

GRAPHIC SCALE

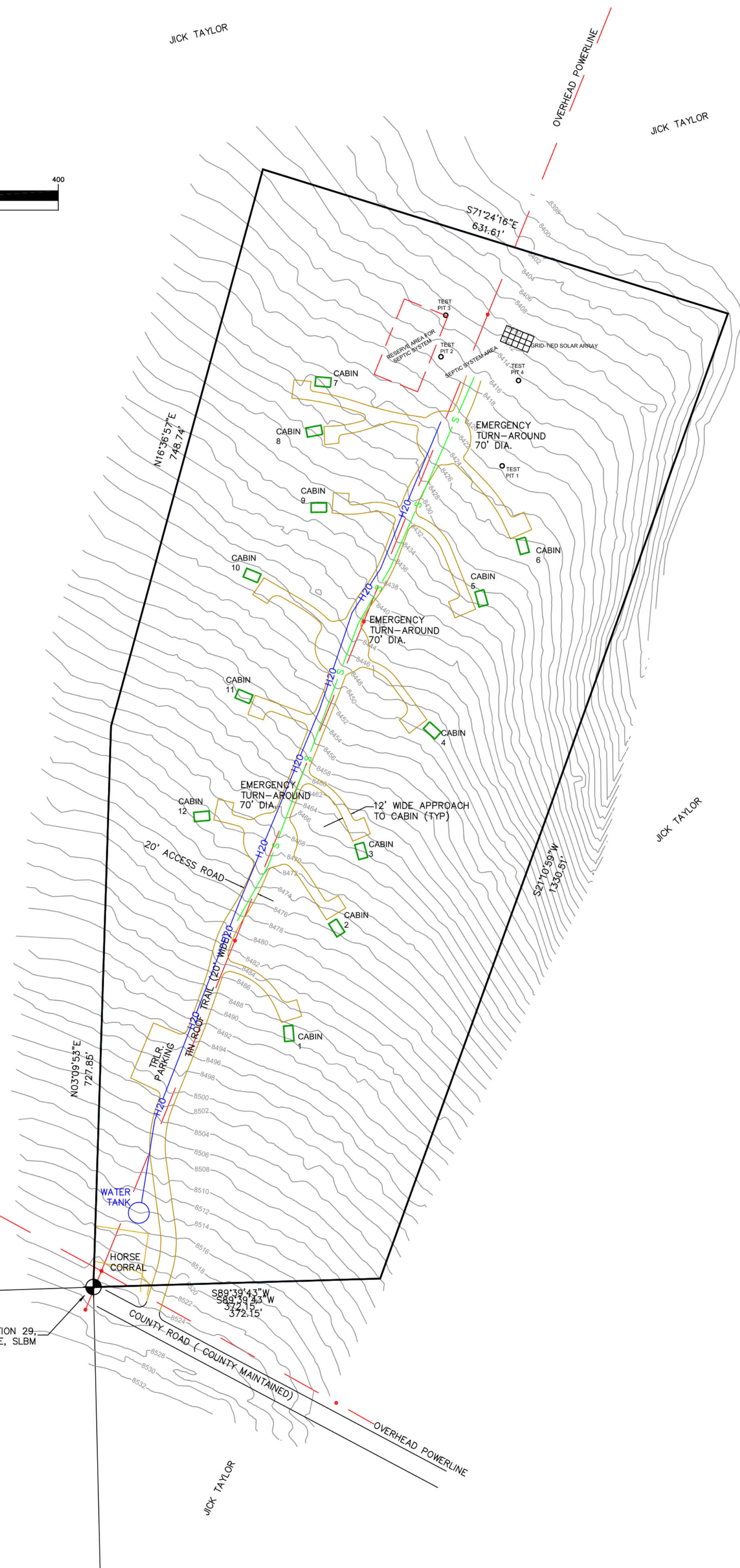
(IN FEET)
1 inch = 100 ft.



