

PETITION TO CREATE THE RED ROCKS IMPROVEMENT DISTRICT

(PURSUANT TO UTAH CODE § 17B-1-203)

To: *Lyman W. Duncan, Clerk/Auditor, San Juan County, Utah and
Mack McDonald, Chief Administrative Officer, San Juan County*

Re: *Petition to Establish Special Improvement District in a Portion of Unincorporated
San Juan County*

Date Submitted: *December 10, 2025*

Via: *Email Delivery (lduncan@sanjuancountyut.gov and mmcdonald@sanjuancountyut.gov)*

Pursuant to Utah Code Ann. §§ 17B-1-203(1)(b), 17B-1-205(1), and 17B-1-208, Spanish Valley Owner, LLC (the “**Owner**”), the undersigned owner of 100% of private real property described and depicted in **Exhibit A** (“**Applicable Area**”), hereby respectfully petitions San Juan County to establish a proposed improvement district¹ to be called the “Red Rocks Improvement District” (the “**District**”) within the Applicable Area of unincorporated San Juan County. The Owner also holds 100% of the value of all real property in the Applicable Area of San Juan County.

The Owner provides the following information in accordance with the requirements of Utah Code §§ 17B-1-205(1) and 17B-1-208:

- A. Typed or printed name and current residence address of each property owner, groundwater right owner, or registered voter signing the petition:

Property Owner: *Spanish Valley Owner, LLC*

*Attn: James Mabey
431 E Coronado Street
Moab, UT 84532*

- B. Address of the property as to which the Owner is signing the request or petition:

There are four adjoining parcels with the following Tax ID numbers and addresses.

San Juan County Tax ID#: *Parcel No. 27S21E066000
144 Shafer Basin Road
Moab, UT 84532*

*Parcel No. 27S21E073000
156 Shafer Basin Road
Moab, UT 84532*

¹ An improvement district is a type of special district, but is not a special service district. See Utah Code Ann. § 17B-2a-401 et seq., and Section E, below.

*Parcel No. 27S20E017200
(No Assigned Separate Address)*

*Parcel No. 27S20E120000
(No assigned Separate Address)*

C. Description of the entire area of the proposed special district:

See attached Exhibit A.

D. Map showing the boundaries of the entire proposed special district:

See attached Exhibit A.

E. Identification of the specific type of special district:

Special improvement district pursuant to Utah Code Ann. § 17B-2a-401 et seq.

F. Services proposed to be provided by the proposed local district as identified by subsection of Utah Code Ann. § 17B-1-202(1):

- a. *sewage collection & treatment (subsection (a)(ix));*
- b. *culinary water (subsection (a)(xiii));*
- c. *emergency (subsection (a)(iii)); and*
- d. *roads, including rights-of-way construction and management (subsection (a)(xi)).*

G. The name of the proposed special improvement district:

Red Rocks Improvement District

H. Statement concerning the composition of the initial board of trustees for a proposed service area that is entirely within the unincorporated area of a single county:

Individuals qualified as an agent or representative of the Owner under Utah Code Ann. § 17B-1-302(3)(a)(ii) to be appointed by the legislative body of San Juan County as Trustees pursuant to Utah Code Ann. § 17B-1-304. The Owner proposes the board will be comprised of three (3) trustees, consistent Utah Code Ann. § 17B-1-302(8). The initial board members proposed are, with staggered terms indicated below:

1. *For an initial four-year term, James Mabey*
2. *For an initial six-year term, Ryan Brown*
3. *For an initial four-year term, Adam Fischer*

I. Designate up to five signers of the petition or request as sponsors, one of whom shall be designated as the contact sponsor, with the mailing address and telephone number of each:

*James Mabey (Contact Sponsor)
Spanish Valley Owner, LLC
431 E Coronado Street
Moab, UT 84532
617-548-5633*

J. Compliance of Petition:

This petition complies with the statutory requirements set forth in Utah Code Ann. §§ 17B-1-205(1) and 17B-1-208. This petition does not propose the creation of a district which would be in violation of Utah Code, include Section 17B-1-208(2) or (3), which respectively prohibit a petition from proposing creation of a district in an area that a county or municipality has adopted a resolution to provide the proposed services or is subject to a petition or request to provide those services. This petition is filed timely pursuant to Utah Code Ann. § 17B-1-208(4) which requires the petition to be filed within 12 months after San Juan County declined to provide the requested services.

