



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

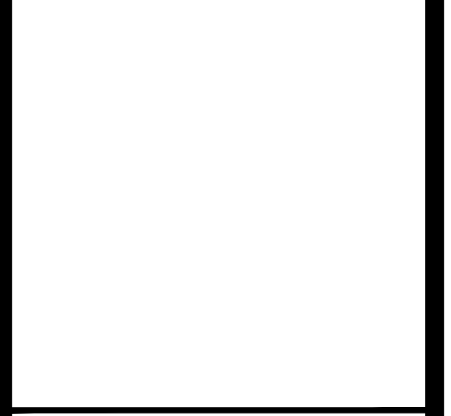
REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/04/24	NH	SITE REV/S
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:



AMERCO REAL ESTATE COMPANY

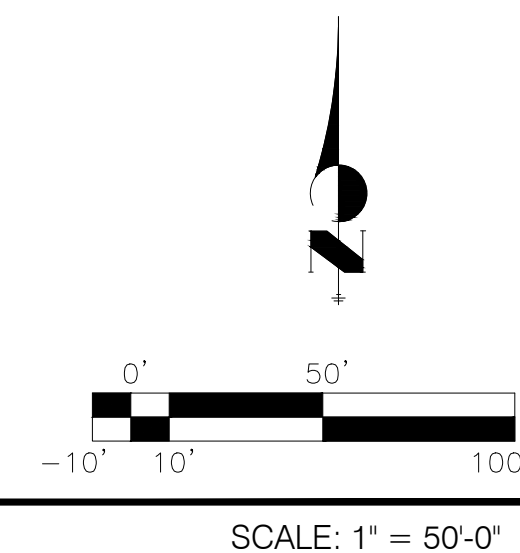
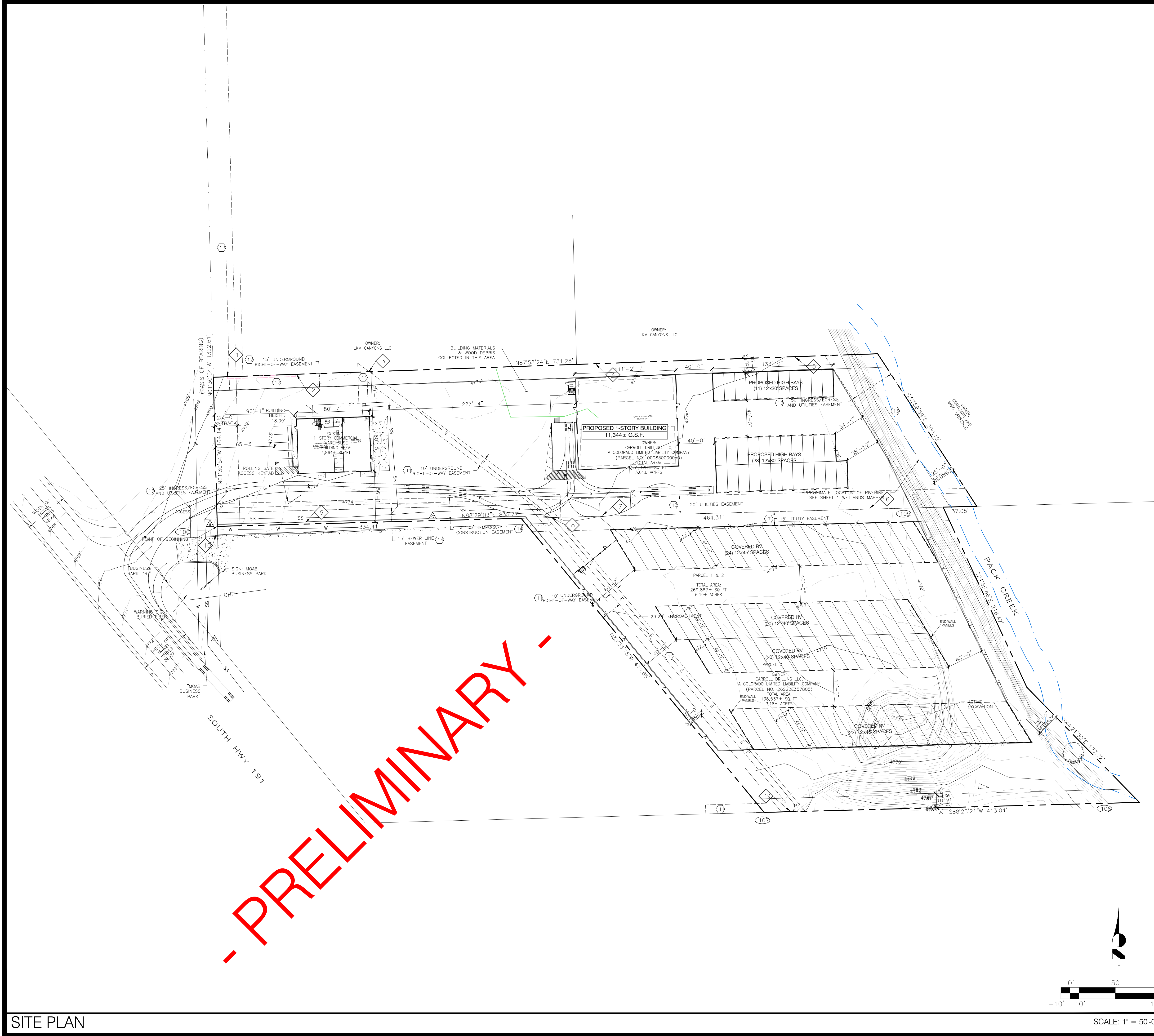
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

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



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