JICK TAYLOR

SW CORNER SECTION 29,
T 25 S, R 25 E, SLBM

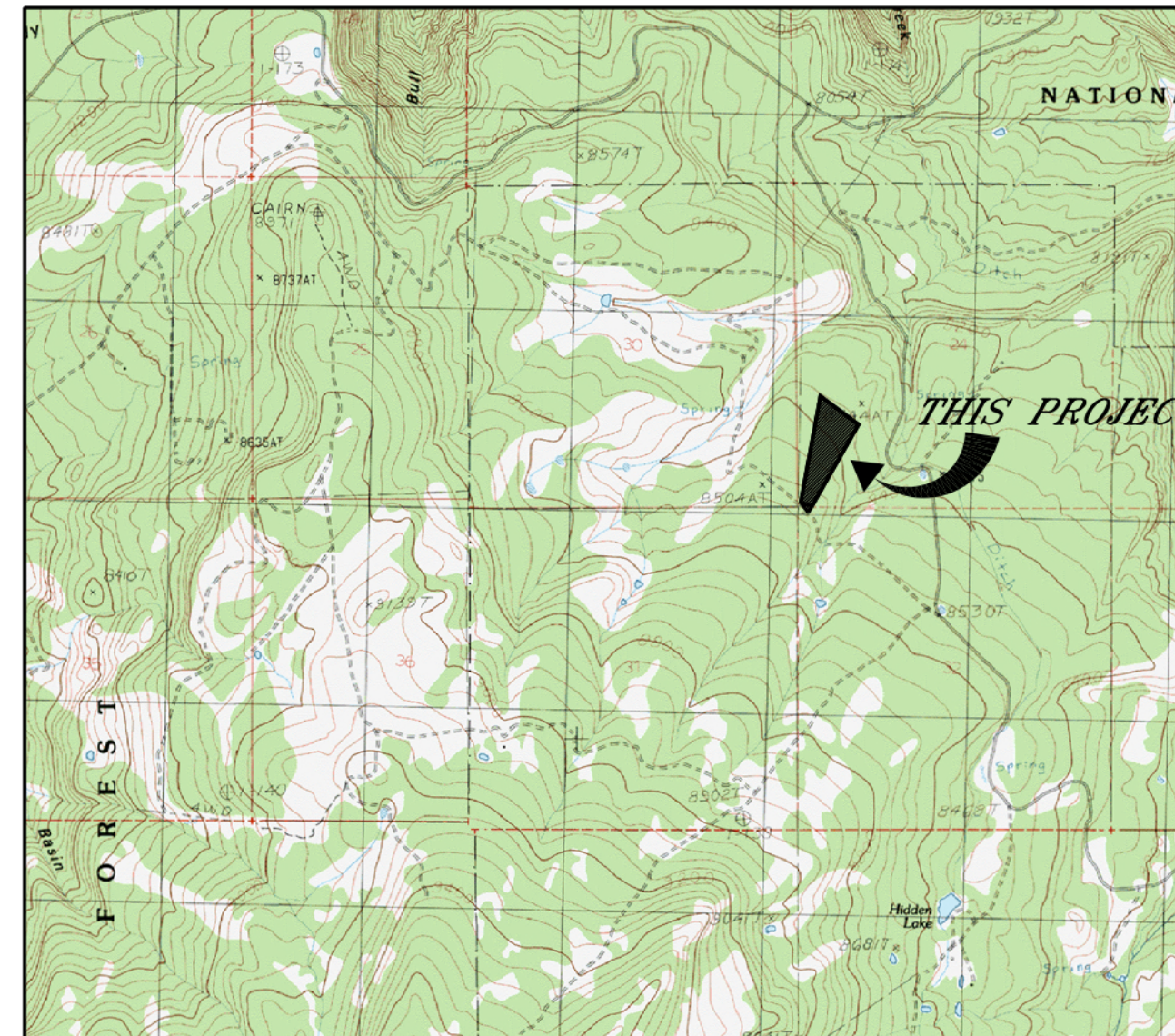
GLENN WHITE THOMAS



LEGEND

- SANITARY SEWER COLLECTION MAIN
- CULINARY WATER DISTRIBUTION MAIN
- EXISTING POWERLINE

CONTOUR INTERVAL IS 2 FOOT



AREA MAP

DEVELOPMENT NOTES

1. ALL EXTERIOR LIGHTING SHALL BE SHADED SUCH THAT TRESPASS OF LIGHT IS AVOIDED. ALL LIGHTING SHALL BE LOWER ENERGY USE LED FIXTURES.
2. EMERGENCY TURN-AROUND SHALL REMAIN FREE OF PARKING SUCH THAT ALL TRAFFIC CAN FREELY PASS.
3. PLUMBING FIXTURES WITHIN THE UNITS SHALL BE OF LOW-FLOW WATER USE. AS WELL, THESE LANDS RECEIVE ADEQUATE STORM WATERS TO KEEP THE FLORA AND FAUNA OF THE ALPINE SURROUNDINGS HEALTHY. NO ADDITIONAL PLANTS ARE BEING PROPOSED THAT WOULD BE A DRAW ON THE WATER NEEDS OF THE DEVELOPMENT. GUESTS WILL BE ADVISED TO CONSERVE CULINARY WATER. APPROVED PUBLIC DRINKING WATER SOURCES WILL BE UTILIZED TO FILL THE UNDERGROUND STORAGE OF APPROXIMATELY 2400 GALLONS.
4. A DEFENSIBLE SPACE FOR FIRE PROTECTION SHALL BE MAINTAINED AROUND EACH OF THE UNITS. NATIVE SHRUBS AND TREES SHALL BE THINNED SUCH THAT WILDFIRE DANGERS ARE KEPT TO A MINIMUM.
5. BY DEFINITION, NONE OF THE PROPOSED DEVELOPMENT AND/OR ADJACENT LANDS, ARE "SENSITIVE LANDS".
6. THE DEVELOPMENT WILL BE EASILY ACCESSIBLE TO EMERGENCY PUBLIC SERVICES (LAW ENFORCEMENT AND AND EMERGENCY MEDICAL), NOT UNLIKE PUBLIC LANDS IN GRAND COUNTY. IF NEEDED, ROOM IS AVAILABLE FOR EMERGENCY HELICOPTER LANDING ON-SITE.
7. THE DEVELOPMENT OF THIS CAMP PARK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE.
8. THE UNITS IN THIS DEVELOPMENT WILL NOT HAVE FIREPLACES/WOODSTOVES NOR WILL OUTSIDE FIRES BE ALLOWED.