K. Instructions to San Juan County Clerk:

- a. *In accordance with the requirements of Utah Code Ann. § 17B-1-209, the County Clerk has 45-days to determine whether this petition complies with the requirements of Utah Code Ann. §§ 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified petition to the Contact Sponsor. An email to the Contact Sponsor at the email address (james@spvventures.com; afischer@redrockscaves.com; rbrown@redrockscaves.com) is an acceptable written notification.*
- b. *Pursuant to Utah Code Ann. § 17B-1-215, if the County Clerk certifies this petition, the County shall, within 10 days following certification, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):*
 - i. *a copy of the Notice of Impending Boundary Action that meets the requirements of Utah Code Ann. § 67-1a-6.5(3), attached hereto as **Exhibit B**; and*
 - ii. *a copy of the Final Local Entity Plat once approved by the County Surveyor pursuant to Utah Code Ann. §§ 67-1a-6.5 and 17B-1-209(3)(b)(iv), a draft of which is attached as **Exhibit C**.*
- c. *Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email (email address as provided above).*

- d. If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.*
- e. In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.*
- f. Upon the Lieutenant Governor's issuance of the certificate of incorporation for the District, the County shall submit to the County Recorder: the original notice of an impending boundary action, certificate of incorporation, and approved final local entity plat.*

Respectfully submitted by the Owner on the date identified above.

SPANISH VALLEY OWNER, LLC

By: 
[James Mabey \(Dec 9, 2025 20:54:53 MST\)](#)
James Mabey, Authorized Signatory

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Exhibit A-1 to Petition
(Legal Description of the Entire Area of the Proposed Special District)

Township 27 South, Range 20 East SLB&M:

Section 1: East half of the Southeast Quarter of the Southeast Quarter, Southeast Quarter of the Northeast Quarter of the Southeast Quarter (Parcel No. 27S20E017200)

Section 12: Northeast Quarter of the Northeast Quarter (Parcel No. 27S20E120000)

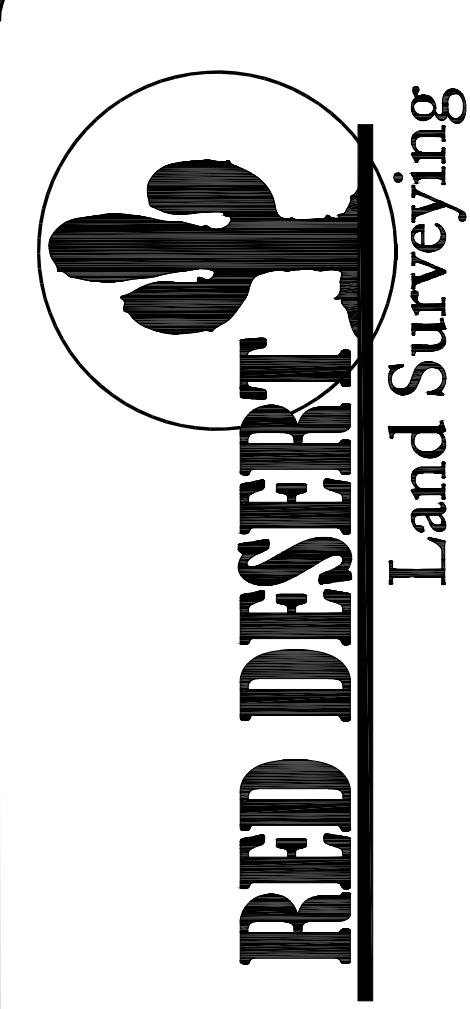
Township 27 South, Range 21 East SLB&M:

Section 6: Lots 11 and 12 (Parcel No. 27S21E066000)

