

Received 4/22/21
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SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: Legal Description - attached

Parcel Identification Number: _____

Parcel Area: 295248046001 Current Use: Bare Land

Floor Area: _____ Zoning Classification: _____

Applicant Name: Hal & Lusana Adams

Mailing Address: P.O. Box 245

City, State, ZIP: LaSal, Utah 84530

Daytime Phone #: 385 286-0308 Fax#: _____

Email Address: haladamsshorto@gmail.com

Business Name (If applicable): H&A Adams Businesses LLC

Property Owner's Name (If different): Hal & Lusana Adams

Property Owner's Mailing Address: P.O. Box 245 LaSal, Utah 84530

City, State, ZIP: _____

Daytime Phone #: 385 286-0308 Fax#: _____

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

Authorized Signature: Hal W Adams Date: 4/22/21

Property Owner's Affidavit

I (we) Hal Adams and Lusana S. Adams, 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.

Hal W Adams
Owner's Signature

Lusana S. Adams
Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 22nd day of April, 2021.



Megan Hailey Gallegos
Notary Public
Residing in Monticello Ut
My Commission expires: 12/23/2023

DESCRIPTION OF A TRACT OF LAND IN SECTION 4, 5 AND 8, T29S, R24E., SLB&M, SAN JUAN COUNTY, UTAH; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER, SECTION 4, T29S, R24E, SLB&M AND PROCEEDING THENCE NORTH 88 DEG. 47' EAST 834.58 FEET, THENCE NORTH 504.08 FEET, THENCE WEST 925.3 FEET TO THE EAST SIDE OF A COUNTY ROAD, THENCE SOUTH 0 DEG. 42' EAST 521.8 FEET, THENCE EAST 84.2 FEET TO THE POINT OF BEGINNING.

LESS: That portion Deeded to KAREY L. ROWLEY and MARK ROWLEY in the Warranty Deed recorded April 11, 1995 in Book 743 at Page 575, Entry No. 1J009709.

Beginning at a found 5/8" rebar; the NE corner of the Beeman parcel, said corner by record bears N 88 deg. 47' E 834.58 feet thence North 504.08 feet from the SW corner Section 4, T29S, R24E, SLB& M, said corner also bears N 69 deg. 45' E 890.2 feet from the C. C. At the SE of Section 5, T29S, R24E, SLB&M, and proceeding thence South 472.1 feet to a found 5/8" rebar, thence with a fence along the North side of a County Road S 88 deg. 52' W 183.9 feet, thence North 475.7 feet to the North line of Beeman, thence with said line East 183.8 feet to the point of beginning.

ALSO LESS: That portion Deeded to ROBERT LEE NESTER JR. and LINDA ANN NESTER recorded September 18, 1995 in Book 746 at Page 632, Entry No. 1J010883.

BEGINNING AT A CORNER WHICH BEARS S 46 DEG. 36' E 254.0 FEET FROM THE C. C. TO THE SE CORNER SECTION 5, T29S, R24E, SLB&M, AND PROCEEDING THENCE WITH A WIRE FENCE S 89 DEG. 00' W 264.2 FEET TO A FENCE CORNER POST, THENCE WITH THE WIRE FENCE N 0 DEG. 17" W 486.3 FEET TO A CORNER, THENCE WITH A WIRE FENCE N 89 DEG. 44' E 275.1 FEET TO A CORNER, THENCE SOUTH 482.9 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE ROWLEY PARCEL (BEARING OF RECORD-SOUTH).

ALSO LESS: That portion Deeded to CARLTON C. FAULK recorded September 21, 1995 in Book 746 at Page 667, Entry No. 1J010901.

BEGINNING AT A CORNER WHICH BEARS S 70 DEG. 06' E 498.0 FEET FROM THE C. C. TO THE SE CORNER SECTION 5, T29S, R24E, SLB&M, AND PROCEEDING THENCE NORTH 479.3 FEET TO A CORNER, THENCE WITH A WIRE FENCE EAST 182.5 FEET TO A CORNER, THENCE SOUTH 475.7 FEET TO A CORNER, THENCE WITH A WIRE FENCE S 88 DEG. 52' W 182.5 FEET TO THE POINT OF BEGINNING.

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

Tax Parcel No.: 29S24E046001

To: San Juan County, Planning Commission

Date: April 22, 2021 -

Concerning: Application for a Recreational Vehicle and Camping Park, located on Markle Road in LaSal, Utah.

We would like to apply for a Conditional Use Permit for a RV park with 14 RV spaces and 6 dry camping spaces. The Land parcel is 3.9 acres.

