ss  
COUNTY OF GRAND     )

On the 10<sup>th</sup> day of April, 2019, personally appeared before me Sarah J. Mersereau, the signer of the within instrument who duly acknowledged to me that she executed the same.



*Deborah Brown*  
\_\_\_\_\_  
Notary Public  
My commission expires: January 17, 2022

\* *Cathy Hatch - South Eastern Utah Title Co.*

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 00130000002A

Date Range: 06/01/1980 through 03/01/2024

03/01/2024  
09:20:42AM

Item 2.

Page: 1

Entry Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting Grantors					Grantees

This abstract is complete as of February 27, 2024

IMPORTANT: Parcel ID'S were not required before 1997. Parcel ID's were not required on oil, gas and mineral documents, leases, etc prior to 2010. CHECK ALL INDEXES.

168902	SUBDIVISION PLAT	0.00	1077/0384	03/11/2022	03/11/2022	54.00
RedNote 1: MERSEREAU SUBDIVISION AMENDMENT III						
WRIGHT DANIEL			WRIGHT DANIEL			
MERSEREAU SARAH J			MERSEREAU SARAH J			

165974	SUBDIVISION PLAT	0.00	1065/0789	07/22/2021	07/22/2021	54.00
RedNote 1: MERSEREAU SUBDIVISION AMENDED LOT 2						
WRIGHT DANIEL			TO WHOM IT MAY CONCERN			

001300000020 is a PARENT of 00130000002A, 1 Generation from 00130000002A

166653	TRUST DEED	216,000.00	1068/0776	09/23/2021	09/17/2021	40.00
SIMMONS MEGAN			RICHLAND TITLE INSURANCE AGENCY INC-TRUS			

166597	WARRANTY DEED	0.00	1068/0538	09/17/2021	09/17/2021	40.00
RedNote 1: 166652 CORRECTION WARRANTY DEED (1068/0775)						
WRIGHT DANIEL			SIMMONS MEGAN			

<<<<<Info for entry 165974 which affects 001300000020 is displayed above>>>>>

161032	PARTIAL RELEASE	120,000.00	1041/0214	09/04/2019	02/25/2019	40.00
RedNote 1: 121923 TRUST DEED (0963/0457)						
MERSEREAU SARAH J			SOUTH EASTERN UTAH TITLE CO-TRUSTEE			

161031	PARTIAL RECONVEYANC	0.00	1041/0212	09/04/2019	09/04/2019	40.00
RedNote 1: 138102 TRUST DEED (1002/0399)						
SOUTH EASTERN UTAH TITLE CO-TRUSTEE			MERSEREAU SARAH J			

160137	PARTIAL RECONVEYANC	0.00	1037/0254	04/10/2019	04/02/2019	12.00
RedNote 1: 138102 TRUST DEED (1002/0399)						
SOUTH EASTERN UTAH TITLE CO-TRUSTEE			MERSEREAU SARAH J			

160136	PARTIAL RECONVEYANC	0.00	1037/0252	04/10/2019	03/13/2019	12.00
RedNote 1: 121923 TRUST DEED (0963/0457)						
RedNote 2: 122951 TRUST DEED (0967/0574)						
SOUTH EASTERN UTAH TITLE CO-TRUSTEE			MERSEREAU SARAH J			

160135	TRUST DEED	54,000.00	1037/0245	04/10/2019	04/10/2019	22.00
WRIGHT DANIEL			SOUTH EASTERN UTAH TITLE CO-TRUSTEE			

160134	WARRANTY DEED	0.00	1037/0244	04/10/2019	04/10/2019	10.00
MERSEREAU SARAH J			WRIGHT DANIEL			

156716	SUBDIVISION PLAT	0.00	1029/0424	09/25/2018	08/20/2018	31.00
RedNote 1: MERSEREAU SUBDIVISION						
MERSEREAU SARAH J			MERSEREAU SARAH J			

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 00130000002A

Date Range: 06/01/1980 through 03/01/2024

Item 2.

Page: 2

03/01/2024  
09:20:42AM

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting						
Grantors	Grantees					
001300000000 is a PARENT of 001300000020, 2 Generations from 00130000002A						
<<<<<Info for entry 156716 which affects 001300000000 is displayed above>>>>>						
26S22E357801 is a PARENT of 001300000000, 3 Generations from 00130000002A						
169662	RECONVEYANCE	0.00	1079/0700	05/02/2022	04/29/2022	40.00
RedNote 1: 138102 TRUST DEED (1002/0399)						
SOUTH EASTERN UTAH TITLE COMPANY-TRUSTEE MERSEREAU SARAH J						
163416	RECONVEYANCE	0.00	1052/0799	09/15/2020	09/15/2020	40.00
RedNote 1: 121923 TRUST DEED (0963/0457)						
RedNote 2: 122951 TRUST DEED (0967/0574)						
LUNDBERG & ASSOCIATES PC-TRUSTEE			MERSEREAU SARAH J			
163415	SUBSTITUTION AND RE	0.00	1052/0796	09/15/2020	08/06/2020	40.00
RedNote 1: 121923 TRUST DEED (0963/0457)						
RedNote 2: 122951 TRUST DEED (0967/0574)						
MORTGAGE ELECTRONIC REGISTRATION SYSTEM LUNDBERG & ASSOCIATES PC-SUCC TRUSTEE						
EASTERN UTAH COMMUNITY CREDIT UNION (ITS MERSEREAU SARAH J						
MERSEREAU SARAH J						
LUNDBERG & ASSOCIATES PC-TRUSTEE						
<<<<<Info for entry 161032 which affects 26S22E357801 is displayed above>>>>>						
<<<<<Info for entry 161031 which affects 26S22E357801 is displayed above>>>>>						
<<<<<Info for entry 156716 which affects 26S22E357801 is displayed above>>>>>						
138102	TRUST DEED	20,000.00	1002/0399	09/13/2017	09/05/2017	29.00
RedNote 1: 160137 PARTIAL RECONVEYANCE (1037/0254)						
RedNote 2: 161031 PARTIAL RECONVEYANCE (1041/0212)						
RedNote 3: 169662 RECONVEYANCE (1079/0700)						
MERSEREAU SARAH J			EASTERN UTAH COMMUNITY CREDIT-TRUSTEE			
122951	TRUST DEED	120,000.00	0967/0574	11/06/2014	06/06/2014	40.00
RedNote 1: 121923 TRUST DEED (0963/0457)						
RedNote 2: 160136 PARTIAL RECONVEYANCE (1037/0252)						
RedNote 3: 163415 SUBSTITUTION AND RECONVEYANCE (1052/0796)						
RedNote 4: 163416 RECONVEYANCE (1052/0799)						
MERSEREAU SARAH J			SOUTH EASTERN UTAH TITLE CO-TRUSTEE			
122046	RECONVEYANCE	0.00	0963/0902	07/02/2014	06/25/2014	14.00
RedNote 1: 107882 TRUST DEED (0910/0208)						
WELLS FARGO FINANCIAL NATIONAL BANK NA-T SCOTT GLENN						
SCOTT LINDA						
122045	SUB OF TRUSTEE	0.00	0963/0899	07/02/2014	06/25/2014	14.00
RedNote 1: 107882 TRUST DEED (0910/0208)						
WELLS FARGO BANK NA RE:			WELLS FARGO FINANCIAL NATIONAL BANK NB-S			
SCOTT GLENN						

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 0013000002A

Date Range: 06/01/1980 through 03/01/2024

Item 2.

03/01/2024  
09:20:42AM

Page: 3

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting	Grantors	Grantees				
SCOTT LINDA						
121925	LIMITED POWER OF AT	0.00	0963/0483	06/10/2014	06/06/2014	21.00
RedNote 1:	REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY					
	MERSEREAU SARAH J	EASTERN UTAH COMMUNITY CREDIT UNION				
121924	AFFIDAVIT OF MOBILE	0.00	0963/0475	06/10/2014	06/06/2014	25.00
	MERSEREAU SARAH J	TO WHOM IT MAY CONCERN				
121923	TRUST DEED	120,000.00	0963/0457	06/10/2014	06/06/2014	40.00
RedNote 1:	122951 ASSIGNMENT OF TRUST DEED (0967/0574)					
RedNote 2:	160136 PARTIAL RECONVEYANCE (1037/0252)					
RedNote 3:	161032 PARTIAL RELEASE (1041/0214)					
RedNote 4:	163415 SUBSTITUTION AND RECONVEYANCE (1052/0796)					
RedNote 5:	163416 RECONVEYANCE (1052/0799)					
	MERSEREAU SARAH J	SOUTH EASTERN UTAH TITLE CO-TRUSTEE				
121922	WARRANTY DEED	0.00	0963/0455	06/10/2014	06/09/2014	13.00
	SCOTT GLENN	MERSEREAU SARAH J				
	SCOTT LINDA					
117521	LIMITED POWER OF AT	0.00	0945/0880	12/07/2012	11/10/2012	18.00
RedNote 1:	REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY					
	SCOTT GLENN	WELLS FARGO BANK NA				
	SCOTT LINDA					
117427	AFFIDAVIT OF MOBILE	0.00	0945/0309	11/26/2012	06/19/2006	16.00
RedNote 1:	MANUFACTURED HOME AFFIDAVIT OF AFFIXATION					
	SCOTT GLENN	TO WHOM IT MAY CONCERN				
	SCOTT LINDA					
111924	RESOLUTION	0.00	0924/0544	12/20/2010	10/20/2010	0.00
RedNote 1:	TRANSFER OF A PORTION OF THE SAN JUAN COUNTY SCHOOL DISTRICT LOCATED IN SPAS					
RedNote 2:	MAP ATTACHED					
	SAN JUAN COUNTY SCHOOL BOARD OF EDU	GRAND COUNTY SCHOOL DISTRICT				
107966	RECONVEYANCE	0.00	0910/0484	07/13/2009	07/08/2009	13.00
RedNote 1:	086856 TRUST DEED (0858/0317)					
	WELLS FARGO FINANCIAL NATIONAL BANK-TRUS	SCOTT GLENN				
		SCOTT LINDA				
		SCOTT MATTHEW J				
107965	SUB OF TRUSTEE	0.00	0910/0482	07/13/2009	07/06/2009	13.00
RedNote 1:	086856 TRUST DEED (0858/0317)					
	MORTGAGE ELECTRONIC REG SYS INC	WELLS FARGO FINANCIAL NATIONAL BANK-SUCC				
	SCOTT GLENN					
	SCOTT LINDA					
	SCOTT MATTHEW J					
107882	TRUST DEED	180,600.00	0910/0208	06/30/2009	06/19/2009	48.00
RedNote 1:	122045 SUB OF TRUSTEE (0963/0899)					
RedNote 2:	122046 RECONVEYANCE (0963/0902)					



# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 00130000002A

03/01/2024  
09:20:42AM

Date Range: 06/01/1980 through 03/01/2024

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Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting Grantors <span style="float: right;">Grantees</span>						
			<hr/> SCOTT GLENN <span style="float: right;">FOUNDERS TITLE COMPANY-TRUSTEE</span> SCOTT LINDA			
107881	QUIT CLAIM DEED	0.00	0910/0204	06/30/2009	06/19/2009	16.00
RedNote 1: 086855 WARRANTY DEED (0858/0316) SCOTT GLENN <span style="float: right;">SCOTT GLENN</span> SCOTT LINDA <span style="float: right;">SCOTT LINDA</span> SCOTT MATTHEW						
087226	RECONVEYANCE	0.00	0859/0433	09/18/2006	09/02/2006	13.00
RedNote 1: 070342 TRUST DEED (0820/0752) RIVERS ROD-TRUSTEE <span style="float: right;">HAMMER LONNIE M</span>						
087225	SUB OF TRUSTEE	0.00	0859/0431	09/18/2006	08/28/2006	12.00
RedNote 1: 070342 TRUST DEED (0820/0752) CHASE HOME FINANCE LLC (SUCC BY MERGER ) RIVERS ROD-SUCC TRUSTEE CHASE MANHATTAN MORTGAGE CORP RE: HAMMER LONNIE M						
086858	LIMITED POWER OF AT	0.00	0858/0340	08/21/2006	08/18/2006	14.00
SCOTT GLENN <span style="float: right;">FIDELITY MORTGAGE COMPANY</span> SCOTT LINDA SCOTT MATTHEW J						
086857	AFFIDAVIT OF MOBILE	0.00	0858/0334	08/21/2006	08/21/2006	22.00
SCOTT GLEN <span style="float: right;">UTAH STATE TAX COMMISSION</span> SCOTT LINDA SCOTT MATTHEW J						
086856	TRUST DEED	181,000.00	0858/0317	08/21/2006	08/18/2006	44.00
RedNote 1: 107965 SUB OF TRUSTEE (0910/0482) RedNote 2: 107966 RECONVEYANCE (0910/0484) SCOTT GLENN <span style="float: right;">SOUTH EASTERN UTAH TITLE CO-TRUSTEE</span> SCOTT LINDA SCOTT MATTHEW J						
086855	WARRANTY DEED	0.00	0858/0316	08/21/2006	08/18/2006	12.00
RedNote 1: 107881 QUIT CLAIM DEED (0910/0204) HAMMER LONNIE M <span style="float: right;">SCOTT GLENN</span> HAMMER VALARIE A <span style="float: right;">SCOTT LINDA</span> <span style="float: right;">SCOTT MATTHEW J</span>						
070354	AFFIDAVIT OF MOBILE	0.00	0820/0798	10/07/2003	10/07/2003	13.00
HAMMER LONNIE M <span style="float: right;">UTAH STATE TAX COMMISSION</span> HAMMER VALARIE A						
070343	ASSIGNMENT OF TRUST	143,500.00	0820/0769	10/07/2003	10/06/2003	13.00
RedNote 1: 070342 TRUST DEED (0820/0752) FIRST MORTGAGE CORPORATION RE: <span style="float: right;">CHASE MANHATTAN MORTGAGE CORPORATION</span> HAMMER LONNIE M HAMMER VALARIE A						

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 0013000002A

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03/01/2024  
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Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
<div style="display: flex; justify-content: space-between;"> <span>Red Noting</span> <span>Grantors</span> <span>Grantees</span> </div>						
070342	TRUST DEED	143,500.00	0820/0752	10/07/2003	10/06/2003	43.00
<span style="color: red;">RedNote 1: 070343 ASSIGNMENT OF TRUST DEED (0820/0769)</span> <span style="color: red;">RedNote 2: 087225 SUB OF TRUSTEE (0859/0431)</span> <span style="color: red;">RedNote 3: 087226 RECONVEYANCE (0859/0433)</span>						
HAMMER LONNIE M			SOUTH EASTERN UTAH TITLE CO-TRUSTEE			
HAMMER VALARIE A						
070341	WARRANTY DEED	0.00	0820/0750	10/07/2003	10/06/2003	13.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE			HAMMER LONNIE M			
SOMERVILLE DARLENE-CO TRUSTEE			HAMMER VALARIE A			
SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS						
DARLENE SOMERVILLE INTER VIVOS TRUST						
068716	QUIT CLAIM DEED	0.00	0814/0549	04/10/2003	04/10/2003	13.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE			SOMERVILLE SAMMY ANDREW CO-TRUSTEE			
SOMERVILLE DARLENE-CO TRUSTEE			SOMERVILLE DARLENE-CO TRUSTEE			
SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS			SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS			
DARLENE SOMERVILLE INTER VIVOS TRUST			DARLENE SOMERVILLE INTER VIVOS TRUST			
<hr/> 26S22E357201 is a PARENT of 26S22E357801, 4 Generations from 00130000002A						
161542	AFFIDAVIT TERMINATE	0.00	1043/0867	11/22/2019	11/20/2019	40.00
<span style="color: red;">RedNote 1: 061334 WARRANTY DEED (0786/0736)</span>						
SOMERVILLE SAM A RE:			SOMERVILLE SAM A			
SOMERVILLE JESSE DARLENE						
SOMERVILLE DARLENE (DECEASED)						
150047	EASEMENT	0.00	1019/0283	05/10/2018	01/31/2018	0.00
<span style="color: red;">RedNote 1: UTILITY EASEMENT</span> <span style="color: red;">RedNote 2: MAP ATTACHED</span>						
SOMERVILLE SAMMY ANDREW-TRUSTEE			SAN JUAN SPANISH VALLEY SPECIAL SERVICE			
SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS						
133587	SPECIAL WARRANTY DE	0.00	0994/0619	04/03/2017	03/27/2017	14.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE			SOMERVILLE SAMMY ANDREW-TRUSTEE			
SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS			SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS			
SOMERVILLE SAMMY ANDREW CO-TRUSTEE						
DARLENE SOMERVILLE INTER VIVOS TRUST						
<hr/> <<<<Info for entry 111924 which affects 26S22E357201 is displayed above>>>>						
104950	GREENBELT APPLICATI	0.00	0900/0243	09/16/2008	09/16/2008	20.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE			SAN JUAN COUNTY ASSESSOR			
SOMERVILLE DARLENE-CO TRUSTEE						
093219	TRUST DEED	168,000.00	0871/0433	04/25/2007	04/24/2007	52.00
<span style="color: red;">RedNote 1: 103854 RECONVEYANCE (0897/0513)</span>						
JOHNSON TOM			ANDERSON OLIVER TITLE-TRUSTEE			
093218	WARRANTY DEED	0.00	0871/0432	04/25/2007	04/27/2007	12.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE			JOHNSON TOM			

