



Ballard City

2381 E. 1000 S., Ballard UT 84066

435-722-3393

Email: kmeyers@ballardcity.org

Conditional Use Permit Application

Type of Conditional Use Requested: 8 space RV Park Acreage: 5

Project Location: 3954 E. Hwy 40 Specific Address: _____

Tax ID# of all Parcels Affected: 14:020:57

Owner of Property: Wesley Rigby

Address: HC 65 Box 86 City: Altamont State: UT Zip: 84001

Phone: 435-454-3886 Fax: _____ Email: snipes3978@gmail.com

Applicant: Same as property owner above

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: Sunrise Engineering

Address: _____ City: Vernal State: UT Zip: 84078

Phone: 801-367-9251 Fax: _____ Email: _____

CONTACT PERSON FOR PROJECT OF THOSE LISTED ABOVE: Wesley Rigby

Please include with the application:

1. Two sets of mailing labels for all property owners within a 500' radius from the border of the subject property.
2. A detailed explanation of the type of business, number of employees, hours of operation and specific functions of business. See Chapter 8 of Ballard City Land Use Ordinance.
3. One copy of the Site Plan 24" x 36" and fourteen reduced 8.5" x 11" or 11" x 17" to include the following information:
 - a. A detailed site plan of the proposed area showing building footprint, grading, drainage, setbacks, utilities, easements, site surfacing, parking, curb, gutter, sidewalks, lighting, fencing, streets, driveways and existing structures. (Check with City Engineer regarding all roadway plans)
 - b. Include existing and adjacent utilities, access points, streets, driveways, fire hydrants, grade, drainage and detention areas.
 - c. Landscape plan
 - d. Building and project signage if applicable
 - e. Building elevations showing building materials and colors
4. Filing Fee: 300.00 (Pay all fees at the time of application). No exceptions.

Maps & Names of Property Owners: from Uintah County Recorder, 147 E. Main, Vernal, UT 84078
435-781-5398

Signature of Applicant:  Date: 9-8-23

Signature or Consent of Owner: _____ Date: _____

BALLARD CITY SITE PLAN

Check List

TO BE COMPLETED BY BOTH THE DEVELOPER AND THE CITY

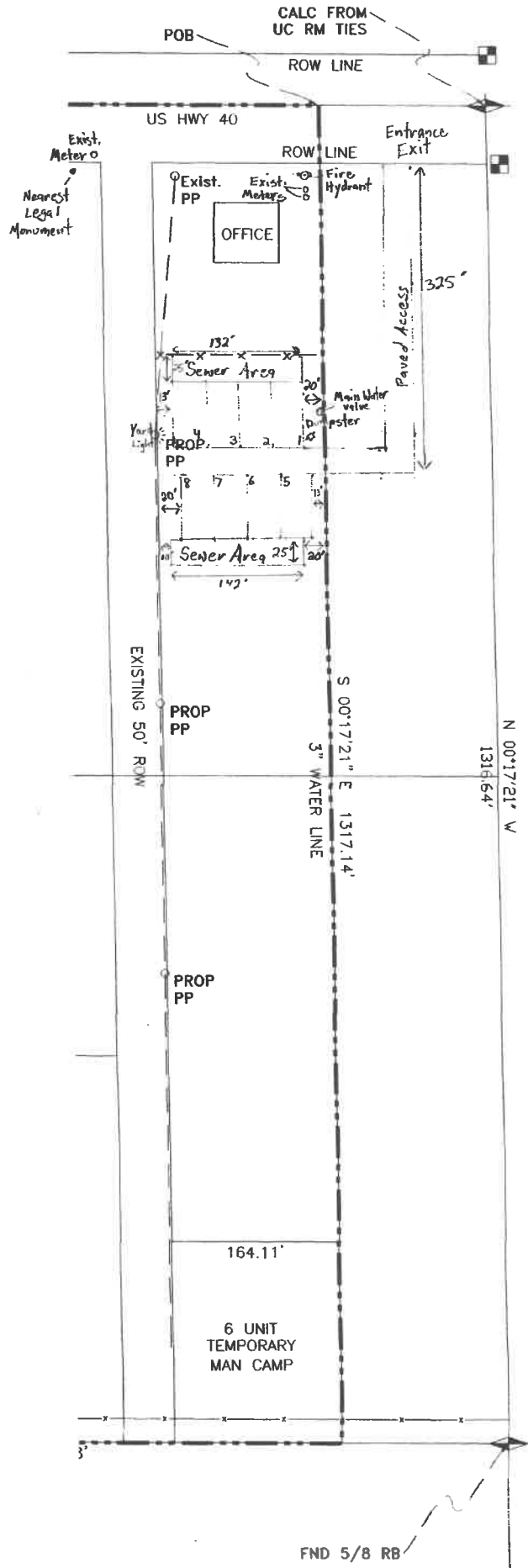
Design: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. This form, when properly completed, shall be included with the concept plan of the Site being submitted for review and approval.