Section 7: Lot 2 (Parcel No. 27821E073000)

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Exhibit A-2 to Petition
(Map of the Entire Area of the Proposed Special District)



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- BOUNDARY CORNER
- DISTRICT BOUNDARY
- SECTION LINES
- SECTION MONUMENT

PROJECT TYPE:
LOCAL ENTITY BOUNDARY
SURVEY

PROJECT ADDRESS:
Caveman Ranch
Moab, Utah 84532

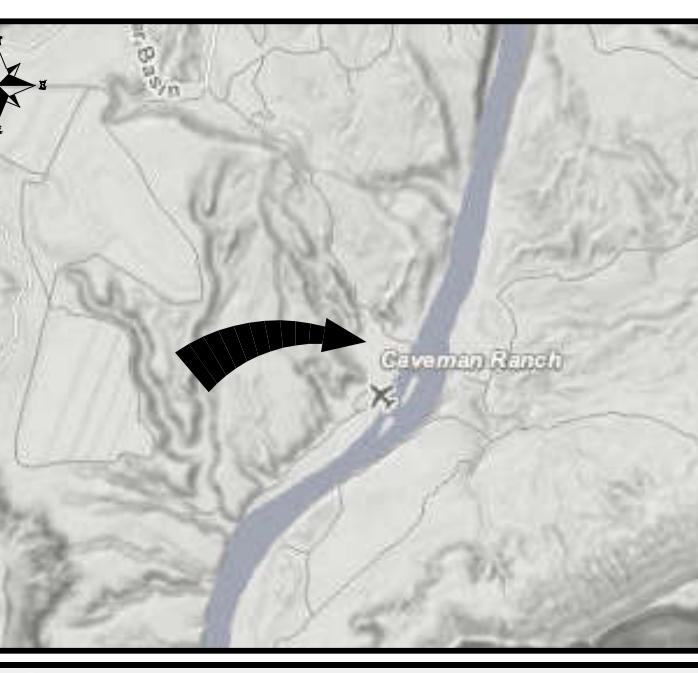
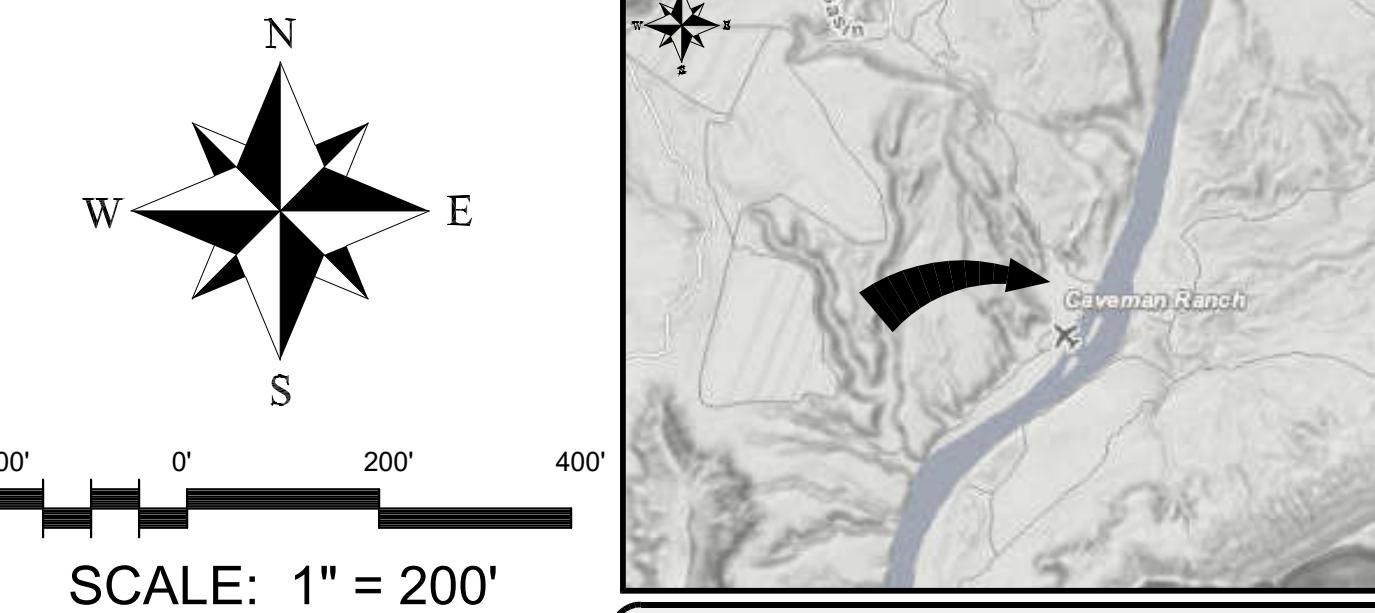
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Red Rocks Improvement District