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 0013000002A

03/01/2024  
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Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting Grantors <span style="float: right;">Grantees</span>						
SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST 10/						
090890	SUBDIVISION PLAT	0.00	0866/0571	02/07/2007	12/26/2006	36.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE TO WHOM IT MAY CONCERN SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST 10/						
090540	WARRANTY DEED	0.00	0865/0681	01/18/2007	01/16/2007	12.00
SOMERVILLE SAMMY ANDREW -CO TRUSTEE MOAB BUSINESS PARK LLC SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST 10/						
079145	NON EXCLUSIVE EASEM	0.00	0840/0173	05/20/2005	05/19/2005	0.00
M & M MANUFACTURED HOMES LLC SAN JUAN COUNTY						
078617	NON EXCLUSIVE EASEM	0.00	0839/0338	05/10/2005	04/29/2005	10.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE M & M MANUFACTURED HOMES LLC SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST						
072621	WARRANTY DEED	0.00	0828/0011	07/09/2004	07/09/2004	14.00
SOMERVILLE SAMMY ANDREW CO-TRUSTEE LAWRENCE CORTLANDT B SOMERVILLE DARLENE-CO TRUSTEE LAWRENCE MARY M SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST						
068876	RIGHT OF WAY	0.00	0815/0221	04/29/2003	04/24/2003	14.00
SOMERVILLE SAMMY A-CO-TRUSTEE PACIFICORP SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST						
068875	RIGHT OF WAY	0.00	0815/0218	04/29/2003	04/24/2003	14.00
SOMERVILLE SAMMY A-CO-TRUSTEE PACIFICORP SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST						
068874	RIGHT OF WAY	0.00	0815/0215	04/29/2003	04/24/2003	14.00
SOMERVILLE SAMMY A-CO-TRUSTEE PACIFICORP SOMERVILLE DARLENE-CO TRUSTEE SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS DARLENE SOMERVILLE INTER VIVOS TRUST						
061334	WARRANTY DEED	0.00	0786/0736	04/26/2000	08/05/1975	12.00
RedNote 1: 161542 AFFIDAVIT TERMINATE JOINT TENANCY (1043/0867) SOMERVILLE STEWART SOMERVILLE SAM A						

# SAN JUAN COUNTY CORPORATION

Parcel Abstract for 00130000002A

Date Range: 06/01/1980 through 03/01/2024

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03/01/2024  
09:20:42AM

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Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting	Grantors	Grantees				
	SOMERVILLE MARIE	SOMERVILLE DARLENE				
061329	PATENT	0.00	0786/0725	04/26/2000	07/03/1897	10.00
<b>RedNote</b>	<b>1: 061330 DECREE OF DISTRIBUTION (0786/0726)</b>					
	USA	SOMERVILLE ANDREW				
060439	QUIT CLAIM DEED	0.00	0784/0171	12/30/1999	12/29/1999	13.00
	SOMERVILLE SAM A-SUCC TRUSTEE	SOMERVILLE SAMMY ANDREW CO-TRUSTEE				
	STEWART SOMERVILLE AND MARIE SOMERV	SOMERVILLE DARLENE-CO TRUSTEE				
		SAMMY ANDREW SOMERVILLE INTER VIVOS TRUS				
		DARLENE SOMERVILLE INTER VIVOS TRUST				
060438	AFFIDAVIT	0.00	0784/0166	12/30/1999	06/20/1992	19.00
<b>RedNote</b>	<b>1: 1B5636 549/447</b>					
	SOMERVILLE SAM A RE:	SOMERVILLE SAM A-SUCC TRUSTEE				
	SOMERVILLE STEWART (DECEASED)	STEWART SOMERVILLE AND MARIE SOMERV				
	SOMERVILLE MARIE (DECEASED)					
	STEWART SOMERVILLE AND MARIE SOMERV					
057211	AGREEMENT	0.00	0774/0789	12/21/1998	04/24/1996	21.00
<b>RedNote</b>	<b>1: AGREEMENT TO EXCHANGE EASEMENTS</b>					
	SOMERVILLE SAMMY	COATES JAY				
	SOMERVILLE DARLENE	COATES DONNA				
	COATES JAY	SOMERVILLE SAMMY				
	COATES DONNA	SOMERVILLE DARLENE				

**Legal Description:**

MERSEREAU SUBDIVISION, AMENDMENT III, LOT 2A: LOT 2A OF THE MERSEREAU SUBDIVISION AMENDMENT III AS SHOWN. (.97 AC) 00130000002A,

**Parcel Text History:**

AMENDED LOT 2 MERSEREAU SUBDIVISION 165974 1065/789, 07/22/2021

END OF ABSTRACT

<sup>1</sup> = Has Back Taxes

SAN JUAN COUNTY CORPORATION  
**Tax Roll Master Record**

Item 2.

March 1, 2024

11:33:16AM

Parcel: 00130000002A Entry: 168902  
 Name: WRIGHT DANIEL  
 c/o Name:  
 Address 1: 152 TERA DR  
 Address 2:  
 City State Zip: MOAB UT 84532-0000  
 Mortgage Co:  
 Status: **Active** Year: **2024** District: **007 GRAND COUNTY WATER DI** **0.011069**

Property Address  
 158 TERA DR.  
 MOAB 00008-4532  
 Acres: 0.97

Owners	Interest	Entry	Date of Filing	Comment
WRIGHT DANIEL		168902	03/11/2022	(1077/0384)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BR15 MANUFACTURED HOME-RESIDENTIAL	0.00	60,600	33,330	368.93	60,600	33,330	368.93
LR01 RESIDENT LOT	0.97	101,000	55,550	614.88	101,000	55,550	614.88
Totals:	0.97	161,600	88,880	983.81	161,600	88,880	983.81

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR15 MANUFACTURED HOME-RESIDENTIAL	2020			

<b>**** ATTENTION !! ****</b>		2024 Taxes:	983.81	2023 Taxes:	983.81
Tax Rates for 2024 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2024 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)		Special Fees:	0.00	<b>Review Date</b>	<b>02/03/2023</b>
		Penalty:	0.00		
		Abatements: (	0.00)	<b>NO BACK TAXES!</b>	
		Payments: (	0.00)		
		Amount Due:	983.81		

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

**Taxing Description**

MERSEREAU SUBDIVISION, AMENDMENT III, LOT 2A: LOT 2A OF THE MERSEREAU SUBDIVISION AMENDMENT III AS SHOWN. (.97 AC) 00130000002A,

**History**

AMENDED LOT 2 MERSEREAU SUBDIVISION 165974 1065/789, 07/22/2021

PROPERTY

View | Remove | ▾

WRIGHT DANIEL  
1165 DUCHESNE AVE  
MOAB, UT 84532

< 158 TERA DR,  
MOAB, UT 84532  
Parcel: 00130000002A  
Zoned: RR

STATUS

History | ❤️

Nothing selected ▾

Scott Burton  
12/02/2021  
820 days since Permit created

<b>Permit #:</b> 21145	<b>Applicant Phone:</b> 435-210-1887	<b>Total SF:</b> 1350	<b>Health Department Approval:</b>
<b>Permit Date:</b> 12/13/21	<b>Applicant Email:</b> Moab.fun@hotmail.coi	<b>Group:</b> R-3 Residential, on ▾	<b>Building Department Approval:</b> 12/08/2021
<b>SJC Permit Number:</b> 21145	<b>Additional email:</b>	<b>Construction Type:</b> HUD ▾	<b>Permittee/Owner Signature:</b> 12/01/2021
<b>City or County:</b> San Juan County ▾	<b>Owner/Builder:</b> Yes ▾	<b>Zone:</b> --- ▾	<b>Contractor Signature:</b> 12/01/2021
<b>Residential or Commercial:</b> Residential ▾	<b>Construction Category:</b> -- ▾	<b>Duct Blaster Test Required:</b> -- ▾	<b>Permit Expires:</b> 07/11/2023
<b>Type of Permit:</b> Manufactured Hor ▾	<b>Description:</b> New residence	<b>Number of Stories:</b> 1	<b>Certificate of Occupancy:</b>
<b>Type of Permit (P&amp;Z):</b> -- ▾	<b>Description Note:</b> WO #	<b>Number of Buildings:</b> 1	<b>Plans to be Purged:</b>
<b>Inspections billable?:</b> -- ▾	<b>Valuation:</b> 0	<b>Number of Dwelling Units:</b> 1	<b>Occupant Load:</b> -- ▾
<b>Status:</b> Open ▾	<b>Main Level SF:</b> 1350	<b>Number of Bedrooms:</b> 3	<b>Waived Fee Approval:</b> -- ▾
<b>Building Address:</b> 158 Tera Dr	<b>Rough Basement SF:</b> 0	<b>Number of Bathrooms:</b> 2	<b>Code Cycle Plans Submitted Under:</b> HUD ▾
<b>Building CityStateZip:</b> Moab, UT 84532	<b>Finish Basement SF:</b> 0	<b>Covered Offstreet Parking:</b> 0	<b>Number of Lots:</b> 0
<b>Owner Name:</b> Daniel Wright	<b>Garage/Carport SF:</b> 0	<b>Automatic Sprinkler System:</b> -- ▾	<b>Other Parcels Included:</b>
<b>Applicant Name:</b> Daniel Wright	<b>Covered Patio/Deck SF:</b> 0	<b>Fire Department Approval:</b>	<b>Assigned To:</b> *Building Inspector ▾
<b>Applicant Address:</b> 158 Tera Dr	<b>2nd Story SF:</b> 0	<b>SJSVSSD:</b> 12/10/2021	<b>GIS Link ID:</b> 00130000002A
<b>Applicant CityStateZip:</b> Moab, UT 84532	<b>Additional Floors SF:</b> 0	<b>Planning Approval:</b> 12/02/2021	

Permits For Property (Permit Management)

Show Last 25 | Show All ❤️ ▾

Entity For Property (License Management)

Show Last 25 | Show All ❤️ ▾

Contractors

Q ❤️ ▾

Contractor Name	Phone	Status	Address
Affordable Builders LLC	1152755	Active	121 E 100 S
Red Dirt Earthworks	1351699	Active	
Darin Bleggi Transport	15	Active	
ECD	24	Active	1736 S Spanish Valley Dr



ECD

24

Active

1736 S Spanish Valley Dr



Valuations



R-3 Res, 1-2 Family V-B		1350,0	200245,50	
Total:		1,350,00	\$200,245,50	

Fees



+	Plan Review Deposit - Residential		130.00	0.00	
+	Manufactured home	1	260.00	0.00	
+	1% State Fee		2.60	0.00	
Total Fees:			\$392.60		
Total Unpaid:			\$0.00		

Payments



+	12/13/2021	363	Wright	\$262.60	
+	12/03/2021	361	Daniel Wright	\$130.00	
Amount Unpaid:				\$0.00	
Total Paid:				\$392.60	

Reviews



+	12/03/2021	Building	12/15/2021	00:00	
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Inspections



+	21145	02/22/2022	*Inspection	concrete, electrical, steps	
+	21145	12/14/2021	*Inspection	Virtual - ICF stem walls	
+	21145	12/13/2021	*Inspection	rebar in footings	
+	21145	01/12/2023	*Inspection	Final. Reinspect a former grand county fix and OK.	

Letters



	01/12/2023	Certificate of Occupancy1	<input type="checkbox"/>	
	01/12/2023	Certificate of Occupancy1	<input type="checkbox"/>	

	12/13/2021	Building Permit	<input type="checkbox"/>	
	12/02/2021	Building Permit Application	<input type="checkbox"/>	
	12/01/2021	Web Form - Permit Application	<input type="checkbox"/>	

File Uploads

Image Gallery

12/13/2021	21145 Contractor List.pdf	Lisa Cenicerros	
12/13/2021	21145 Receipt 12-13-2021.pdf	Lisa Cenicerros	
12/08/2021	Wright Footing Detail.pdf	Cole Cloward	
12/06/2021	21145 Receipt 12-3-2021.pdf	Lisa Cenicerros	
12/02/2021	image0 (2).jpeg	Scott Burton	
12/02/2021	8855-P BANK PACK.pdf	Scott Burton	

Email History

+	12/01/2021	building@sanjuancountymail.org	Permit #	Portal Submission
+	12/02/2021	bhulse@grandcountyutah.net ccloward@grandcountyutah.net lcenicerros@grandcountyutah.net ccconstruction@rocketmail.com spanishvalleywater@gmail.com	San Juan County, UT Permit # 21145	Permit info
+	12/03/2021	jkyle@grandcountyutah.net jsmith@grandcountyutah.net cmarian@grandcountyutah.net cbackes@grandcountyutah.net	San Juan County, UT Permit # 21145	Permit info
+	12/03/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Permit info
+	12/08/2021	spanishvalleywater@gmail.com	San Juan County, UT Permit # 21145	Permit info
+	12/10/2021	lcnicerros@grandcountyutah.net	San Juan County, UT Permit # 21145	Letter info
+	12/13/2021	jkyle@grandcountyutah.net jsmith@grandcountyutah.net cmarian@grandcountyutah.net cbackes@grandcountyutah.net	San Juan County, UT Permit # 21145	Permit info
+	12/13/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Permit info
+	12/13/2021	cbackes@grandcountyutah.net	San Juan County, UT Permit # 21145	Letter info
+	12/13/2021	sburton@sanjuancounty.org	San Juan County, UT Permit # 21145	Letter info
+	12/13/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Letter info
+	12/13/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Permit info
+	12/13/2021	rdtransportguy@yahoo.com ecdklindquist@yahoo.com affordablebuilders.gj@gmail.com	San Juan County, UT Permit # 21145	Letter info
+	01/12/2023	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Letter info

Email History - Inspections

+	12/13/2021	sburton@sanjuancounty.org lcnicerros@grandcountyutah.net	San Juan County, UT Permit # 21145	Inspection info
+	12/13/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Inspection info
+	12/15/2021	sburton@sanjuancounty.org lcnicerros@grandcountyutah.net	San Juan County, UT Permit # 21145	Inspection info
+	12/15/2021	Moab.fun@hotmail.com	San Juan County, UT Permit # 21145	Inspection info



02/22/2022 rdbtransportguy@yahoo.com ecdklindquist@yahoo.com affordablebuilders.gj@gmail.com Moab.fun@hotmail.com San Juan County, UT Permit # 21145 Inspection info

Email History - Reviews

Date	From	To	Subject	Category
12/03/2021	bhulse@grandcountyutah.net	ccloward@grandcountyutah.net spanishvalleywater@gmail.com		San Juan County, UT Permit # 21145 Review info
12/07/2021	lcnicerros@grandcountyutah.net			San Juan County, UT Permit # 21145 Review info
12/07/2021	Moab.fun@hotmail.com			San Juan County, UT Permit # 21145 Review info

DELETE PERMIT

PROPERTY

View | Remove | ▾

WRIGHT DANIEL  
435-210-1887  
moab.fun@hotmail.com  
1165 DUCHESNE AVE  
MOAB, UT 84532-0000

152 S TERA Dr

MOAB

Parcel: 001300000020

Legal: MERSEREAU SUBDIVISION, LOT 2, SEC 35 T26S R22E: LOT 2, MERSEREAU SUBDIVISION, A SUBDIVISION LOCATED IN THE SE¼ OF SEC 35, ACCORDING TO THE OFFICIAL PLAT THEREOF. (TOGETHER WITH A 25 FT WIDE ACCESS & UTILITY EASEMENT THROUGHOUT LOT 1). (1. AC) 001300000020

