

Thunder Ridge Airpark FACT SHEET

Developer

Thunder Ridge Airpark
Tracy Livingston Agent/Owner
Address 357 910 S, Unit A
Heber City UT 84032
Phone 435-654-1867

Parcel Information

30-minute Flight from Wasatch Front

Location T2S R9W Portions Section 35, 36;
T3S R9W Portions Section 1, 2

Directions Fruitland Utah. See "Travel Information" in this brochure

Size 385 acre Fly-in Community
77 5-acre lots
All lots adjacent to runway or taxiway

First Phase Lots 155-170; 200-231
Please check Site Plan Map for lots sold

Runway Length 6700 x 75 feet unpaved, compacted dirt

When Paved 4000' x 50' of the total will be paved no later than June '06. The runway is great this year, nice and wide and compacted, good drainage, and is very suitable for really any type of light aircraft

When completion

Here are the specifics: roads completed Aug 15 for phase 1. Water and Electric lines by June 1, 2006. Hangar construction as part of the promo on the common area 10 weeks from your closing and deposit as long as winter snows don't delay which could occur sometime in November ie if you complete your closing by Aug 15 we can get your hangar completed this year. You can actually start cabin construction this year but your final occupancy permit will have to wait for the water line to your property. Hangars can be built this year.

Utilities

Electric Service

Moon Lake Electric charges a \$225 deposit (no deposit is required if your credit is good). Actions to obtain a contract with Moon Lake Electric and Thunder Ridge Airpark are underway. Thunder Ridge is planning on running underground power with stubs at each lot. The main underground line is anticipated to run through the development along the taxiway/roads of the airpark. More information on this topic will be available upon signing of the contract with Moon Lake Electric.

The landowner will be responsible for extending the power into their own lots. The prices quoted by Moon Lake Electric for overground power runs were:

100' - \$2,000

150' = \$2650

350' = \$3900

For more information you may call Moon Lake Electric at 435-722-2448.

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Culinary Water

The hookup fees for culinary water are approximately \$5,000. For more information you may contact **Fruitland Water Improvement District** at 435-548-2399.

Water Wells **Utah State Division of Water Rights**

Contact: Dennis 435-781-5327

Sewage & Disposal **Tri-County Health** 435-781-5473

<http://www.tricountyhealth.com/main.html>

Telephone **Utah Basin Telephone Association** 435-622-5007

Cellular One 435-722-0935

20/20 Communications 435-722-3400

Natural Gas Natural Gas is not available to the area; however, the area is serviced with bottled gas. See Propane

Propane **A-1 Propane** 435-353-4654

LCL Oil 435-722-5171

Garbage Services K&K Sanitation 435-722-1244

Taxes

Duchesne County. Property tax rate for year 2004 was 0.01293 times the **assessed value**. The estimated property tax for a sales price of a \$25,000 vacant parcel would be \$323.25. For current information contact Duchesne County Assessor's Office at 435-738-1110.

Zoning

Mineral Rights

Mineral rights are excluded from the sale of the parcels. It is unknown who owns the mineral rights or if they are leased.

Road Status & Maintenance

From Highway 40, the airpark is accessed by a paved County road. There is a locked gate into the entrance of Bandanna Ranch. The main road leading to the airpark is gravel and under a maintenance contract which is paid from the Association dues of Bandanna Ranch. Thunder Ridge Airpark is an extension of this subdivision under the "Chuckwagon Phase." The roads in the airpark will be under the road maintenance agreement of Bandanna. However, the special requirements of the landing strip and taxiways will be maintained from the Association fees paid directly to Thunder Ridge Airpark. The Bandanna Ranch Association Fees are paid from the Thunder Ridge Association Fees.

Land Use Requirements

Building and Septic Permits are required. Building permits are issued through Duchesne County, Karl Mott; Septic Permits are issued through Tri-County Health. Restrictions are also based on Thunder Ridge Airpark's CC&Rs.

Building Permits Karl Mott 435-738-1153

Duchesne County <http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html>

Services & Facilities

Thunder Ridge Airpark

FACT SHEET

Schools Schools servicing the area are in Duchesne (city) approximately 25 miles from Fruitland UT via Highway 40. For further information, contact Duchesne County School District 435-738-1240

Shopping Fruitland Utah is a recreational area with only two "convenience" stores, one with gasoline available. The primary shopping areas would be Duchesne to the east (26 miles) or Heber City to the west (45 miles). Both town are accessed by Highway 40.

Public Transportation None.

Medical Facilities Heber City offers the closest full service medical care located at 1485 South Hwy 40. For more information call 435-654-2500. Heber City is approximately 45 miles from Fruitland.
<http://www.ihc.com/xp/ihc/hebervalley/>

Fire Protection The area is serviced by Fruitland Volunteer Fire services. For emergencies call "911"

Police / Emergency Services Dial "911". Duchesne County Sheriff's Dept: 435-738-0196 Emergency Dispatch call 435-738-2424