DATE
12/2/2025

SHEET 1 OF 1

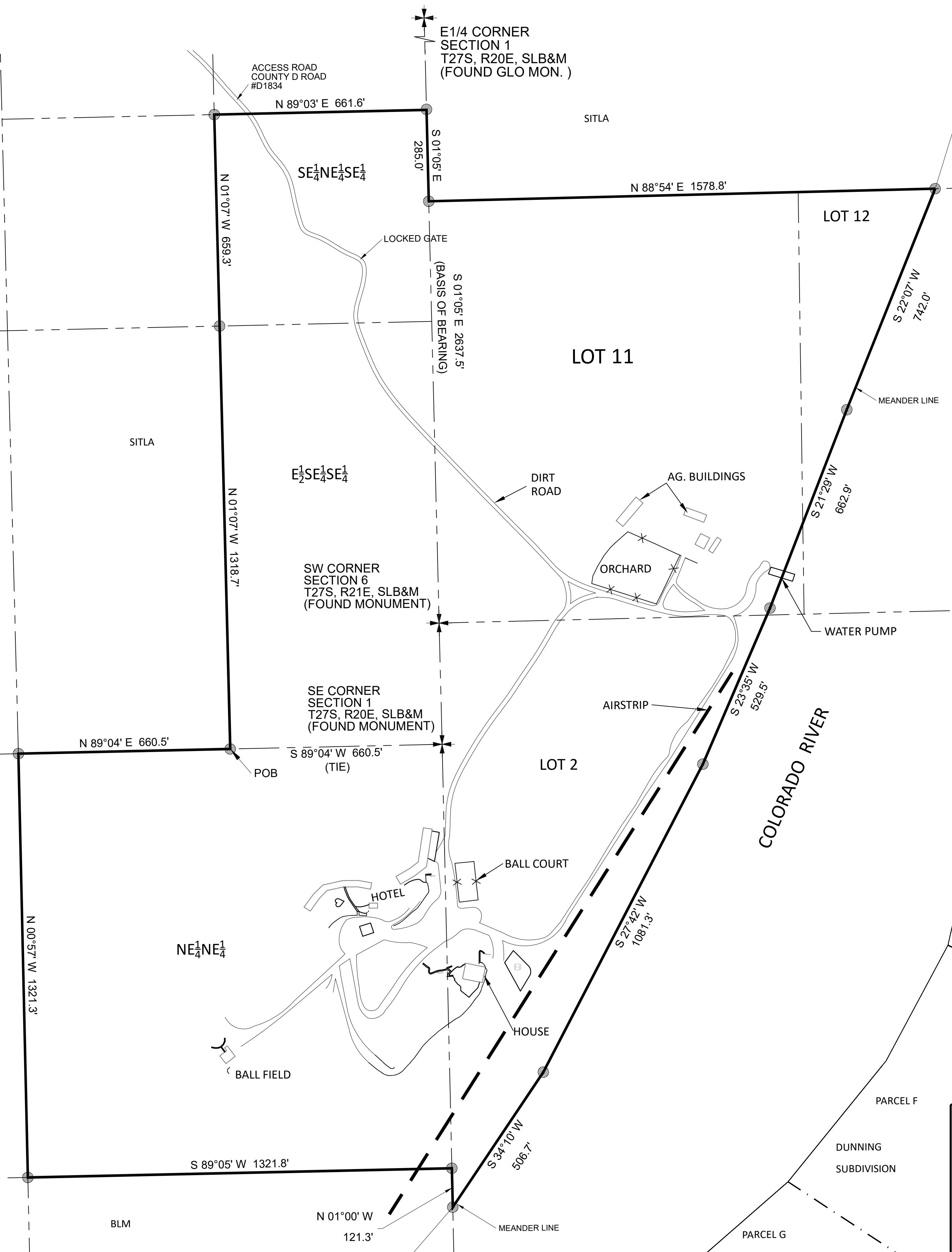
JOB NUMBER:
175-25



FINAL LOCAL ENTITY PLAT
RED ROCKS IMPROVEMENT DISTRICT

SAN JUAN COUNTY, UTAH

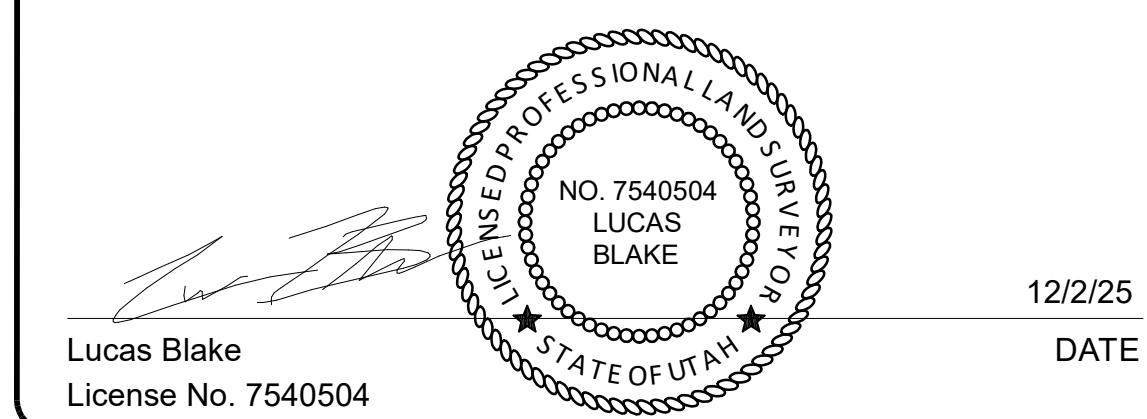
LOCATED IN THE EAST HALF OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12
TOWNSHIP 27 SOUTH, RANGE 20 EAST SALT LAKE BASE AND MERIDIAN & THE
SOUTHWEST QUARTER OF SECTION 6 AND NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 27 SOUTH, RANGE 21 EAST SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this Local Entity Plat as

RED ROCKS IMPROVEMENT DISTRICT
in accordance with Section 17-73-507, have verified all measurements and monumented corners as shown on plat.



LEGAL DESCRIPTION

Township 27 South, Range 20 East SLB&M:
Section 1: E₁SE₁SE₁SE₁
(Parcel No. 27S20E017200)
Section 12: NE₁NE₁
(Parcel No. 27S20E120000)

Township 27 South, Range 21 East, SLB&M:
Section 6: Lots 11 and 12
(Parcel No. 27S21E066000)
Section 7: Lot 2 (Parcel No. 27S21 E073000)