STATUS

History | ♥

Nothing selected ▾

Lisa Cenicerros

10/05/2020

1243 days since Permit created

<b>Permit #:</b> 20095	<b>Applicant Phone:</b>	<b>Total SF:</b> 0	<b>Health Department Approval:</b>
<b>Permit Date:</b> 10/12/20	<b>Applicant Email:</b> moab.fun@hotmail.co	<b>Group:</b> R-3 Residential, on ▾	<b>Building Department Approval:</b> 10/12/2020
<b>SJC Permit Number:</b> 20095	<b>Additional email:</b>	<b>Construction Type:</b> VB ▾	<b>Permittee/Owner Signature:</b> 10/05/2020
<b>City or County:</b> San Juan County ▾	<b>Owner/Builder:</b> No ▾	<b>Zone:</b> RR ▾	<b>Contractor Signature:</b>
<b>Residential or Commercial:</b> Residential ▾	<b>Construction Category:</b> 01 Res Single-Fami ▾	<b>Duct Blaster Test Required:</b> -- ▾	<b>Permit Expires:</b> 11/01/2021
<b>Type of Permit:</b> Manufactured Hor ▾	<b>Description:</b> new residence	<b>Number of Stories:</b> 1	<b>Certificate of Occupancy:</b> 05/05/2021
<b>Type of Permit (P&amp;Z):</b> -- ▾	<b>Description Note:</b>	<b>Number of Buildings:</b> 1	<b>Plans to be Purged:</b>
<b>Inspections billable?:</b> -- ▾	<b>Valuation:</b> 60000	<b>Number of Dwelling Units:</b> 1	<b>Occupant Load:</b> -- ▾
<b>Status:</b> Closed ▾	<b>Main Level SF:</b> 924	<b>Number of Bedrooms:</b> 0	<b>Waived Fee Approval:</b> -- ▾
<b>Building Address:</b> 152 Tera Dr	<b>Rough Basement SF:</b> 0	<b>Number of Bathrooms:</b>	<b>Code Cycle Plans Submitted Under:</b> HUD ▾
<b>Building CityStateZip:</b> Moab, UT 84532	<b>Finish Basement SF:</b> 0	<b>Covered Offstreet Parking:</b> 0	<b>Number of Lots:</b> 0
<b>Owner Name:</b> Daniel Wright	<b>Garage/Carport SF:</b> 0	<b>Automatic Sprinkler System:</b> -- ▾	<b>Other Parcels Included:</b>
<b>Applicant Name:</b> Daniel Wright	<b>Covered Patio/Deck SF:</b> 0	<b>Fire Department Approval:</b>	<b>Assigned To:</b> Cole Cloward ▾
<b>Applicant Address:</b> 152 Tera Dr	<b>2nd Story SF:</b> 0	<b>SJSVSSD:</b>	<b>GIS Link ID:</b> 001300000020
<b>Applicant CityStateZip:</b> Moab, UT 84532	<b>Additional Floors SF:</b> 0	<b>Planning Approval:</b>	

Permits For Property (Permit Management)

Show Last 25 | Show All ♥ ▾

Contractors

Q ♥ ▾

Contractor	Count	Status	Address
Darin Bleggi Transport	15	Active	
J W Nelson Contracting	38	Active	2070 S Hwy 191
StraightLine Contracting Inc	84	Active	3070 Roberts Rd

Valuations

	Valuation	60000.0	60000.00	
	Total:		60,000.00	\$60,000.00

Fees

	Manufactured home	1	260.00	0.00
	1% State Fee		2.60	0.00
	Plan Review - Hourly	1	65.00	0.00
	Total Fees:		\$327.60	
	Total Unpaid:		\$0.00	

Payments

	10/12/2020	250	Daniel Wright	\$327.60
	Amount Unpaid:			\$0.00
	Total Paid:			\$327.60

Reviews

	10/05/2020	Building	10/19/2020	00:00
--	------------	----------	------------	-------

Inspections

	20095	05/04/2021	Final	Final for CO
	20095	12/03/2020	*Inspection	Tie-downs & blocking
	20095	12/03/2020	*Inspection	Propane Gas line
	20095	12/03/2020	Final	final for CO
	20095	10/13/2020	*Inspection	pier columns
	20095	10/12/2020	*Inspection	foundation

Letters

	05/05/2021	Certificate of Occupancy1	<input type="checkbox"/>
	10/12/2020	Building Permit	<input type="checkbox"/>

File Uploads



01/26/2021	20095 Updated Site Plan.pdf	Cole Cloward	
10/12/2020	20095 Receipt 10-12-2020.pdf	Lisa Ceniceros	
10/12/2020	20095 Plans.pdf	Lisa Ceniceros	
10/12/2020	20095 Building Permit Application.pdf	Lisa Ceniceros	

< **Email History** >

Date	From	To	Subject
+ 10/05/2020	walterbird@sanjuancounty.org	ccloward@grandcountyutah.net	San Juan County, UT Permit # 20095
+ 10/09/2020	moab.fun@hotmail.com	jkyle@grandcountyutah.net	San Juan County, UT Permit # 20095
+ 10/09/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 10/12/2020	rdbtransportguy@yahoo.com	moab.fun@hotmail.com	San Juan County, UT Permit # 20095
+ 05/05/2021	sburton@sanjuancounty.org		San Juan County, UT Permit # 20095

**Email History - Inspections** >

+ 10/13/2020	walterbird@sanjuancounty.org	sburton@sanjuancounty.org	San Juan County, UT Permit # 20095
+ 10/13/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 10/14/2020	walterbird@sanjuancounty.org	sburton@sanjuancounty.org	lcceniceros@grandcountyutah.net
+ 10/14/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 12/03/2020	lcceniceros@grandcountyutah.net		San Juan County, UT Permit # 20095
+ 12/03/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 12/03/2020	walterbird@sanjuancounty.org	sburton@sanjuancounty.org	lcceniceros@grandcountyutah.net
+ 12/03/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 12/03/2020	walterbird@sanjuancounty.org	sburton@sanjuancounty.org	lcceniceros@grandcountyutah.net
+ 12/03/2020	moab.fun@hotmail.com		San Juan County, UT Permit # 20095
+ 05/05/2021	sburton@sanjuancounty.org	lcceniceros@grandcountyutah.net	
+ 05/05/2021	moab.fun@hotmail.com		San Juan County, UT Permit # 20095

**DELETE PERMIT**

PROPERTY

View | Remove | ▾

WRIGHT DANIEL  
435-210-1887  
moab.fun@hotmail.com  
1165 DUCHESNE AVE  
MOAB, UT 84532-0000

152 S TERA Dr

MOAB  
Parcel: 001300000020

Legal: MERSEREAU SUBDIVISION, LOT 2, SEC 35 T26S R22E: LOT 2, MERSEREAU SUBDIVISION, A SUBDIVISION LOCATED IN THE SE¼ OF SEC 35, ACCORDING TO THE OFFICIAL PLAT THEREOF, (TOGETHER WITH A 25 FT WIDE ACCESS & UTILITY EASEMENT THROUGHOUT LOT 1), (1, AC) 001300000020

STATUS

History | ❤

Nothing selected ▾

Cole Cloward  
09/23/2019  
1621 days since Permit created

<b>Permit #:</b> 19075	<b>Applicant Phone:</b> 435-210-1887	<b>Total SF:</b> 0	<b>Health Department Approval:</b>
<b>Permit Date:</b> 09/23/19	<b>Applicant Email:</b> moab.fun@hotmail.co	<b>Group:</b> R-3 Residential, on ▾	<b>Building Department Approval:</b> 09/23/2019
<b>SJC Permit Number:</b> 19075	<b>Additional email:</b>	<b>Construction Type:</b> N/A ▾	<b>Permittee/Owner Signature:</b> 09/23/2019
<b>City or County:</b> San Juan County ▾	<b>Owner/Builder:</b> No ▾	<b>Zone:</b> SLR-2 ▾	<b>Contractor Signature:</b> 09/23/2019
<b>Residential or Commercial:</b> Residential ▾	<b>Construction Category:</b> 26 Res Additions/A ▾	<b>Duct Blaster Test Required:</b> N/A ▾	<b>Permit Expires:</b> 11/17/2020
<b>Type of Permit:</b> Electrical ▾	<b>Description:</b> Perm. power	<b>Number of Stories:</b> 0	<b>Certificate of Occupancy:</b>
<b>Type of Permit (P&amp;Z):</b> Type of Permit (P& ▾	<b>Description Note:</b> WO# 6684175	<b>Number of Buildings:</b> 0	<b>Plans to be Purged:</b>
<b>Inspections billable?:</b> -- ▾	<b>Valuation:</b> 0	<b>Number of Dwelling Units:</b> 0	<b>Occupant Load:</b> -- ▾
<b>Status:</b> On Hold ▾	<b>Main Level SF:</b> 0	<b>Number of Bedrooms:</b> 0	<b>Waived Fee Approval:</b> -- ▾
<b>Building Address:</b> 152 Tera Dr	<b>Rough Basement SF:</b> 0	<b>Number of Bathrooms:</b> 0	<b>Code Cycle Plans Submitted Under:</b> -- ▾
<b>Building CityStateZip:</b> Moab, UT 84532	<b>Finish Basement SF:</b> 0	<b>Covered Offstreet Parking:</b> 0	<b>Number of Lots:</b> 0
<b>Owner Name:</b> Della Wright	<b>Garage/Carport SF:</b> 0	<b>Automatic Sprinkler System:</b> -- ▾	<b>Other Parcels Included:</b>
<b>Applicant Name:</b> Daniel Wright	<b>Covered Patio/Deck SF:</b> 0	<b>Fire Department Approval:</b>	<b>Assigned To:</b> -- ▾
<b>Applicant Address:</b> 1165 Duchesne Ave	<b>2nd Story SF:</b> 0	<b>SJSVSSD:</b>	<b>GIS Link ID:</b> 001300000020
<b>Applicant CityStateZip:</b> Moab, UT 84532	<b>Additional Floors SF:</b> 0	<b>Planning Approval:</b>	

Permits For Property (Permit Management)

Show Last 25 | Show All ❤ ▾

Contractors

Q ❤ ▾

	JW Nelson Contracting	38	Active	2070 S Hwy 191
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Valuations

➔

	Valuation	3000.0	3000.00	
	Total:		3,000.00	\$3,000.00

**Fees**

+	1% State Fee			0.65	0.00	
+	Building Fee Based on number of inspections	1		65.00	0.00	
				Total Fees:	\$65.65	
				Total Unpaid:	\$0.00	

**Payments**

+	09/23/2019	151	Daniel Wright	\$65.65	
				Amount Unpaid:	\$0.00
				Total Paid:	\$65.65

**Inspections**

+	19075	05/21/2020	*Inspection	temporary RV power box, WO #6684175	
+	19075	09/25/2019	*Inspection	Electrical - pedestal	
+	19075	09/23/2019	*Inspection	Permanent power WO# 6684175	

**Notes**

09/25/2019	Palmer, Chantze	<p>Permit ON HOLD; issued "in error" due to misunderstanding(?) of permit purpose/application. Further information suggested possible purpose(?) to be establishment of rentable RV camp-park spaces (commercial.) Inspection report to RMP recommending this application "OK" to receive power is rescinded.</p> <p>TO PROCEED: MUST obtain SJC P&amp;Z approval signature--at this time, this may not be possible due to SJC Planning Commission's commercial development moratorium--AND EITHER RE-apply w/plans for RV camp park for plan review with proper payment for commercial development permit, to include requisite electrical contractor (and any others necessary) w/contractor signature; OR, provide a signed, notarized Owner/Builder Certificate, with specified private use for electrical installation of power provided (as, for example, a future manufactured home, as stated by owner Daniel Wright.) In the latter case, as per Utah State requirements for Owner/Builder permits, any work done by other than owner must be unpaid; otherwise, a licensed electrical contractor must be provided on permit application, w/contractor signature.</p>
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**Letters**

09/23/2019	Building Permit	
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**File Uploads**

01/22/2020	19075 Cut Sheet.jpg	
01/22/2020	19075 One Line Diagram.pdf	
09/25/2019	Wright_PermPower Permit App.pdf	Chantze Palmer
09/25/2019	Wright_PermPower Permit Rcpt.pdf	Chantze Palmer

Email History

Date	From	Subject	Action
+ 09/23/2019	walterbird@sanjuancounty.org sburton@sanjuancounty.org	from San Juan County, UT for Permit # 19075	Letter info
+ 09/23/2019	jimnelson@utah.gov	from San Juan County, UT for Permit # 19075	Letter info
+ 09/25/2019	moab.fun@hotmail.com	from San Juan County, UT for Permit # 19075	Letter info

Email History - Inspections

Date	From	Subject	Action
+ 09/23/2019	walterbird@sanjuancounty.org amber.wiggins@pacificcorp.com cpalmer@grandcountyutah.net sburton@sanjuancounty.org amber.wiggins@pacificcorp.com colton.nelson@pacificcorp.com gary.lawley@rockymountainpower.net dan.vink@pacificcorp.com	San Juan County, UT Permit # 19075	Inspection Info
+ 09/23/2019	jimnelson@utah.gov moab.fun@hotmail.com	San Juan County, UT Permit # 19075	Inspection Info
+ 09/25/2019	walterbird@sanjuancounty.org jwhitney@grandcountyutah.net bhulse@grandcountyutah.net gregadams@sanjuancounty.org amber.wiggins@pacificcorp.com netmetering@pacificcorp.com docarpenter@sanjuancounty.org jamison.c@jonesanddemille.com sburton@sanjuancounty.org amber.wiggins@pacificcorp.com colton.nelson@pacificcorp.com gary.lawley@rockymountainpower.net dan.vink@pacificcorp.com justin.baker@jonesanddemille.com	San Juan County, UT Permit # 19075	Inspection Info
+ 09/25/2019	walterbird@sanjuancounty.org jwhitney@grandcountyutah.net bhulse@grandcountyutah.net gregadams@sanjuancounty.org amber.wiggins@pacificcorp.com netmetering@pacificcorp.com docarpenter@sanjuancounty.org jamison.c@jonesanddemille.com sburton@sanjuancounty.org amber.wiggins@pacificcorp.com colton.nelson@pacificcorp.com gary.lawley@rockymountainpower.net dan.vink@pacificcorp.com justin.baker@jonesanddemille.com	San Juan County, UT Permit # 19075	Inspection Info
+ 09/25/2019	jimnelson@utah.gov	San Juan County, UT Permit # 19075	Inspection Info
+ 09/25/2019	jimnelson@utah.gov	San Juan County, UT Permit # 19075	Inspection Info
+ 05/21/2020	ccloward@grandcountyutah.net	San Juan County, UT Permit # 19075	Inspection Info
+ 05/21/2020	walterbird@sanjuancounty.org amber.wiggins@pacificcorp.com sburton@sanjuancounty.org lcenicerros@grandcountyutah.net	San Juan County, UT Permit # 19075	Inspection Info
+ 05/21/2020	moab.fun@hotmail.com	San Juan County, UT Permit # 19075	Inspection Info

DELETE PERMIT



# UTAH DEPARTMENT OF COMMERCE

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## Division of Professional Licensing

Bureau of Inve  
16 Item 2.  
PO Box 146741  
Salt Lake City UT 84114-6741  
Email to: <mailto:dopltech@utah.gov>  
or Fax to 801-530-6301

### OWNER / BUILDER CERTIFICATION AGREEMENT TO COMPLY WITH THE CONSTRUCTION TRADES LICENSING ACT

New Residential Construction     Remodel or Addition by Owner

Name of Owner / Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_  
*Street Address / PO Box                                  City                                  State / Zip*

**LOCATION OF CONSTRUCTION SITE:**

Address: \_\_\_\_\_  
*Street Address / PO Box                                  City                                  State / Zip*

Subdivision: \_\_\_\_\_                                  Lot Number: \_\_\_\_\_

## CERTIFICATION

I, \_\_\_\_\_, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

**For New Residential Construction Only:** I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.

**For New Residential and Remodel Construction:** The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use and the work performed on the project must be performed by the following:

- myself as the sole owner of the property; or
- a licensed contractor; or
- my employee(s) on whom I have Workers Compensation Insurance coverage, on whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
- any other person working under my supervision as Owner/Builder to whom no compensation or only token compensation is paid; and

I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an administrative fine in the maximum of \$2,000.00 for each day on which I violate the Utah Construction Trades Licensing Act.

**I declare under criminal penalty under the law of Utah that the foregoing is true and correct.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner/Builder

**File this with the City or County Building Department where the work is being performed. The City or County Building Department will forward this form to [dopltech@utah.gov](mailto:dopltech@utah.gov).**





**Compliance Reason**

The assessor record has not yet been identified

AIR1007428183369986017

**Owner Information**

Owner name unavailable  
Owner address unavailable

URL: <https://www.airbnb.com/rooms/1007428183369986017>

**Listing status**: Active

**Listing ID**: air1007428183369986017

**Listing title**: Camp spot w/ tent, heated blanket!

**Platform name**: Airbnb

**Bedrooms**

**Cleaning fee in USD**

**Daily rate in USD**: \$31

**Host provided name**: Daniel

**Max people per bedroom**: 2

**Max sleeping capacity**: 2

**Min nights**: 1

**Property type**: Tent

**Review count**: 7

**Listing room type**: Entire home/apt

**Bathrooms**: 1

**View screenshot history**

**View match details**: Property has not yet been identified.

**Approximate Address**

Moab  
UT, United States

**Parcel Number**

Not yet identified

**Registration Number**

Not registered

Map  Satellite



**Activity Timeline**

Date	Activity	Details	View
January 28, 2024	Documented Stay	2 Documented Stays	
December 29, 2023	Documented Stay	1 Documented Stay	
November 29, 2023	Documented Stay	5 Documented Stays	
October 31, 2023	Listing Active	Listing air1007428183369986017 First Activity	
October 31, 2023	Listing Crawled	Listing air1007428183369986017 First Crawled	
October 29, 2023	Documented Stay	9 Documented Stays	

LISTING ACTIVE:  
SEPT. 7, 2023



## STAFF REPORT

**MEETING DATE:** November 14, 2024

**ITEM TITLE, PRESENTER:** Consideration and Approval of a Conditional Use Application for a U-Haul Rental & Storage Facility to be located between two parcels along Highway 191 in Spanish Valley , Cliff Lackman

**RECOMMENDATION:** Make a motion approving the Conditional Use using the Findings and Conditions after finding substantial evidence described in the Conditional Use Permit Document created by Staff

Make a motion denying the Conditional Use based on findings of fact described Make a motion denying the Conditional Use Permit due to the following reasons: (Statement of Findings for Substantial Evidence)

### SUMMARY

On November 8, 2024 a completed Conditional Use Application was received by U-Haul representatives for a rental and storage facility across two unconnected parcels along Highway 191 in Spanish Valley.

