

October 22, 2025

Mack McDonald
Chief Administrative Officer
San Juan County
P.O. Box 9
117 S. Main Street #221
Monticello, UT 84535

Project:

720070 U-Haul Moving & Storage of Moab
Hwy 191 and Sunny Acres Lane
Moab, UT 84532

Subject: Request for Extension of Conditional Use Permit #24024a

To Mack,

On behalf of Drex Johnson, UHI Owner's Representative, we respectfully request an extension of the CUP #24024a, originally approved on 11.14.24. The project team has been actively progressing toward satisfying the conditions of approval and is requesting an extension to allow continued implementation.

Since the CUP approval, the following **substantial actions** have been completed or are in progress:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
 - **Action: Coordinated with SVSSD, please see attached invoice. Payment enroute per Owner's Rep.**
- Must comply with all building codes and fire regulation requirements
 - **Action: Submittal of permit to San Juan County set 06.04.25, resubmittal 09.05.25, 2nd permit resubmittal pending.**
 - **Action: Submittal of permit set to Moab Fire Dept Attn: Brandon McGuffee on 08.28.25, resubmitted to Moab Fire Dept Attn: Shea Walker on 10.2025, approval pending.**
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
 - **Action: Submitted to UDOT and approved 09.25.25, please see attached approval.**

- No building 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).
 - **Action: Condition incorporated into drawings.**
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
 - **Action: Submitted and pending approval.**
- Must comply with San Juan County Health Department requirements.
 - **Action: Submitted and pending approval.**
- Must comply with San Juan County Business license requirements.
 - **Action: Submitted and pending approval.**

These actions demonstrate continued and meaningful progress toward satisfying the approved CUP conditions. We anticipate resubmitting permit drawings by 10.3125.

We appreciate your consideration and would be happy to provide any additional documentation or meet to discuss the project's current status.

Sincerely,

Cathy Cerdhe
Job Captain
Hillside Architecture, PLLC
345 W Bobwhite Ct., Ste 150 Boise, ID 83706
480.233.3362



Planning & Zoning Department

Conditional Use
Permit #24024a

Grantor:

San Juan County
PO Box 9
117 South Main Street
Monticello, Utah 84535

Grantee:

AMERCO Real Estate Company / U-Haul
2727 North Central Avenue
Phoenix, Arizona 85004
602-263-6502
bgulash@hillside-architecture.com

This Permit Applies to the Property Address of:

Sunny Acres & Highway 191 in Spanish Valley

Parcel Identification Number(s) and Legal Description at:

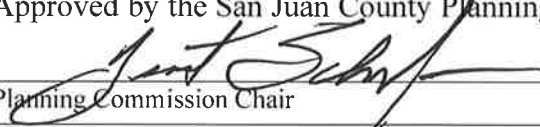
#26S22E354203

For the descriptive use of: 3-story storage facility with outdoor mini storage units

Conditions of this Approval are:

- **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.**

Approved by the San Juan County Planning Commission:


Planning Commission Chair

11/14/24
Date

EXPIRATION OF CONDITIONAL USE PERMIT: Unless otherwise specified in the motion granting a conditional use permit, if the approved use has not started within twelve (12) months from the approval date, the permit shall become null and void by operation of law. Once any portion of the conditional use begins, the conditions related thereto become immediately operative and must be strictly obeyed. [Use shall be construed to mean pouring of concrete or commencement of framing on construction, or operation of the use or uses for which the permit was granted.] For good cause and with a showing of substantial performance to meet the required conditions granting the permit, an applicant may apply to the Planning Commission for an extension. Such a request shall be made before twelve (12) months has passed since the approval date. A request for an extension shall follow the same public hearing procedure for the original permit.

TRANSFER OF OWNERSHIP AND ACKNOWLEDGEMENT OF CONDITIONS:

I, the purchaser, hereby acknowledge the conditions associated with this permit and my requirements to abide thereby.

Signed: _____ Print Name: _____ Date: _____

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 purpose stated herein.

Public Notary

Date of Commission Expiration

San Juan Spanish Valley Special Service District

Invoice for Water and Sewer Impact, Inspection, and Connection Fees

WATER IMPACT FEE

	Per ERC	Calculated ERC	TOTAL
SJSVSSD - Water	\$2,264.00	8.50	\$19,244.00

SEWER IMPACT FEE

	Per ERC	Calculated ERC	TOTAL
GWSSA - Sewer	\$1,755.00	8.50	\$14,917.50
City of Moab - Sewer	\$1,361.00	8.50	\$11,568.50
SJSVSSD - Sewer	\$1,938.00	8.50	\$16,473.00
Impact Fees Total			\$62,203.00

Tap/Meter/Inspection Fees

Sewer & Water Tap/Inspections	\$150.00
Water Meter & Installation by SSD	
(all other materials to be supplied by contractor from SJSVSSD approved list)	\$455.00
Inspection & Meter Total	\$605.00

Total Invoice	\$62,808.00
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Customer Name

Service Address

Check #/Date

Billing Address

Email / Phone Number

**E100 Licensed Contractor Required for all connection of main to property line.
Any additional inspections will be charged \$75.00 per inspection**

Date PTIF Transfer

Date Emailed



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

September 25, 2025

To whom this may concern

SUBJECT: UDOT approval for the proposed changes to the U-Haul site in Moab UT.

This letter is to inform you that UDOT has no issues with the proposed changes to the U-Haul site at Sunny Acres Dr. and SR-191. There will need to be an encroachment permit completed to cover the work on the UDOT ROW.

Sincerely

Mark Larsen

District Permits Officer region 4 Price