AS-SURVEYED BOUNDARY LEGAL DESCRIPTION

Beginning at the Southwest corner of the E1/2SE1/4SE1/4 of Section 1, T27S, R20E, SLB&M, said point being South 89°07' West 660.5 feet from the Southeast corner of Section 1, Township 27 South, Range 20 East, Salt Lake Base and Meridian, and proceeding thence North 01°07' West 1318.7 feet to the Northwest corner of the E1/2SE1/4SE1/4 of Section 1, T27S, R20E, SLB&M; thence North 01°07' West 659.3 feet to the Northeast corner of the SE1/4NE1/4SE1/4 of Section 1, T27S, R20E, SLB&M; thence South 01°05' East 285.0 feet to the Northwest corner of Lot 11 of Section 6, T27S, R21E, SLB&M; thence North 88°54' East 1578.8 feet to the Northeast corner of Lot 12 of Section 6, T27S, R21E, SLB&M; thence along the western meander line of the Colorado River the Following course: South 22°07' West 742.0 feet; thence South 21°29' West 662.9 feet; thence South 23°35' West 529.5 feet; thence South 27°42' West 1081.3 feet; thence South 34°10' West 506.7 feet to the Southwest corner of Lot 2 of Section 6, T27S, R21E, SLB&M; thence North 01°00' West 121.3 feet to the Southeast corner of the NE1/4NE1/4 of Section 12, T27S, R20E, SLB&M; thence South 89°05' West 1321.8 feet to the Southwest corner of the NE1/4NE1/4 of Section 12, T27S, R20E, SLB&M; thence North 00°57' West 1321.3 feet to the Northwest corner of the NE1/4NE1/4 of Section 12, T27S, R20E, SLB&M; thence North 89°04' East 660.5 feet to the point of beginning, having an area of 132.3 acres, more or less.

SURVEYOR NOTES

- The North Quarter of Section 1, T27S, R20E, SLB&M was calculated by proportioning the distance of the south line of Section 36, T26S, R20S, SLB&M, and record tie distance noted on BLM plat.
- The Center of Section 1, T27S, R20E, SLB&M, was calculated by proportioning the calculated N₂ corner and the found S₂ corner. No eastern corner monuments were located as they fall within Intrepid Potash evaporation ponds.
- Monuments within Section 7, T26S, R21E, SLB&M where calculated from previous survey performed by my self and Keogh Land Surveying.

COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF

DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER

COUNTY SURVEYOR CERTIFICATE OF APPROVAL

APPROVED BY THE SAN JUAN COUNTY SURVEYOR THIS
DAY OF _____, 20____.

SAN JUAN COUNTY SURVEYOR

STAMP

APPROVAL AND ACCEPTANCE BY SAN JUAN COUNTY COMMISSION

ON THIS _____ DAY, OF _____, 20____.

ATTEST

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Exhibit B to Petition
(Notice of Impending Boundary Action)

NOTICE OF IMPENDING BOUNDARY ACTION

(Red Rocks Improvement District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN pursuant to Utah Code Ann. § 17B-1-215 that a petition proposing the creation of the Red Rocks Improvement District has been certified by the San Juan County Clerk. A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. § 17-73-507, approved as a final local entity plat by the Surveyor of San Juan County, Utah, is attached hereto and incorporated by this reference. The Petitioner and San Juan County Clerk hereby certify that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel, so no letter from Utah Retirement Systems referenced in Utah Code Ann. § 67-1a-6.5(3)(d) was obtained.

WHEREFORE, the Petitioner and the San Juan County Clerk hereby respectfully request the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. § 17B-1-215.

SIGNED, VERIFIED, AND DATED this _____, 2025.

SAN JUAN COUNTY CLERK

By: _____

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Exhibit C to Petition
(Draft Final Local Entity Plat)

RR - Petition to Create District (2025-12-10)

Final Audit Report

2025-12-10

Created:	2025-12-10
By:	Adam Fischer (a@osornocapital.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA98u0AtkUciRv6W4AHK_HD2TTHpzgFulu

"RR - Petition to Create District (2025-12-10)" History

-  Document created by Adam Fischer (a@osornocapital.com)
2025-12-10 - 3:38:01 AM GMT
-  Document emailed to James Mabey (james@spvventures.com) for signature
2025-12-10 - 3:38:11 AM GMT
-  Email viewed by James Mabey (james@spvventures.com)
2025-12-10 - 3:54:16 AM GMT
-  Document e-signed by James Mabey (james@spvventures.com)
Signature Date: 2025-12-10 - 3:54:53 AM GMT - Time Source: server
-  Agreement completed.
2025-12-10 - 3:54:53 AM GMT



Adobe Acrobat Sign