**Property:**

Parcel 1: #26S22E354203, Hwy 191 & Sunny Acres Lane in Spanish Valley, 2.4 acres

#0008300000A0 & #26S22E357805, 11850 South Highway 191, A10  
behind the Moab Business Park in Spanish Valley, 6.19 acres collectively

**Current Zoning:**

These parcels are in the Spanish Valley Highway Commercial (HC) District as per 2021 Zoning Map

Parcel 1 is at the corner of Highway 191 and Sunny Acres Lane. This property is currently being used as a U-Haul rental location. The Conditional Use expansion would include a 3-story indoor self-storage building with a footprint of 25,758 sf (totally a gross of 77,274 sf) and an additional 8,512 sf of outdoor mini storage units.

Parcel 2 is located to the east of the Moab Business Park, behind the current structures. The Conditional Use would allow for a remodel of a 1-story building into a 2,456 sf showroom and 1,757 sf storage area, the installation of an 11,344 sf pre-engineered metal warehouse building, (33) 12'x30' high bay exterior storage spaces, (4) 12'x40' and (46) 12'x45' covered RV storage spaces.

## ORDINANCE SECTIONS

The following Conditional Uses are applicable in association with the Spanish Valley Highway Commercial (HC) Zone in Table 1-1:

Permitted Uses include:

- New and used automobile sales and rentals
- General Retail / Services
- Accessory Buildings and Uses
- Enclosed Storage, Flex-Office and Similar Uses
- Offices and Related Business Activities

Conditional Uses apply to:

- Any use encompassing buildings or structures in excess of 40,000 square feet

By definition a CONDITIONAL USE is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

### Possible Conditions to Consider:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building codes and fire regulation requirements.
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
- No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

Upon approval, this project will require a height variance in a separate application process received by our Administrative Law Judge.

### SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: Property 1: Sunny Acres Lane and HWY 191, Moab, UT

Parcel Identification

Number: Property 1: 26S-22E-35-4203

Parcel Area: 2.4 acres Current Use: Vacant

Floor Area: New: 77,274 sf Zoning Classification: HC (Highway Commercial)  
Exterior minis: 8,512 sf Commercial Overlay Zone / In the  
Agricultural (A-1) Zoning

Applicant

Name: Brett Gulash

Mailing

Address: 345 Bobwhite Court, Suite 120

City, State,

ZIP: Boise, Idaho, 83706

Daytime Phone #: 775-722-1682 Fax#: \_\_\_\_\_

Email Address: bgulash@hillside-architecture.com

Business Name (If applicable): Hillside Architecture

AMERCO Real Estate Company

Property Owner's Name (If different): Contact: Sahithya Cheruku

Property Owner's Mailing Address: 2727 North Central Avenue

City, State, ZIP: Phoenix, Arizona 85004

Daytime Phone #: 602-263-6502 Fax#: \_\_\_\_\_

Describe your request in detail (use additional page(s) if necessary): \_\_\_\_\_

Proposal includes a 3-Story indoor self-storage building. Building has a footprint of  
approximately 25,758 sf and an overall gross sf of 77,274 sf. Additionally there will be  
8,512 sf of outdoor mini storage units.

Authorized Signature: Brett Gulash Date: 10.21.2024

### SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: Property 2: 11850 S HWY 191 A10, Moab UT

Parcel Identification

Number: Property 2: Parcel 1: 0008300000A0 / Parcel 2: 26S22E357805

Parcel Area: 6.19 acres Current Use: Warehouse

Floor Area: Existing: 4,864 sf Zoning Classification: HC (Highway Commercial)  
New: 11,344 sf Commercial Overlay Zone / In the  
RV canopy: 44,040 sf Agricultural (A-1) Zoning  
High bay ext: 11,880 sf

Applicant Name: Brett Gulash

Mailing

Address: 345 Bobwhite Court, Suite 120

City, State, ZIP: Boise, Idaho, 83706

Daytime Phone #: 775-722-1682 Fax#: \_\_\_\_\_

Email Address: bgulash@hillside-architecture.com

Business Name (If applicable): Hillside Architecture  
AMERCO Real Estate Company

Property Owner's Name (If different): Contact: Sahithya Cheruku

Property Owner's Mailing Address: 2727 North Central Avenue

City, State, ZIP: Phoenix, Arizona 85004

Daytime Phone #: 602-263-6502 Fax#: \_\_\_\_\_

Describe your request in detail (use additional page(s) if necessary):  
Proposal includes remodel of a 1-story building into a 2,456 showroom and 1,757 storage area, a new 11,344 sf pre-engineered metal warehouse building, (33) 12'x30' high bay exterior spaces, (46) 12'x45' and (4) 12'x40' covered RV spaces.

Authorized Signature: Brett Gulash Date: 10.21.2024

**Property Owner's Affidavit**

I (we) Amerco Real Estate Company, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Wesley Chadwick  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

Wesley Chadwick - Assistant Secretary, Amerco Real Estate Company

State of ~~Utah~~ )

Arizona :

County of ~~San Juan~~ )

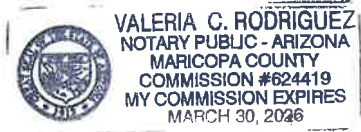
Maricopa

Subscribed and sworn to before me this 23<sup>rd</sup> day of October, 2024.

Valeria C. Rodriguez  
Notary Public

Residing in Maricopa County

My Commission expires: 3/30/2026



**Agent Authorization**

I (we) Amerco Real Estate Company, the owner(s) of the real property located at Property 1: 26S-22E-35-4203 and Property 2: Parcel 1: 0008300000A0 / Parcel 2: 26S22E357805 in San Juan County, Utah, do hereby appoint Brett Gulash of Hillside Architecture & Cliff Lackman - Owner's Representative as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brett Gulash of Hillside Architecture & Cliff Lackman - Owner's Representative to appear before any County board or commission considering this application.

Wesley Chadwick  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

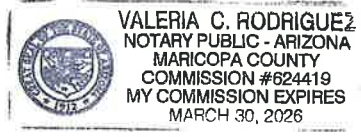
Wesley Chadwick - Assistant Secretary, Amerco Real Estate Company

State of ~~Utah~~ )  
Arizona :

County of ~~San Juan~~ )  
Marcopa

On the 23<sup>rd</sup> day of October, 2024, personally appeared before me Wesley Chadwick the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Valeria C. Rodriguez  
Notary Public  
Residing in Marcopa County  
My Commission expires: 3/30/2026



PROPOSED MIX																		
LOCKER SIZE	INTERIOR									EXTERIOR MINIS			GRAND TOTAL					
	1st Flr	SO. FT.	%	2nd Flr	SO. FT.	%	3rd Flr	SO. FT.	%	TOTAL	SO. FT.	%	QTY	SO. FT.	%			
5 x 5	37	925	6%	35	875	5%	35	875	5%	107	2675	5%	0	0	0%	107	2675	4%
5 x 10	87	4350	27%	87	4350	25%	89	4450	25%	263	13,150	25%	0	0	0%	263	13,150	22%
7 x 10	2	140	1%	1	70	0%	1	70	0%	4	280	1%	0	0	0%	4	280	0%
10 x 8	1	80	0%	2	160	1%	1	80	0%	4	320	1%	0	0	0%	4	320	1%
10 x 10	83	8300	51%	81	8100	46%	83	8300	47%	247	24,700	48%	0	0	0%	247	24,700	41%
10 x 15	16	2400	15%	28	4200	24%	27	4050	23%	71	10,650	21%	0	0	0%	71	10,650	18%
10 x 20	0	0	0%	0	0	0%	0	0	0%	0	0	0%	41	8200	100%	41	8200	14%
TOTAL	226	16,195	100%	234	17,755	100%	236	17,825	100%	696	51,775	100%	41	8200	100%	737	59,975	100%

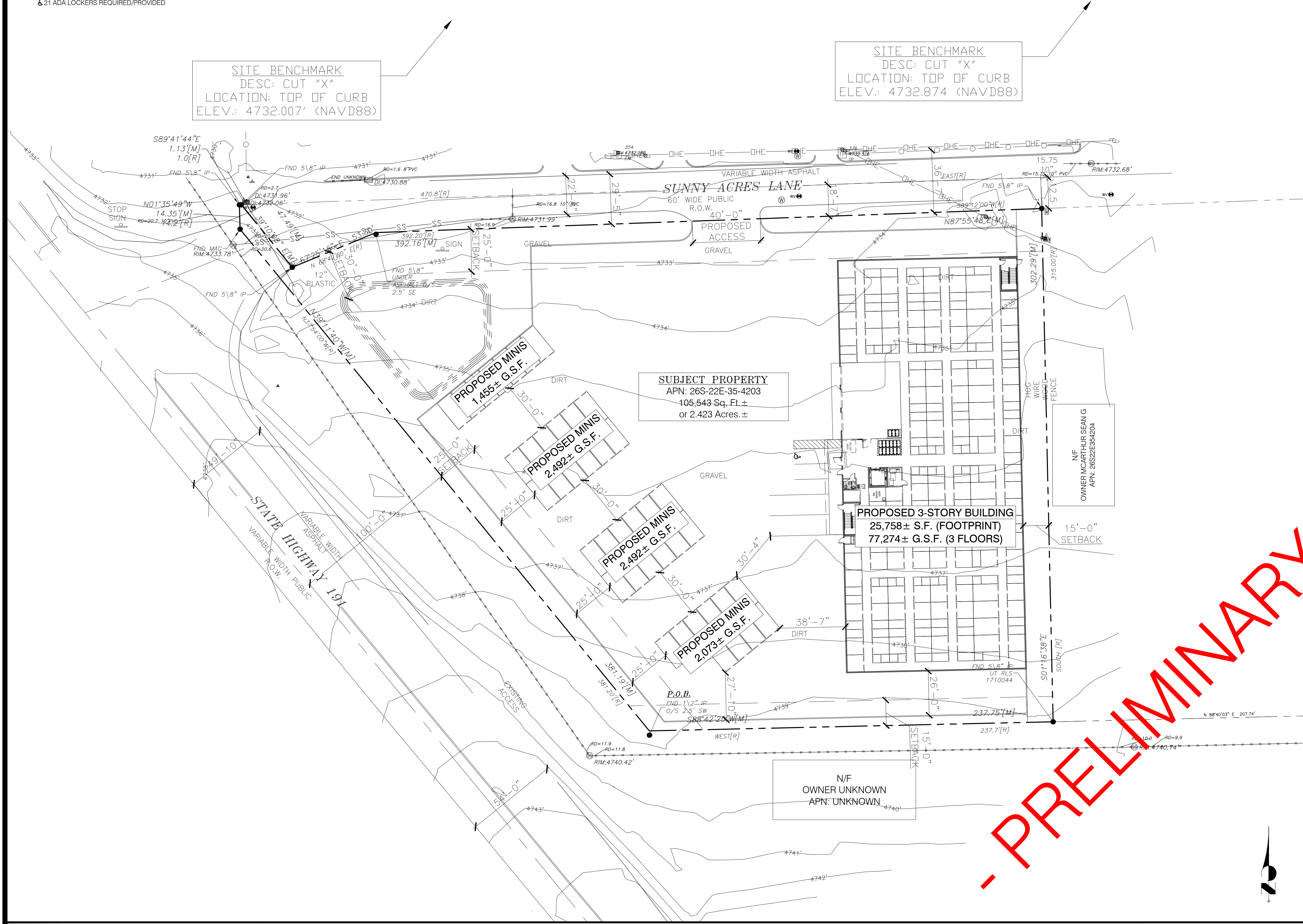
21 ADA LOCKERS REQUIRED/PROVIDED



SITE SCALE: NTS

SITE BENCHMARK  
DESC: CUT "X"  
LOCATION: TOP OF CURB  
ELEV.: 4732.007' (NAVD88)

SITE BENCHMARK  
DESC: CUT "X"  
LOCATION: TOP OF CURB  
ELEV.: 4732.874 (NAVD88)



ZONING INFORMATION

**PROJECT NAME:** U-HAUL MOVING & STORAGE OF MOAB  
**PROJECT ADDRESS:** SUNNY ACRES LANE AND HWY 191 MOAB UT  
**MUNICIPALITY:** SAN JUAN COUNTY  
**APN / ACRE / AREA:** 26S22E354203 (2.4AC)  
**ZONE:** HC (HIGHWAY COMMERCIAL) IN SPANISH VALLEY HWY COMMERCIAL OVERLAY ZONE/ IN THE AGRICULTURAL (A-1) ZONING DISTRICT IN THE 2011 CODE  
**ADJACENT ZONING:**  
 N- HC ( HIGHWAY COMMERCIAL) OVERLAY/ A-1  
 S- HC ( HIGHWAY COMMERCIAL) OVERLAY/A-1  
 E- HC ( HIGHWAY COMMERCIAL) OVERLAY-A  
 W- HF ( HIGHWAY FLEX) OVERLAY/A-1

**USES:**  
 -VEHICLE RENTAL - PERMITTED (NEW AND USED AUTOMOBILE SALES AND RENTALS) IN OVERLAY  
 -SELF-STORAGE STORAGE CONDITIONAL USE IF BUILDINGS IN EXCESS OF 40,000 SF)  
 -ENCLOSED STORAGE, FLEX-OFFICE AND SIMILAR USES ARE PERMITTED IN OVERLAY

**SETBACKS:**  
 FRONTAGE: 25 FT  
 FRONT YARD: 25 FT  
 SIDE YARD: 15 FT ; EXCEPT CORNER YARDS 30 FT  
 REAR YARD: 25 FT

**HEIGHT:** 50 FT / 3 STORIES CUP REQUIRED

**MAX LOT COVERAGE:** NONE

**PARKING:** NOT LISTED

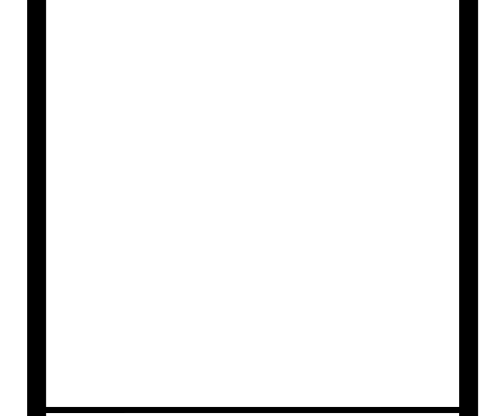
REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:



**AMERCO REAL ESTATE COMPANY**  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

**SITE ADDRESS:**  
 U-HAUL OF MOAB  
 HWY 191 & SUNNY ACRES LN  
 MOAB, UT 84532

**SHEET CONTENTS:**  
 PROPOSED SITE PLAN

**720070**  
 DRAWN: MM  
 CHECKED: NH  
 DATE: 09/10/2024

**SP1**  
 720070\_A10.DWG



PROPOSED MIX																		
LOCKER SIZE	INTERIOR									EXTERIOR MINIS			GRAND TOTAL					
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	37	925	6%	35	875	5%	35	875	5%	107	2675	5%	0	0	0%	107	2675	4%
5 x 10	87	4350	27%	87	4350	25%	89	4450	25%	263	13,150	25%	0	0	0%	263	13,150	22%
7 x 10	2	140	1%	1	70	0%	1	70	0%	4	280	1%	0	0	0%	4	280	0%
10 x 8	1	80	0%	2	160	1%	1	80	0%	4	320	1%	0	0	0%	4	320	1%
10 x 10	83	8300	51%	81	8100	46%	83	8300	47%	247	24,700	46%	0	0	0%	247	24,700	41%
10 x 15	16	2400	15%	28	4200	24%	27	4050	23%	71	10,650	21%	0	0	0%	71	10,650	18%
10 x 20	0	0	0%	0	0	0%	0	0	0%	0	0	0%	41	8200	100%	41	8200	14%
<b>TOTAL</b>	<b>226</b>	<b>16,195</b>	<b>100%</b>	<b>234</b>	<b>17,755</b>	<b>100%</b>	<b>236</b>	<b>17,825</b>	<b>100%</b>	<b>696</b>	<b>51,775</b>	<b>100%</b>	<b>41</b>	<b>8200</b>	<b>100%</b>	<b>737</b>	<b>59,975</b>	<b>100%</b>

& 21 ADA LOCKERS REQUIRED/PROVIDED

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
NOT FOR CONSTRUCTION;  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