Check: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. Note deficiencies, by reference number on a separate sheet and attach to this document. Upon completion of review, a completed copy of this document will be provided to the Developer and shall serve as notice to the Developer of approval, approval with conditions, or rejection of this concept plan as submitted.

Design	Check	Description
_____	☐	1. Two (2) 24"x 36" and one (1) 8.5" x 11" copies of the site plan shall be submitted to the planning department. 1 digital copy of plans.
SUBDIVISION PLAT DETAILS:		
_____	☒	2. Vicinity Map
_____	☒	3. Plan drawn to a scale of not less than 1" = 100'
_____	☒	4. North Arrow
_____	☒	5. Plan drawn with the top of the sheet being either north or east.
_____	☒	6. Names and addresses of the owner, developer if other than the owner, and engineer or designer of the site plan.
_____	☒	7. Location of site including the address and the section, township and range and Tax ID Numbers of all Parcels.
_____	☒	8. Property boundaries of the proposed site.
_____	☒	9. Utility plans showing at a minimum water, sewer, power, TV, Telephone and Natural Gas, prepared by a licensed engineer.
_____	☒	10. Names and addresses of adjacent property owners.
_____	☒	11. Location and dimensions of all buildings, parking areas, landscape areas including all easements and setback requirements.
_____	☒	12. Location and size of existing water, sewer, and irrigation lines within 300 feet of the subdivision.
_____	☒	13. Landscape and fencing Plan.
_____	☒	14. Parking calculations to show compliance with the Ballard Land Use Ordinances.
_____	☒	15. Project Signage and Lighting Plan.
_____	☒	16. Architectural Elevation or Renderings of all structures.
_____	☒	17. Grading and Drainage Plan prepared by a licensed Engineer.
_____	☐	18. Geotechnical Study.
_____	☐	19. Traffic study and access plan.

Prepared By: _____ Signed By: Wesley King

↑
N



SITE LOCATION
 3954 East Main, Ballard
 TOWNSHIP 2 SOUTH,
 RANGE 1 EAST, SECTION
 19, VINTA SPECIAL
 MERIDIAN, BALLARD
 PARCEL 14:020:0057

PROJECT: 8 RV SPACES

SCALE 1" = 100'

EXHIBIT 'A'