OA0 NOTES:

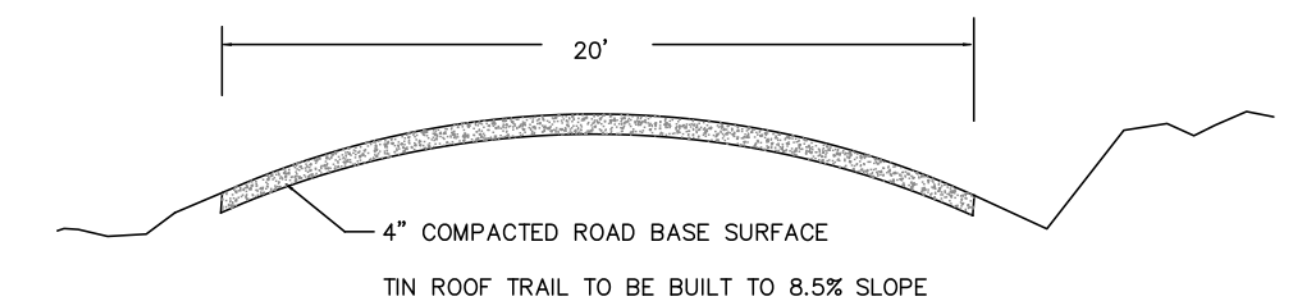
THE PROPERTY MAY BE DEVELOPED FOR UP TO 12 RECREATIONAL VEHICLE, CABIN, OR TENT SITES FOR OVERNIGHT ACCOMMODATION PURSUANT TO A DEVELOPMENT AGREEMENT RECORDED IN THE REAL PROPERTY RECORDS OF GRAND COUNTY, UTAH. FURTHERMORE, THIS DEVELOPMENT SHALL ADHERE TO THE DEVELOPMENT STANDARDS OF GRAND COUNTY LAND USE CODE, SECTION 4.6, OVERNIGHT ACCOMMODATIONS OVERLAY DISTRICTS.

THE TIN ROOF CABIN RESORT IS LOCATED ON 17.25 ACRES, AS SHOWN HERE, A PORTION OF PARCEL NO. 04-0025-0059, COMPRISING 373.83 TOTAL ACRES. OVERNIGHT ACCOMMODATIONS ARE NOT PERMITTED ON THE REMAINING 356.58 ACRES.

APPROVAL OF AN -OA0 DISTRICT APPLICATION DOES NOT CONSTITUTE SITE PLAN, PRELIMINARY PLAT, OR FINAL PLAT APPROVAL. RATHER, SUCH APPROVAL SHALL BE DEEMED APPROVAL OF PERMISSION TO DEVELOP UNDER THE STANDARDS OF SECTION 4.6 OF GRAND COUNTY LAND USE CODE AND THE MASTER PLAN.

GRAND COUNTY RESERVES THE RIGHT TO REVOKE, DENY OR SUSPEND ANY PERMIT, INCLUDING A LAND DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR DISCRETIONARY APPROVAL UPON A VIOLATION OR BREACH OF THE ABOVE REFERENCED DEVELOPMENT AGREEMENT BY RECORD OWNER OF PARCEL # 04-0020-0038 IN GRAND COUNTY.

**TIN ROOF TRAIL
TYPICAL SECTION**



A MASTER PLAN OF

TIN ROOF CABIN RESORT

WITHIN THE SW1/4 OF SECTION 29,
T 25 S, R 25 E, SLBM,
GRAND COUNTY, UTAH

JICK TAYLOR, OWNER/DEVELOPER
P.O. BOX J
MOAB, UTAH 84532
435-260-2405

PREPARED BY
TIM KEOGH
435-220-1135
FEBRUARY 28, 2022

LEGAL DESCRIPTION

A PARCEL OF LAND FOR REZONING PURPOSES, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29, T25S, R25E, SLBM, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 25 EAST, SALT LAKE BASE AND MERIDIAN, AND PROCEEDING THENCE NORTH 03° 09' 53" EAST 727.85 FEET, THENCE NORTH 16° 36' 57" EAST 748.74 FT., THENCE SOUTH 71° 24' 16" EAST 631.61 FEET, THENCE SOUTH 21° 10' 59" WEST 1330.51 FEET, THENCE SOUTH 89° 39' 43" WEST 372.15 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 17.25 ACRES.

(BASIS OF BEARING IS SOUTH ALONG THE SECTION FENCE THAT DIVIDES SECTION 31 & 32, T25S, R25E, SLBM)