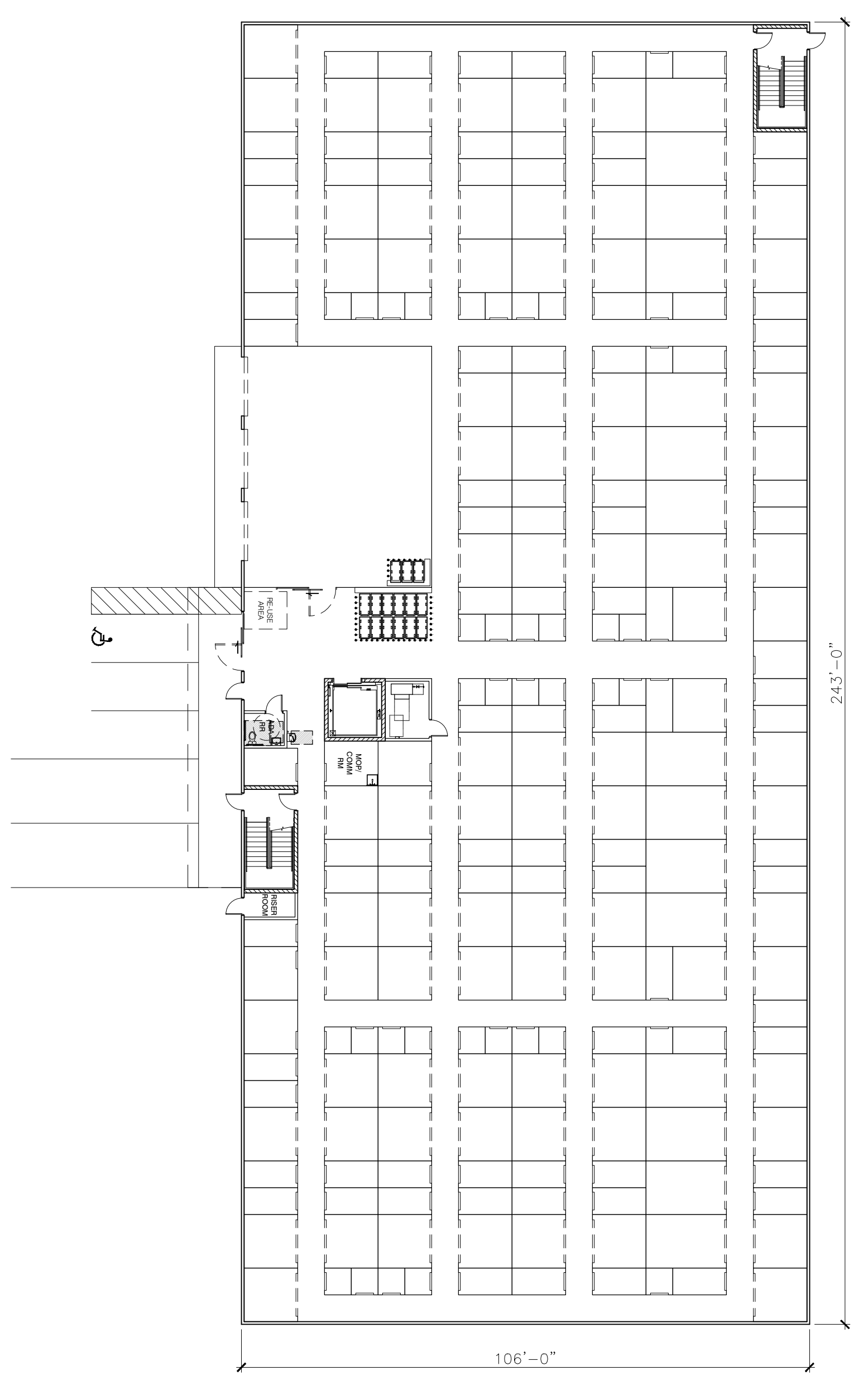
CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF MOAB  
HWY 191 & SUNNY ACRES LN  
MOAB, UT 84532

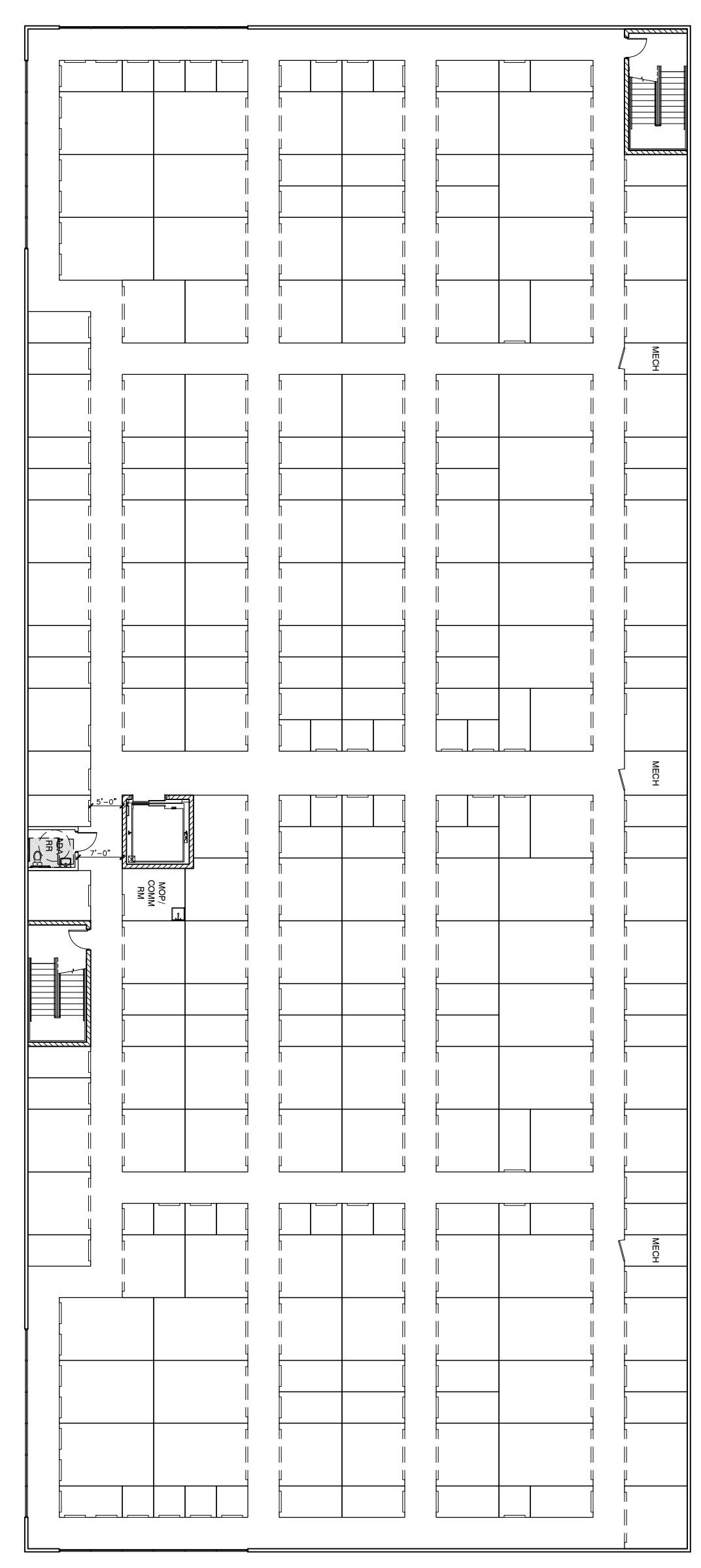
SHEET CONTENTS:  
PROPOSED FLOOR PLAN

720070

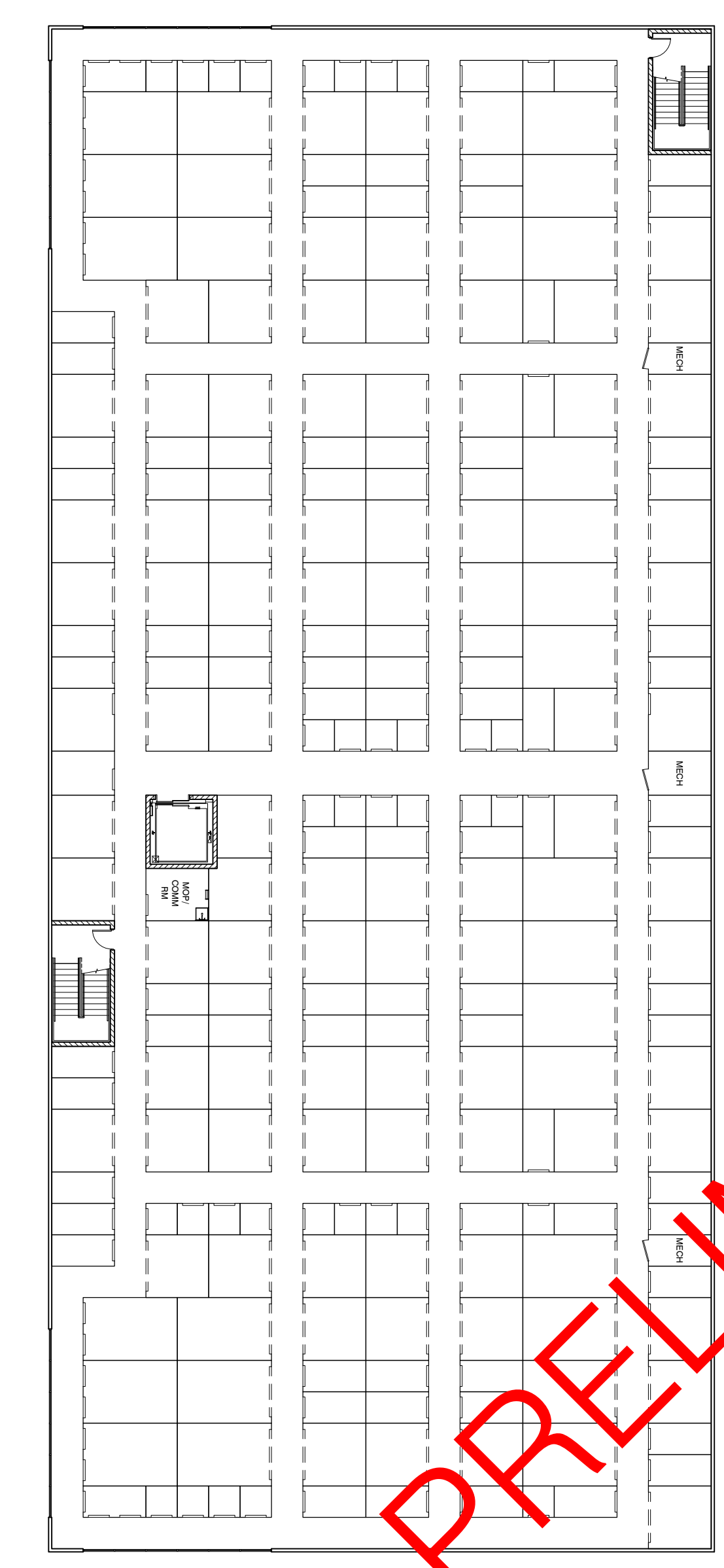
DRAWN:	MM	A1
CHECKED:	NH	
DATE:	09/10/2024	



1ST FLOOR



2ND FLOOR



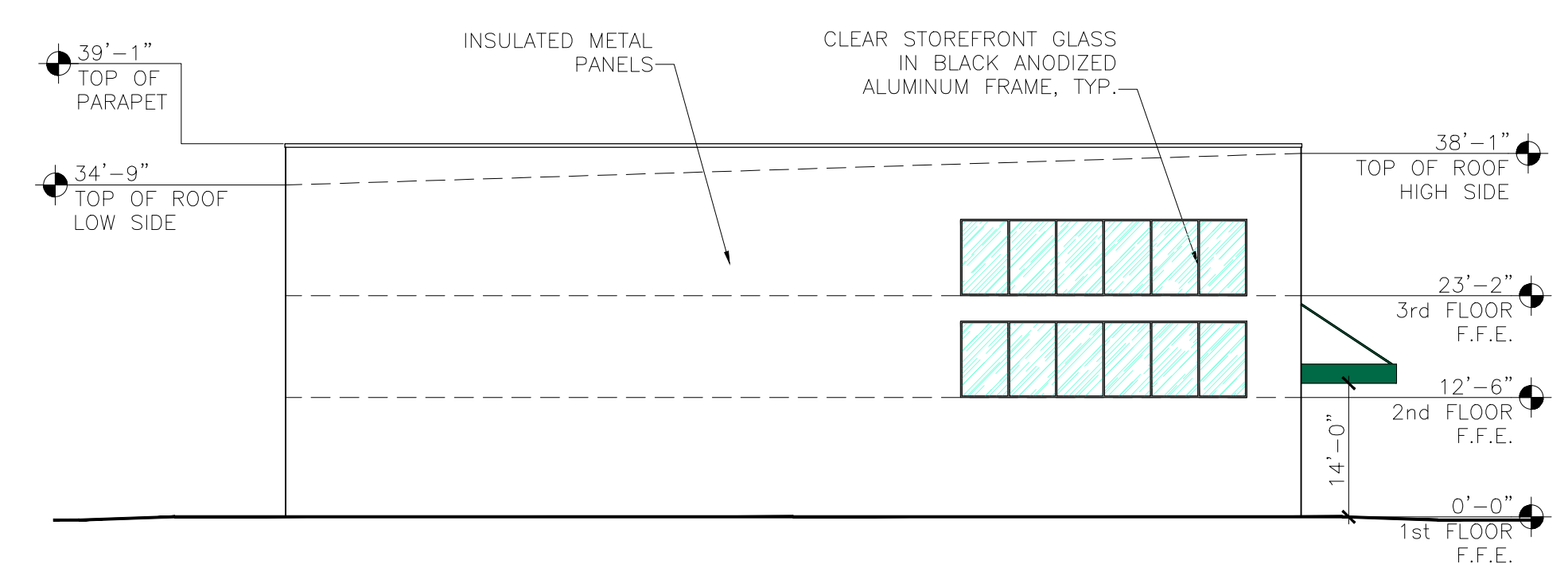
3RDFLOOR

FLOOR PLAN

SCALE: 1" = 20'-0"

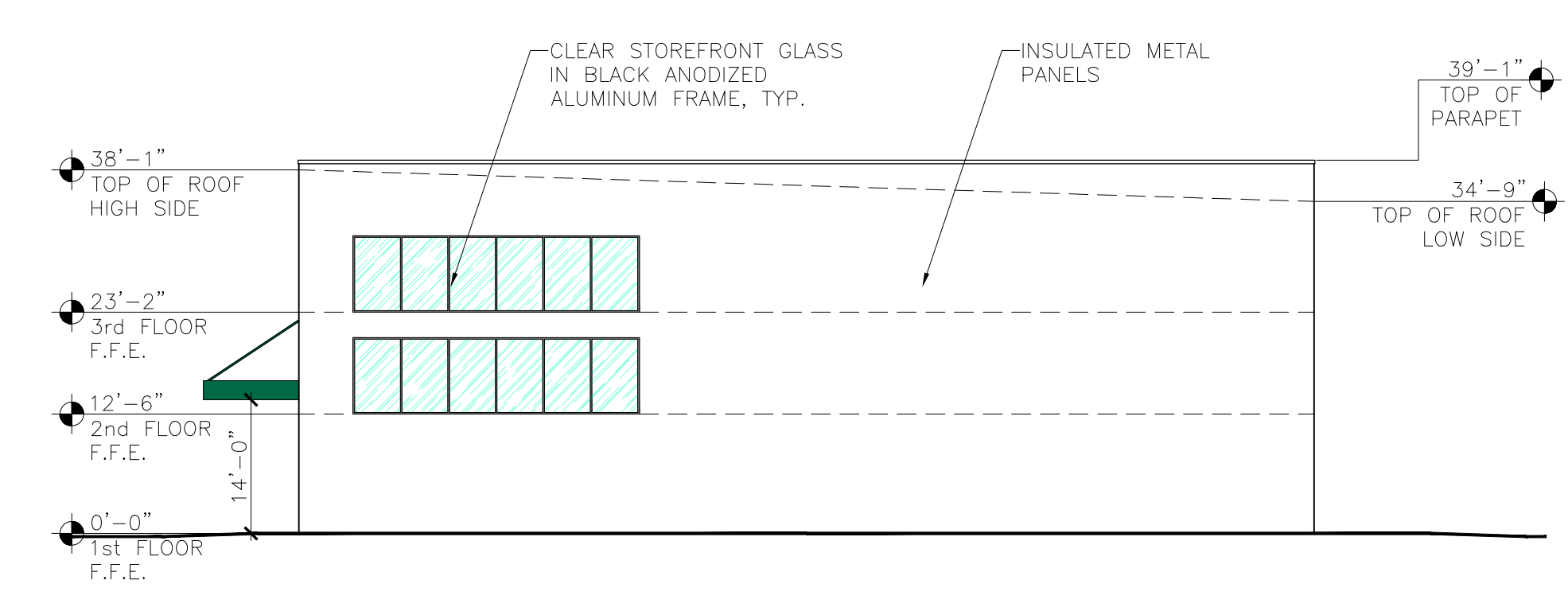
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SHEET NOTES:



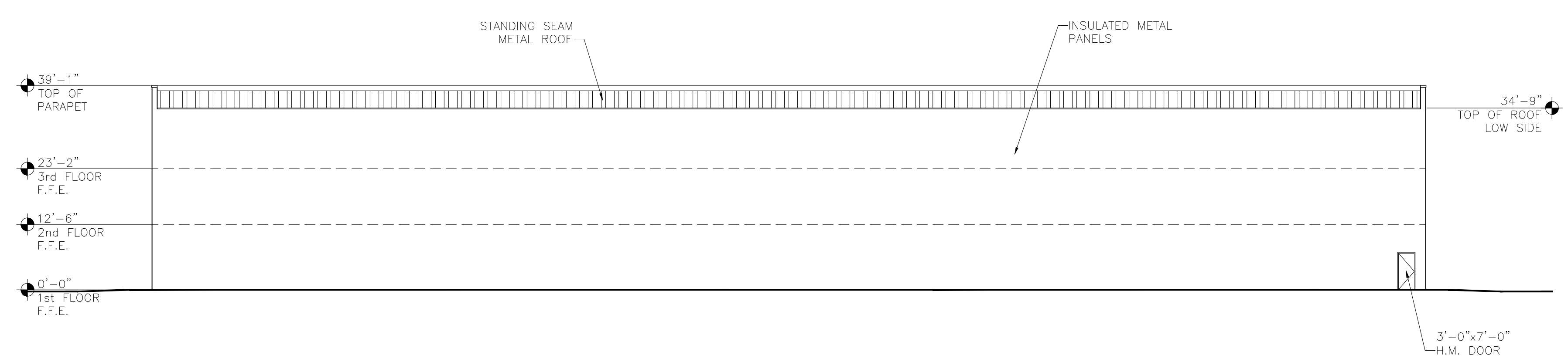
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



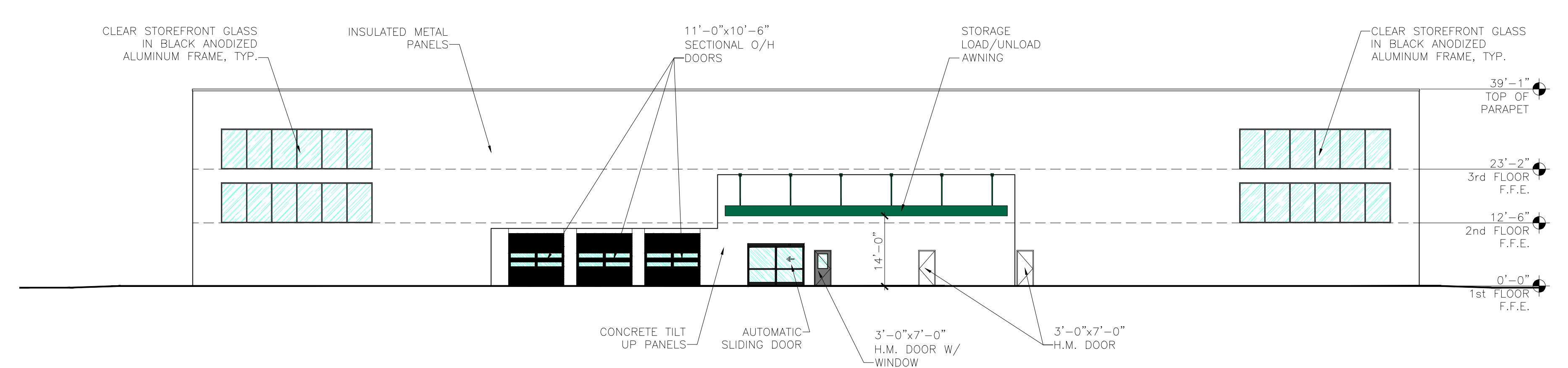
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
NOT FOR CONSTRUCTION;  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF MOAB  
HWY 191 & SUNNY ACRES LN  
MOAB, UT 84532

SHEET CONTENTS:  
PROPOSED ELEVATIONS

720070

DRAWN:	MM
CHECKED:	NH
DATE:	09/10/2024

A2

720070\_A10.DWG

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SHEET NOTES:



**SITE** SCALE: NTS

**ZONING INFORMATION**

PROJECT NAME: U-HAUL MOVING & STORAGE OF MOAB  
PROJECT ADDRESS: 11850 S HWY 191 A10 MOAB, UT  
MUNICIPALITY: SAN JUAN COUNTY  
APN /ACRE / AREA: 26S22E354203 (2.4AC)

ZONE: HC (HIGHWAY COMMERCIAL) IN SPANISH VALLEY HWY COMMERCIAL OVERLAY ZONE/ IN THE AGRICULTURAL (A-1) ZONING DISTRICT IN THE 2011 CODE

ADJACENT ZONING:  
N- HC (HIGHWAY COMMERCIAL)  
S- HC (HIGHWAY COMMERCIAL)  
E- SVR (SPANISH VALLEY RESIDENTIAL)  
W- HF (HIGHWAY FLEX)

USES: VEHICLE RENTAL - PERMITTED (NEW AND USED AUTOMOBILE SALES AND RENTALS) IN OVERLAY / WILL BE CONDITIONAL USE AFTER JULY 2024  
SELF STORAGE USE IS PERMITTED / OVER 40,000SF IS CONDITIONAL / WILL BE CONDITIONAL AFTER JULY 2024

SETBACKS:  
FRONTAGE: 25 FT  
FRONT YARD: 25 FT  
SIDE YARD: 15 FT, EXCEPT CORNER YARDS 30 FT  
REAR YARD: 25 FT  
WITH RESIDENTIAL 25 FT

HEIGHT: 35 FT / 3 STORIES (HEIGHT RESTRICTION COMES FROM FIRE DEPT./ NEW CODE WILL ALLOW 50FT)

- ALL HIGHWAY COMMERCIAL USES MUST HAVE DIRECT FRONTAGE AND/OR A PHYSICAL PARCEL CONNECTION BY STREET TO US HIGHWAY 191. SITES LACKING SUCH RELATIONSHIPS WILL BE LIMITED TO USES AND DEVELOPMENT CONDITIONS OF THE ADJACENT SPANISH VALLEY RESIDENTIAL DISTRICT.

MAX LOT COVERAGE: NONE  
PARKING: NOT LISTED

LANDSCAPE RIGHT OF WAYS:

FOR ALL PRINCIPAL STRUCTURES IN THE HC ZONE, THE FRONT YARD, SIDE AND REAR YARDS FACING THE HIGHWAY, OTHER STREETS AND WITHIN 25 FEET OF A RESIDENTIAL DISTRICT SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE CHAPTER OF THE SAN JUAN COUNTY LAND USE ORDINANCE

NOTES\*\*  
THE 2022 DRAFT ORDINANCE WHICH HAS NOT BEEN ENACTED YET, WE ARE UNDER THE 2011 CODE AND THE 2019 OVERLAY ORDINANCE  
- COURT IS CHANGING THE CODE AND THE USE WILL BE PERMITTED WITH CONDITIONAL USE PERMIT AFTER JULY 2024

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/04/24	NH	SITE REV/S
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

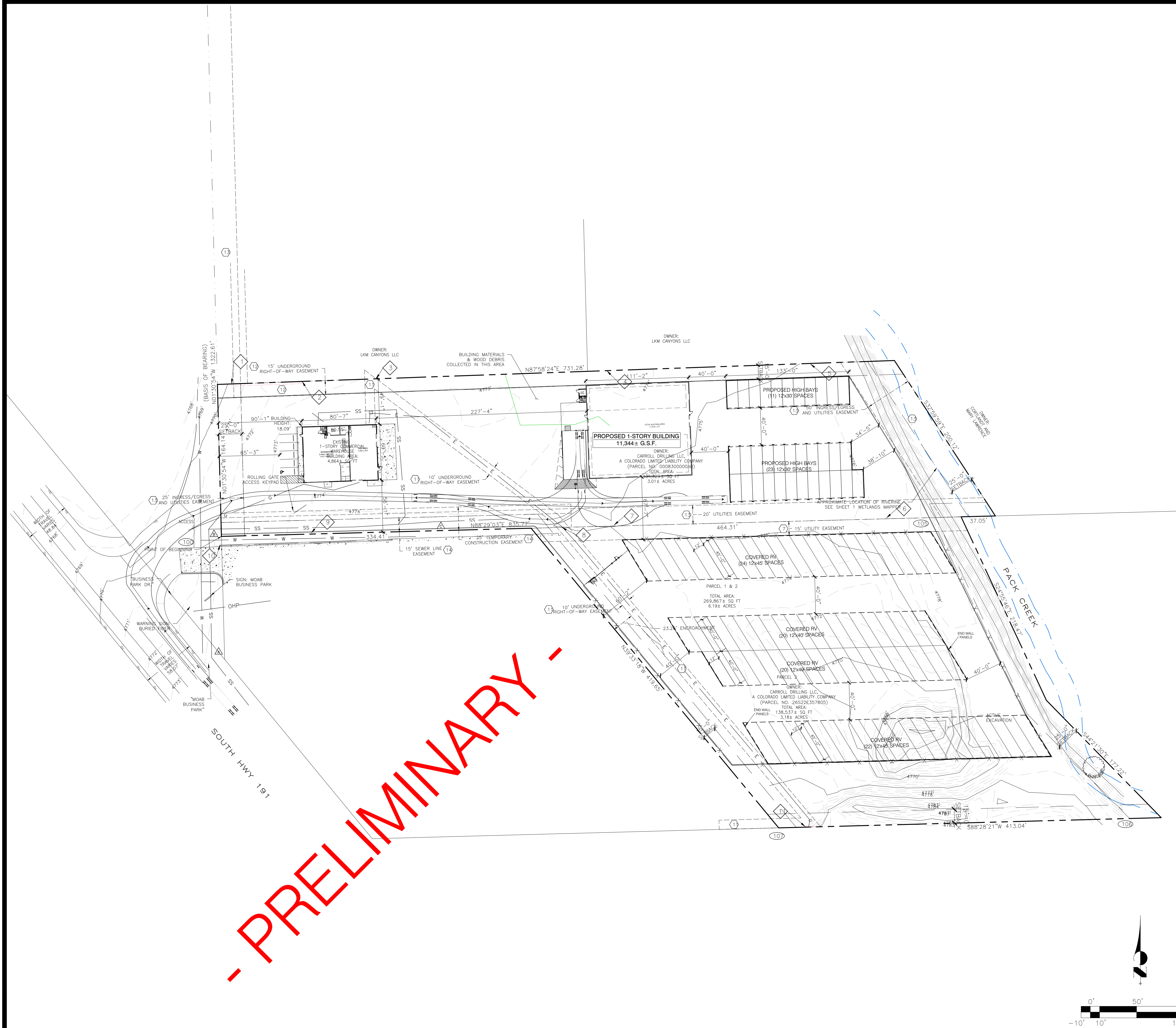
CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF MOAB  
11850 S HWY 191 A10  
MOAB, UT

SHEET CONTENTS:  
PROPOSED  
SITE PLAN

720085

DRAWN: MM  
CHECKED: NH  
DATE: 09/24/2024  
SP1  
720085\_A1C.DWG



**SITE PLAN**

(34) 12x30' HIGH BAY UNITS = 12,240 NRSF  
(40) 12'x40' COVERED RV SPACES  
(46) 12'x45' COVERED RV SPACES  
U-BOX AREA = 10,947± S.F.  
TOTAL U-BOXES = 760 (152 x 5-HIGH)

© 2024, AMERCO, REAL ESTATE COMPANY

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
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ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF MOAB  
11850 S HWY 191 A1O  
MOAB, UT

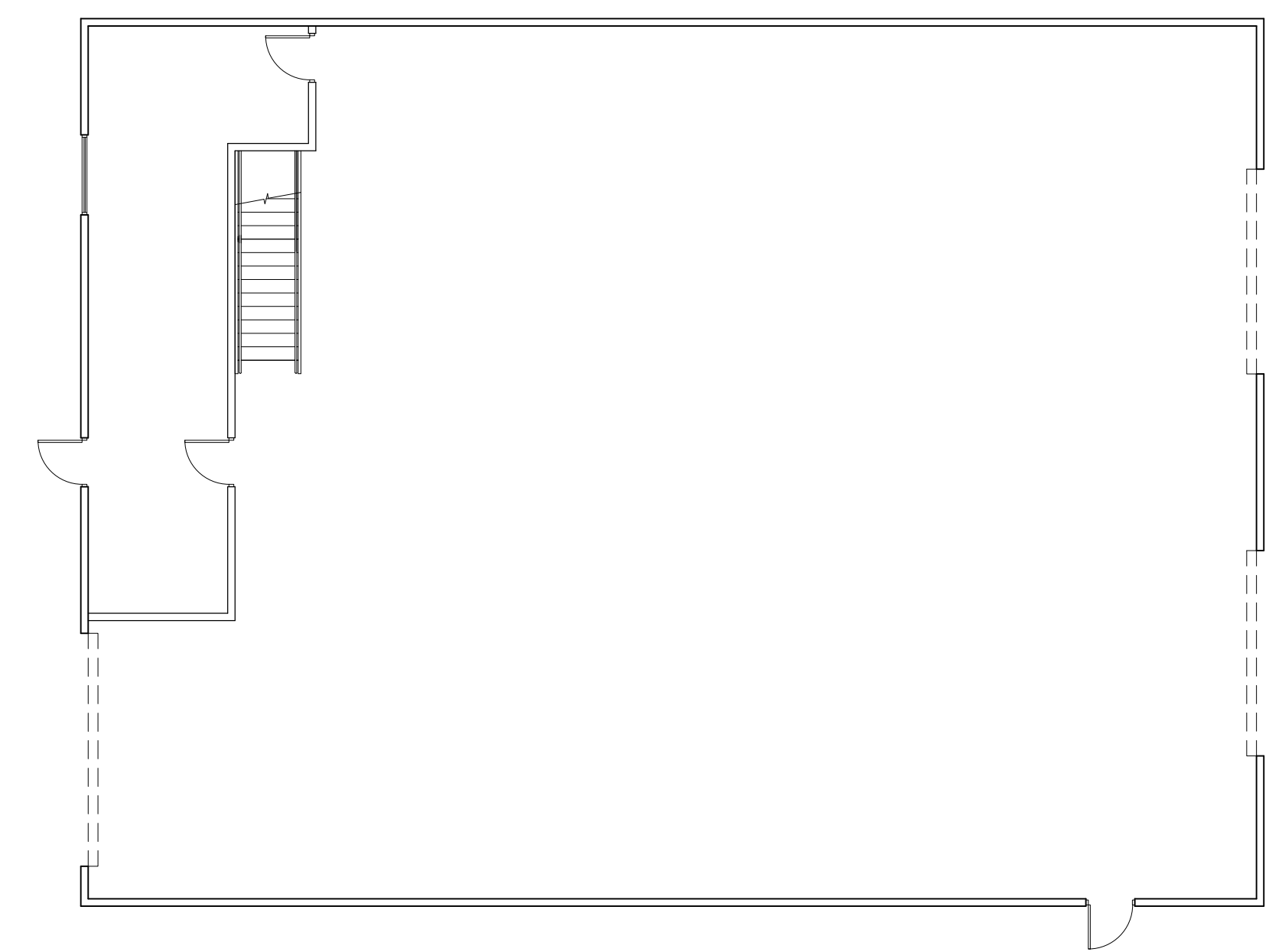
SHEET CONTENTS:  
PROPOSED  
BUILDING A  
FLOOR PLAN