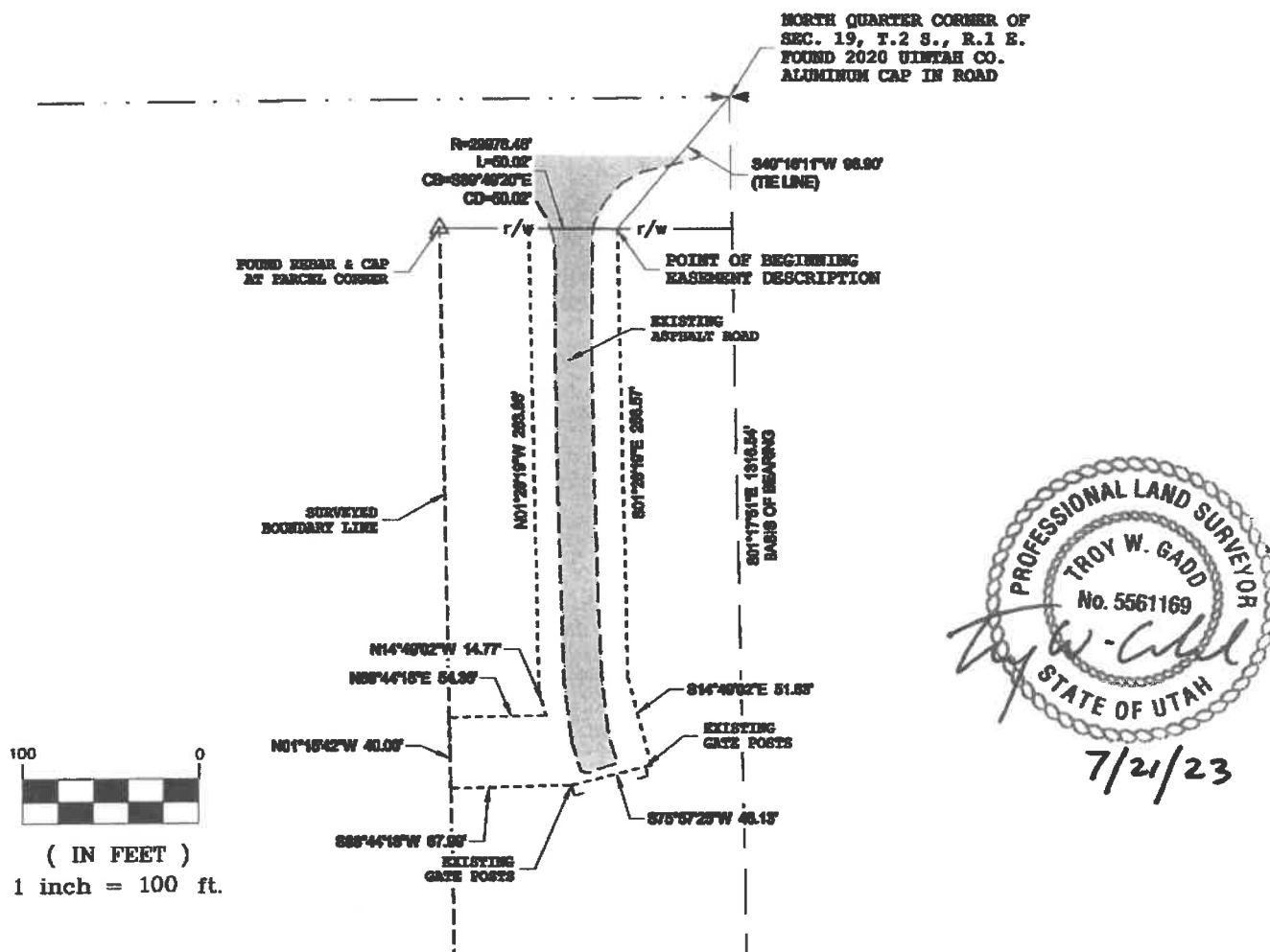
Entry 2023004331
Book 1831 Page 240

EASEMENT DESCRIPTION ACROSS PARCEL 14:020:0045

BEGINNING AT A POINT LOCATED $S40^{\circ}16'11''W$ 96.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, T.2 S., R.1 E., U.S.B. & M., SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT OF WAY OF US HIGHWAY 40; THENCE $S01^{\circ}28'19''E$ 256.57 FEET; THENCE $S14^{\circ}49'02''E$ 51.63 FEET; THENCE $S75^{\circ}57'25''W$ 46.13 FEET TO A METAL GATE POST; THENCE $S88^{\circ}44'18''W$ 67.99 FEET TO THE EAST LINE OF PARCEL 14:020:0045; THENCE $N01^{\circ}15'42''W$ ALONG SAID EAST LINE, 40.00 FEET; THENCE $N88^{\circ}44'18''E$ 54.36 FEET; THENCE $N14^{\circ}49'02''W$ 14.77 FEET; THENCE $N01^{\circ}28'19''W$ 263.86 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE ALONG A 29978.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 50.02 FEET (CHORD BEARS $S89^{\circ}49'20''E$ 50.02 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS $S01^{\circ}17'51''E$ 1316.54 FEET BETWEEN THE NORTH QUARTER CORNER AND THE CENTER - NORTH 1/16 CORNER OF SAID SECTION 19.

EASEMENT CONTAINS 0.415 ACRE, MORE OR LESS.



Baseline Land Surveying
Roosevelt, Utah 84066
Baselinelandsurveying@gmail.com
435-979-3446



Utah County

Access Easement Exhibit - Parcel 14:020:0045

Section 19, T.2 S., R.1 E., U.S.B. & M.