This full service park will have chipped asphalt roads, with shade trees and trash facilities. Will have a 5' fence on three sides. The parking spaces will all be pull through, and exceed the size of Federal Government RV park suggestions. The County Road access will be 60'.

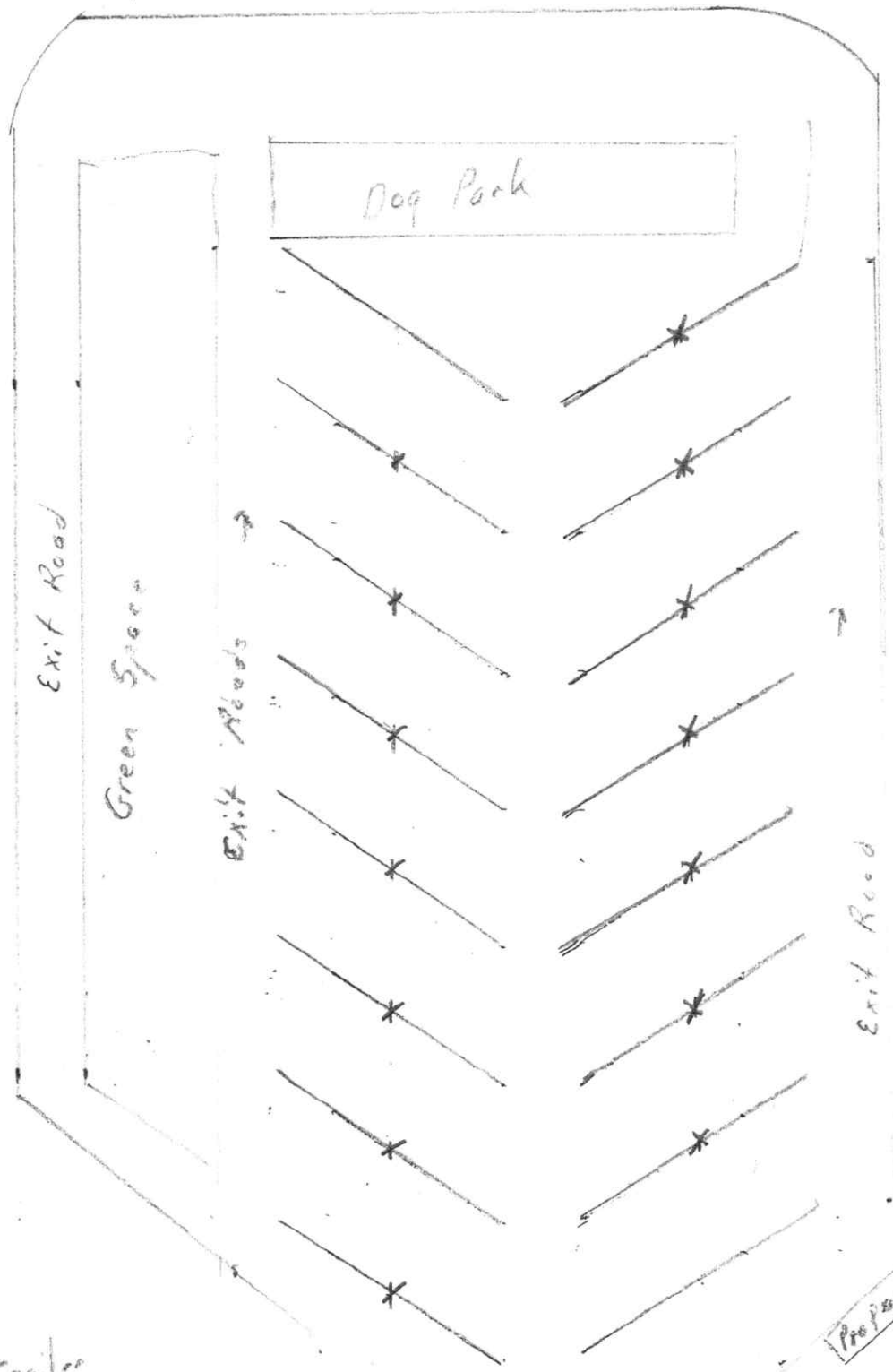
This is a seasonal use RV Park, March - November. The office area may have a small store.

The electrical service will have a 400 amp. service. Each service hook-up will have 50 - 30 - 110 power, with sewer and water.

The property has been graded so all water will remain on owners property.

Thank you,

Hal & Ana Adams



Exit Road

Green Space

Exit Roads

Dog Park

Exit Road

Dry Camps

Trailer Parking

X- Power
Sewer
Water

1-CM 15'

Proposed

Office
Restroom
Shower

= Septic System