720085

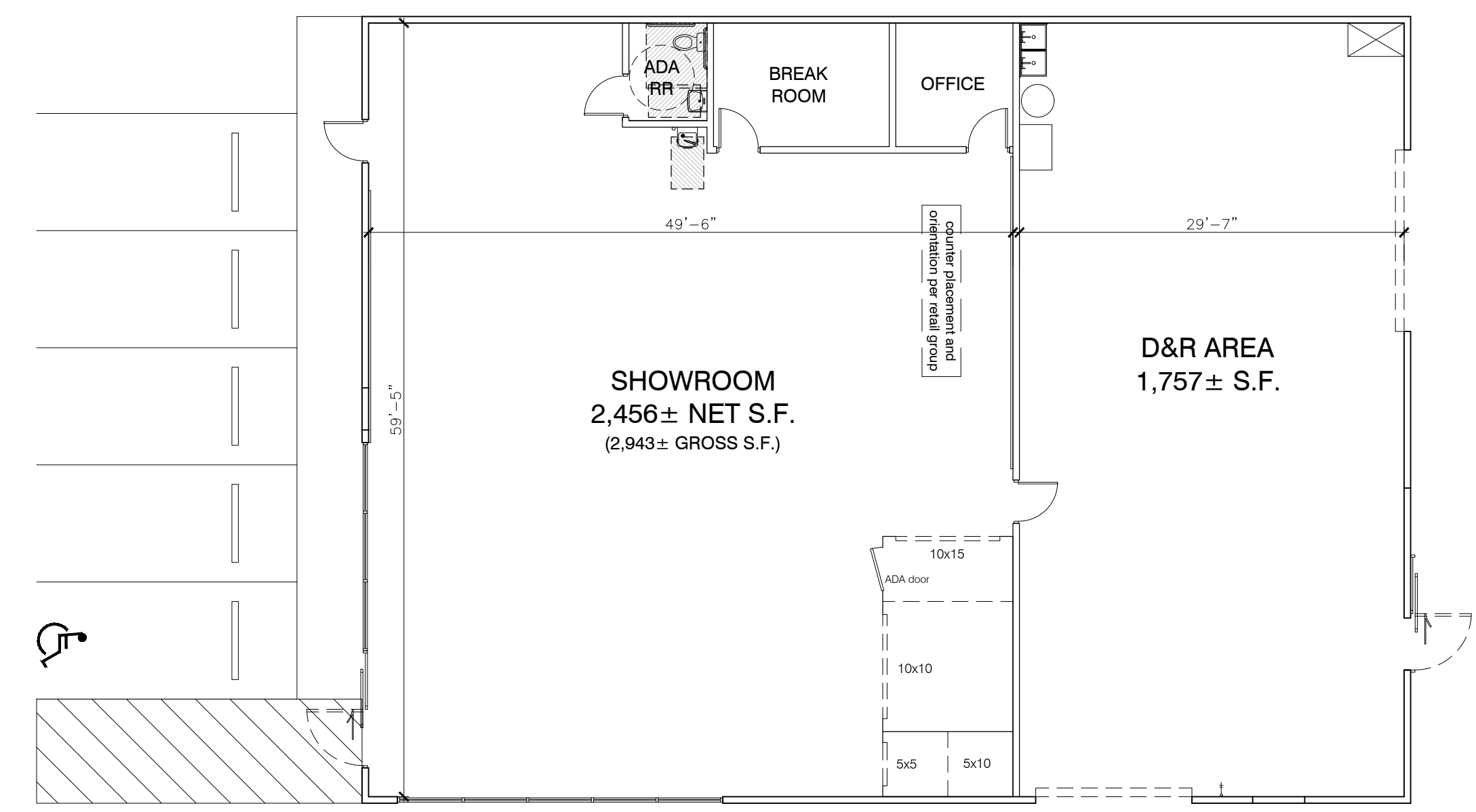
DRAWN:	MM
CHECKED:	NH
DATE:	09/24/2024

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- PRELIMINARY -

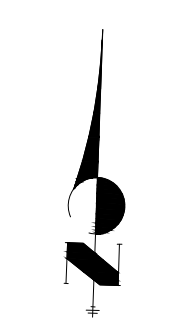


EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

SCALE: 1" = 10'-0"



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SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
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REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
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PHOENIX, ARIZONA 85004  
P: (602) 263-6502

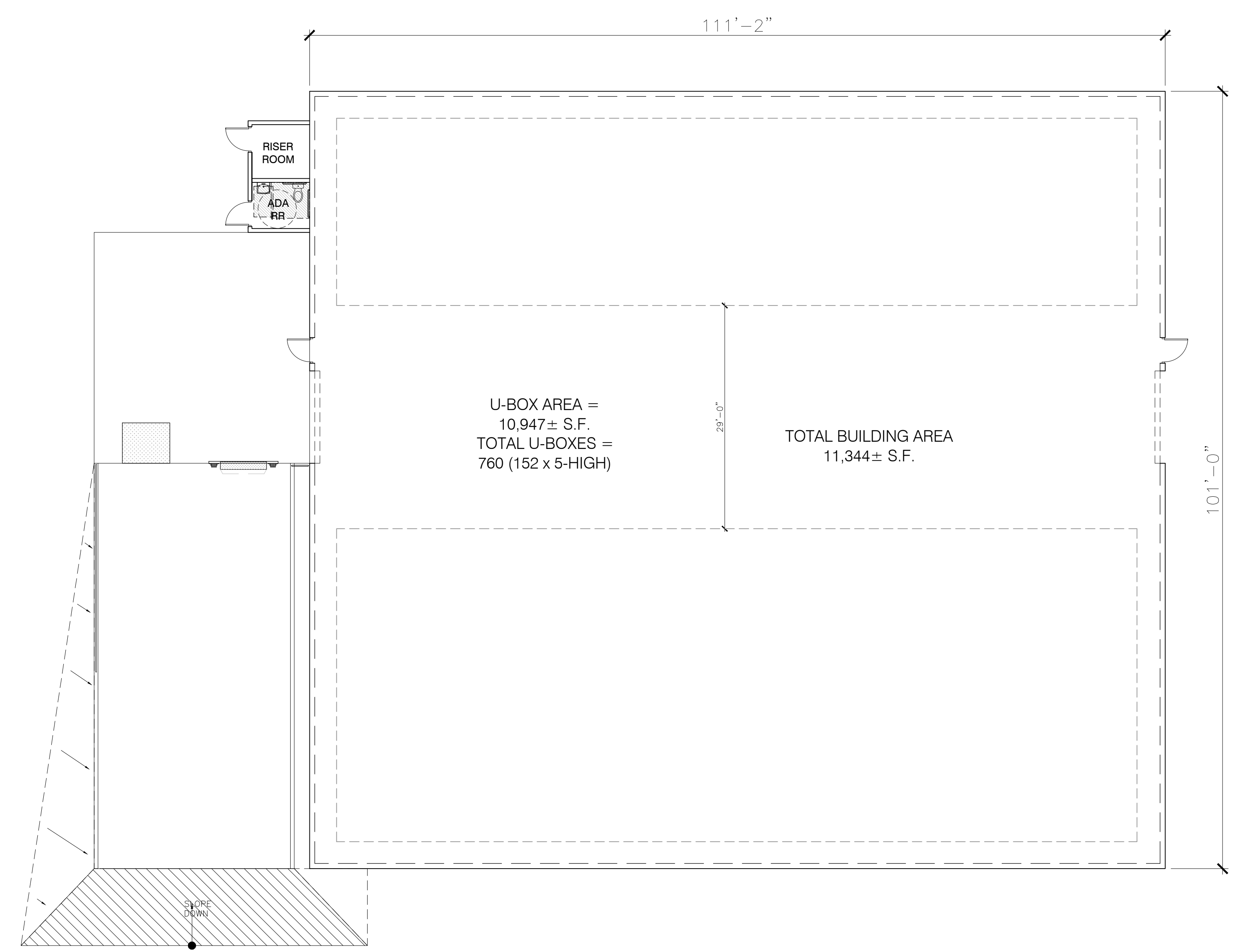
SITE ADDRESS:  
U-HAUL OF MOAB  
11850 S HWY 191 A1O  
MOAB, UT

SHEET CONTENTS:  
PROPOSED  
BUILDING B  
FLOOR PLAN

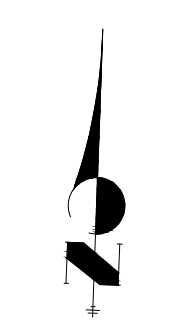
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DRAWN:	MM
CHECKED:	NH
DATE:	09/24/2024

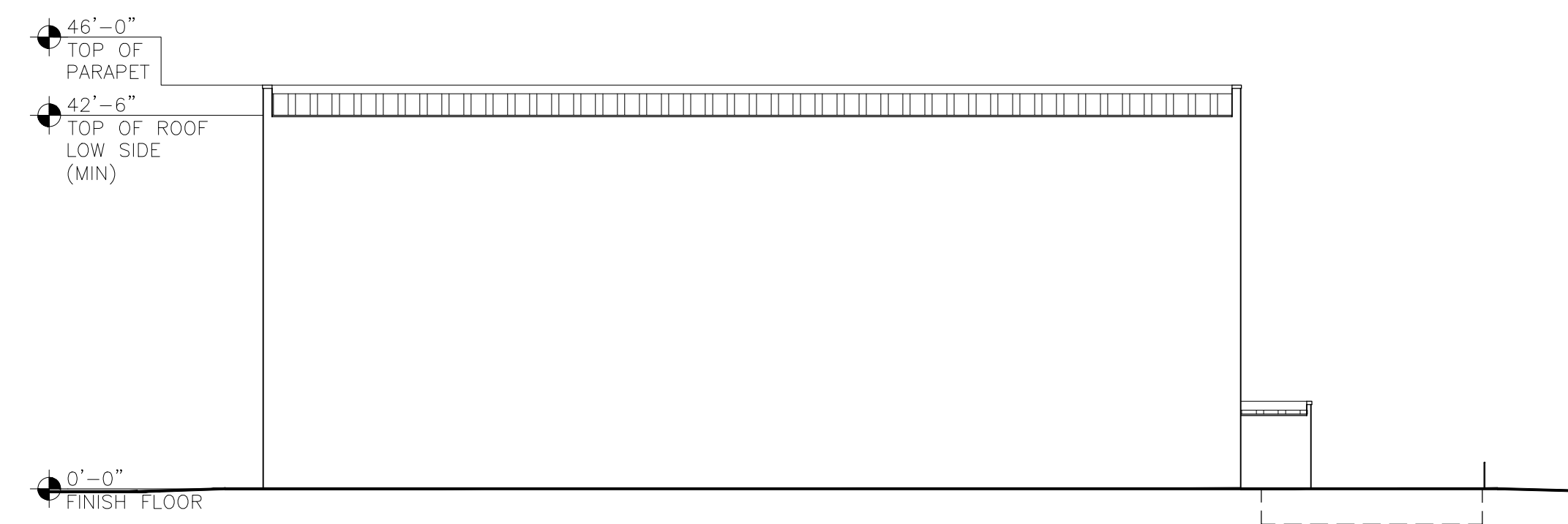
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**- PRELIMINARY -**

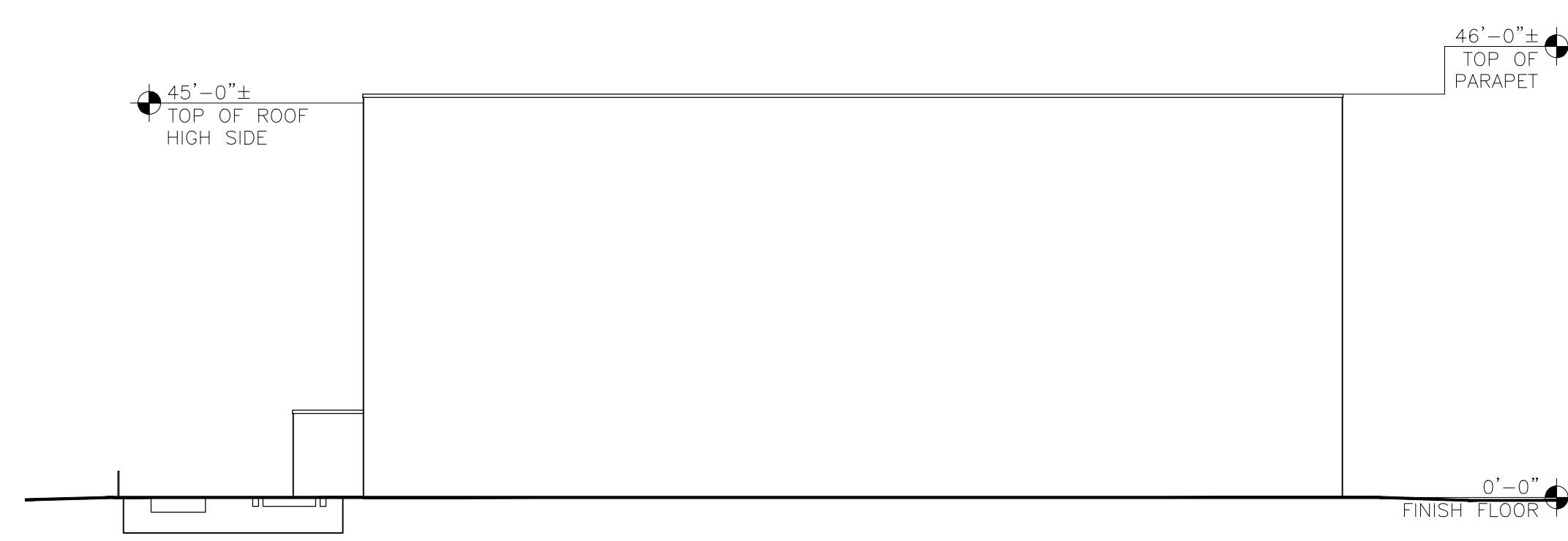


SHEET NOTES:



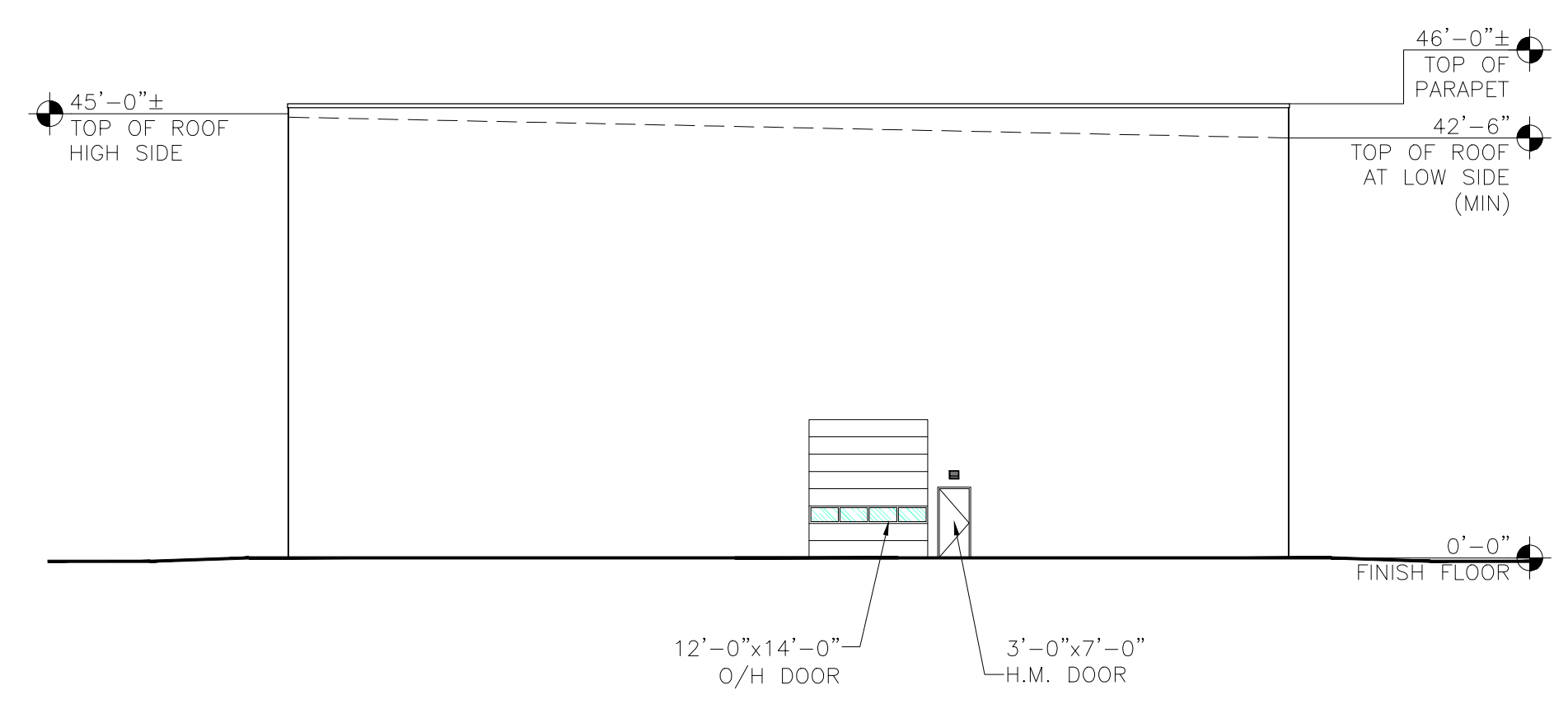
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



