



Planning & Zoning Department

Conditional Use Permit #24021

Grantor:

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

Grantee:

Steven Alba / Where the Wild Things Camp
1520 Murphy Lane, Trailer #7
Moab, Utah 84532
435-459-2414
Salbamx506@gmail.com

This Permit Applies to the Property Address of:

Parcel #29S23E213000, property South of Looking Glass Rock

Parcel Identification Number(s) and Legal Description at:

#29S23E213000

For the descriptive use of: **HipCamp Primitive Camp Resort – 16 tent units**

Conditions of this Approval are:

- Must protect any existing well water sources from contamination by campers or hikers within the area.
- Must comply with the Utah Division of Drinking Water requirements for any water storage tanks on the site.
- Must comply with all building code and permit requirements including a fire suppression plan for campsites.
- Must maintain a 15' wide roadway to property for emergency services access.
- Must provide campers with safety guidelines for dangers present in surrounding areas to include falling, hiking, climbing, off-roading, location of first-aid, heat stroke, dangers of severe weather conditions and flooding.
- 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

SEPT. 12, 2024
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