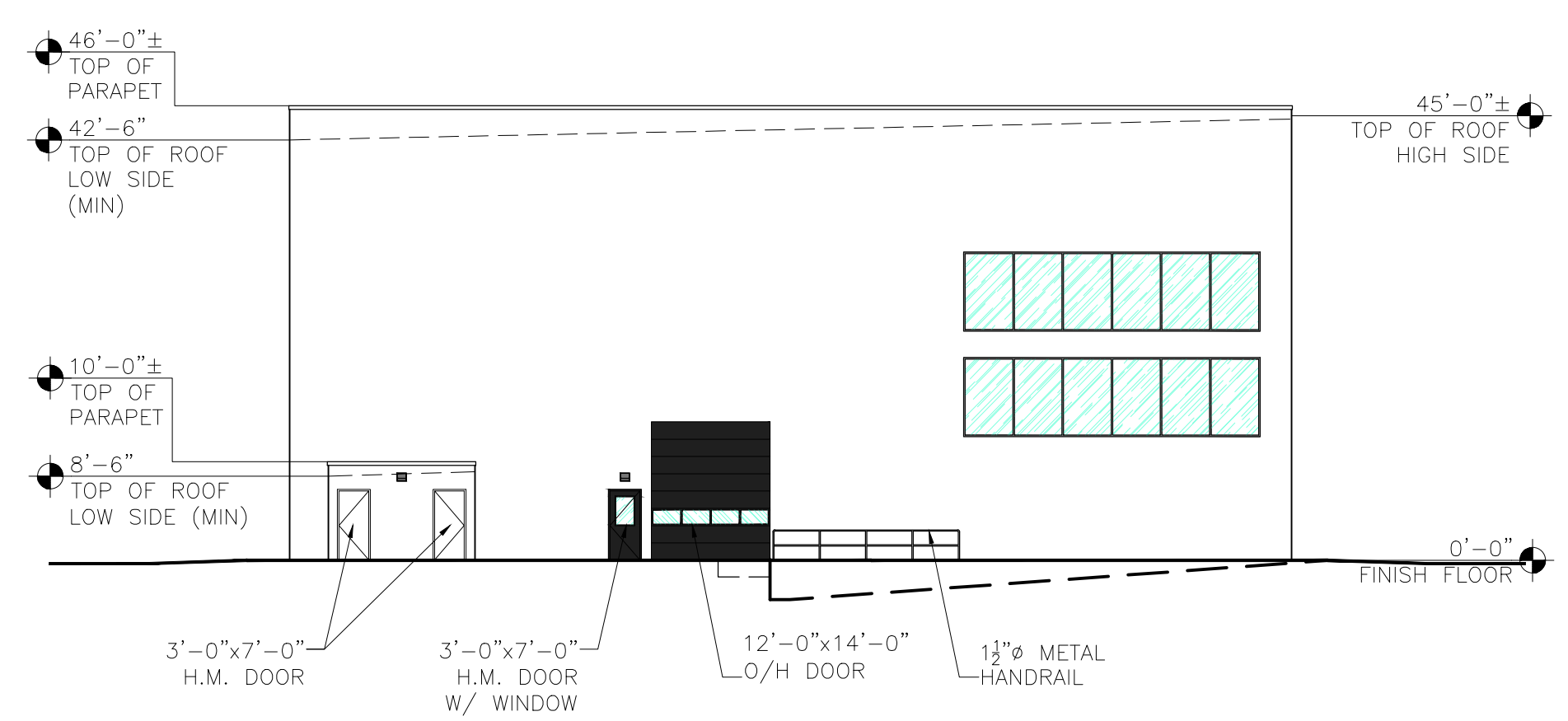
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

**- PRELIMINARY -**

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION, FOR INFORMATION ONLY**

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF MOAB  
11850 S HWY 191 A10  
MOAB, UT

SHEET CONTENTS:  
PROPOSED ELEVATIONS

720085

DRAWN:	MM
CHECKED:	NH
DATE:	09/11/2024

A3

720085\_A1C.DWG

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## STAFF REPORT

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**MEETING DATE:** November 14, 2024

**ITEM TITLE, PRESENTER:** Review of San Juan Estates, Phase 5, Amendment 3 Subdivision, Dan McPherson

**RECOMMENDATION:** Consideration and Recommendation

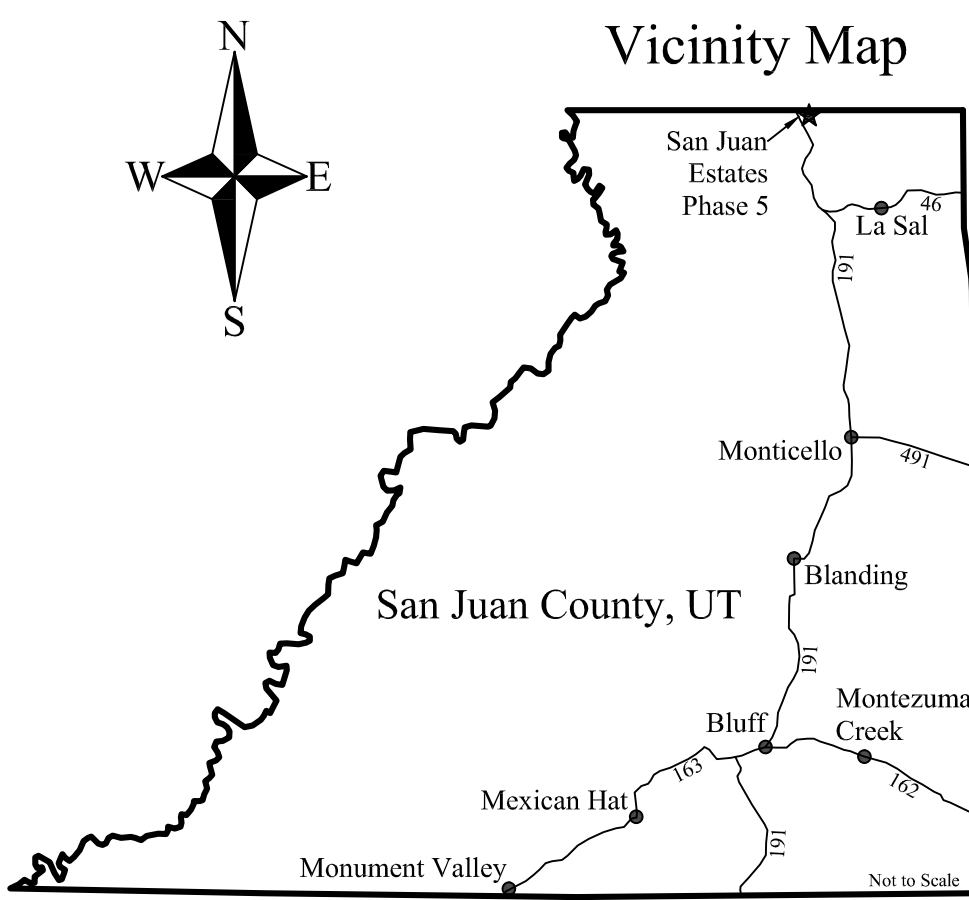
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### SUMMARY

This proposed subdivision is located within the current San Juan Estates Phase 5 Subdivision, this is Amendment 3 to the lots. This subdivision is in the Mount Peale area and is accessed off Mt. Peale Drive which is a public county road.

### HISTORY / PAST ACTIONS

The preliminary plat was reviewed by administrative staff and approved to move forward at the October 8, 2024 Plat Review Meeting. There are no further comments at this time.



# Final Plat

## San Juan Estates Phase 5 Subdivision Amendment No. 3

### Within Section 36, T26S, R22E, SLB&M

#### Narrative

The purpose of this survey was to create 3 lots from Lot 49C of Amendment 3 and Lot 50 of the San Juan Estates Phase 5 Subdivision.

The basis of bearings for this survey is North between the southeast corner of Section 36 and the E 1/4 corner of said Section 36, Township 26 South, Range 22 East, SLB&M. This is in accordance with the same bearing per the original subdivision survey.

#### Note

1. The existing easements on the line of the "old" Lot 49C and Lot 50 shall be abandoned and new utility easements shall be established as shown hereon.

#### Descriptions

**Record**  
Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 49C, San Juan Estates, Phase 5 Subdivision, Amendment No. 2

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50, San Juan Estates, Phase 5 Subdivision

**As Surveyed (new lots per this amendment)**  
Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 49C-1, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

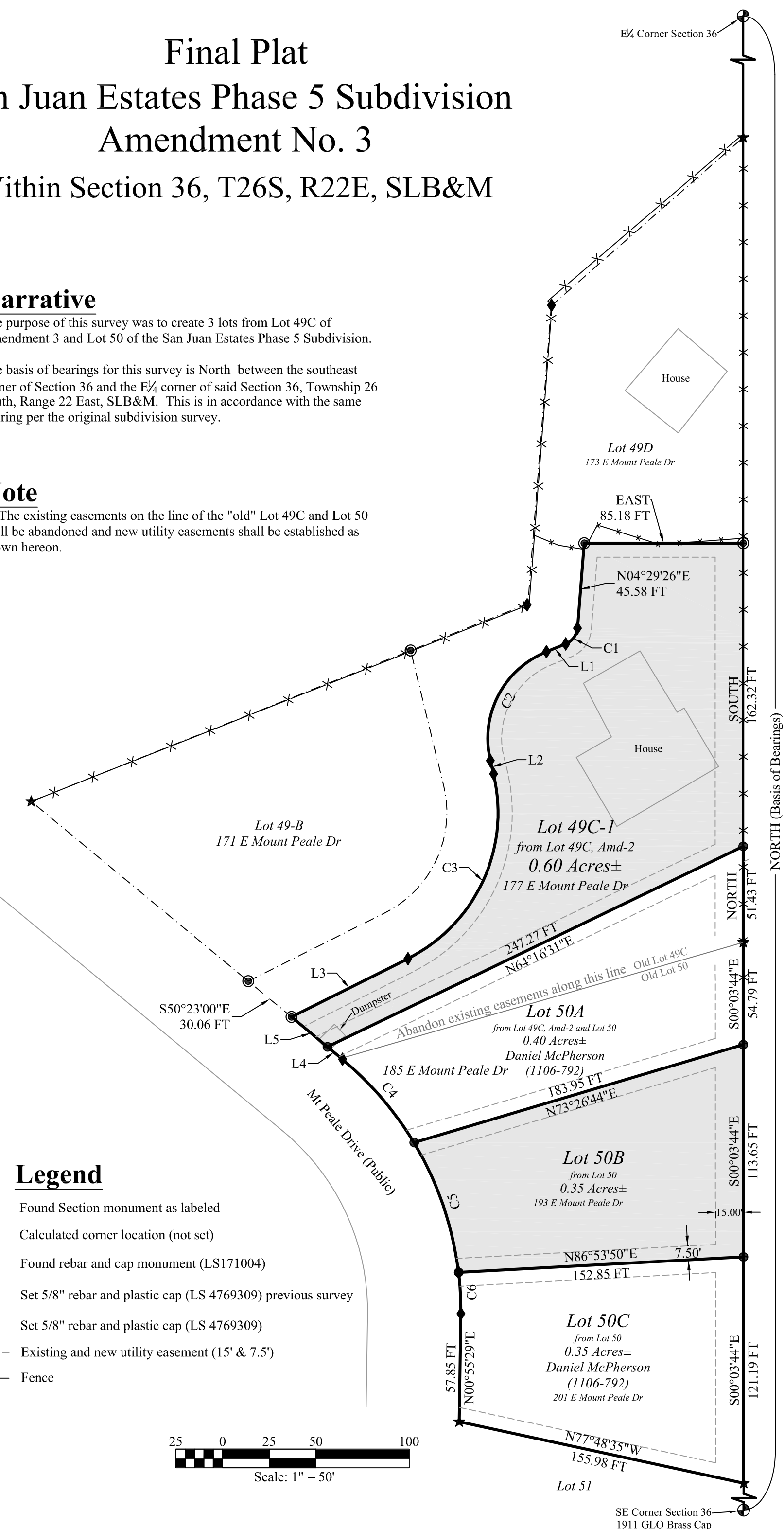
Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50A, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50B, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

Section 36, Township 26 South, Range 22 East, SLB&M  
Lot 50C, San Juan Estates, Phase 5 Subdivision, Amendment No. 3

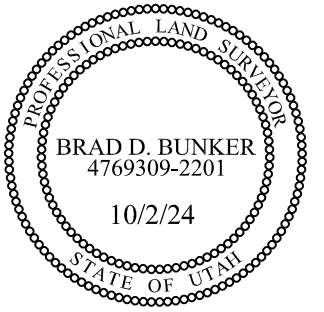
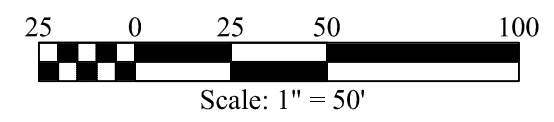
Curve Table					
Curve #	Length(ft)	Radius(ft)	Delta	Chord Direction	Chord Length(ft)
C1	11.14	10.00	63.82°	N36°23'56"E	10.57
C2	71.58	50.00	82.03°	N27°17'33"E	65.63
C3	117.82	87.50	77.15°	N24°51'14"E	109.12
C4	59.97	175.00	19.63°	N40°51'16"W	59.67
C5	74.03	175.00	24.24°	N18°55'09"W	73.48
C6	22.19	175.00	7.27°	N3°10'02"W	22.18

Line Table		
Line #	Length (ft)	Direction
L1	11.13	N68°18'26"E
L2	7.30	N13°43'20"W
L3	69.80	N63°25'49"E
L4	9.69	N50°23'00"W
L5	25.00	N50°23'00"W



#### Legend

- ⊕ Found Section monument as labeled
- ◆ Calculated corner location (not set)
- ★ Found rebar and cap monument (LS171004)
- ⊙ Set 5/8" rebar and plastic cap (LS 4769309) previous survey
- Set 5/8" rebar and plastic cap (LS 4769309)
- - - Existing and new utility easement (15' & 7.5')
- x— Fence



#### Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Dan McPherson.

Brad D. Bunker Utah P.L.S. #4769309 Date 10/2/24

**SIC Surveyor's Approval**

"Approval in accordance with information and records on file in this office."

Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Surveyor

Brad Bunker Date \_\_\_\_\_ Attest \_\_\_\_\_ Date \_\_\_\_\_

Health Department Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

Health Official \_\_\_\_\_

Form Approval Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

County Recorder \_\_\_\_\_

State of Utah, County of San Juan, Recorded at the request of \_\_\_\_\_

Filed : Date: \_\_\_\_\_ Time: \_\_\_\_\_ Fee: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Final Plat  
**San Juan Estates Phase 5  
Amendment No. 3**

Within Section 36, Township 26 South, Range 22 East, SLB&M

County Recorder \_\_\_\_\_

Health Department Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

Health Official \_\_\_\_\_

Form Approval Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

County Recorder \_\_\_\_\_

State of Utah, County of San Juan, Recorded at the request of \_\_\_\_\_

Filed : Date: \_\_\_\_\_ Time: \_\_\_\_\_ Fee: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

**Owners Dedication**

Know all men by these presents that I, the undersigned owner of the above described tract of land have caused the same to be subdivided into two lots hereafter to be known as the San Juan Estates Phase 5 Subdivision, Amendment No. 2.

In witness whereof I have hereunto set my hand this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Daniel George McPherson Owner

**Acknowledgement**

State of Utah, County of San Juan, on the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ personally appeared before me \_\_\_\_\_ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires \_\_\_\_\_ 20\_\_\_\_ County \_\_\_\_\_ Notary Public Residing in \_\_\_\_\_

**Bunker Engineering, LLC**

965 South Creek Road, Monticello, UT 84535  
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: Oct. 2024 Drawn By: B.D. Bunker Scale: 1" = 50'  
Drawing Name: Survey Reference Number: BE 1389 Sheet: 1 of 1

**San Juan County Planning Commission**

Approved by the San Juan County Planning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Chairman

**San Juan County Commission**

The amendment hereon was presented to the San Juan County Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was accepted and approved.

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Attest



# Permit Report

10/10/2024 - 11/12/2024

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Applicant Name	Description
24123	11/11/2024		48 E Noyes Ln	Moab Utah 84532	Lloyd Wilson	Residential
24122	11/10/2024		277 Rio Grande	Moab UT 84532	Salazar Construction and Roofing LLC	Tear off and recover roof due to storm damage
24121	11/6/2024	Residential	64 Tangren Dr / Lot 1B	Moab Utah 84532	Lloyd Wilson	Residential
24120	11/5/2024	Residential	627s guymon lane	BLANDING utah 84511	Mikel Palmer	Ag exempt. Tractor/Equipment storage. building will be built according to the "no floor" design in the engineer plans. building size 45'x36'
24119	10/31/2024	Residential	1.75 miles east of Hwy 191 along wibs hill road	Blanding Utah 84511	Klayton Laws	Single Family Home
24118	10/30/2024	Residential			Fritz pipkin	single family home
24117	10/30/2024	Residential	370 east apple lane	Blanding Utah 84511	Lyle Northern Electric	Upgrade electrical service
24116	10/24/2024				Seth R Foster	
24115	10/24/2024	Residential	415 S Mustang Rd	Blanding Utah 84511	Ben Tomco	2 shipping containers connected by a steel truss roof
24114	10/23/2024	Commercial	mexican hat, next to 7-11	Mexican hat Utah	Cellular One	200amp Electrical Service for Cell Site

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Applicant Name	Description
24113	10/23/2024	Residential	834 E Frosty Lane	Blanding	Trace and Ryleigh Francom	manufactured home
24112	10/16/2024	Residential	Frosty Lane	Blanding, Ut, 84511	Steve Francom	Power for future Residential, power is installed on Tract E
24111	10/15/2024	Residential	442 E Main	Bluff UT 84512	galen I headley	meter
24110	10/11/2024		2201 E. Commercial St.	Meridian, ID 83642	Lea Electric	Cell service

Total Records: 14

11/12/2024