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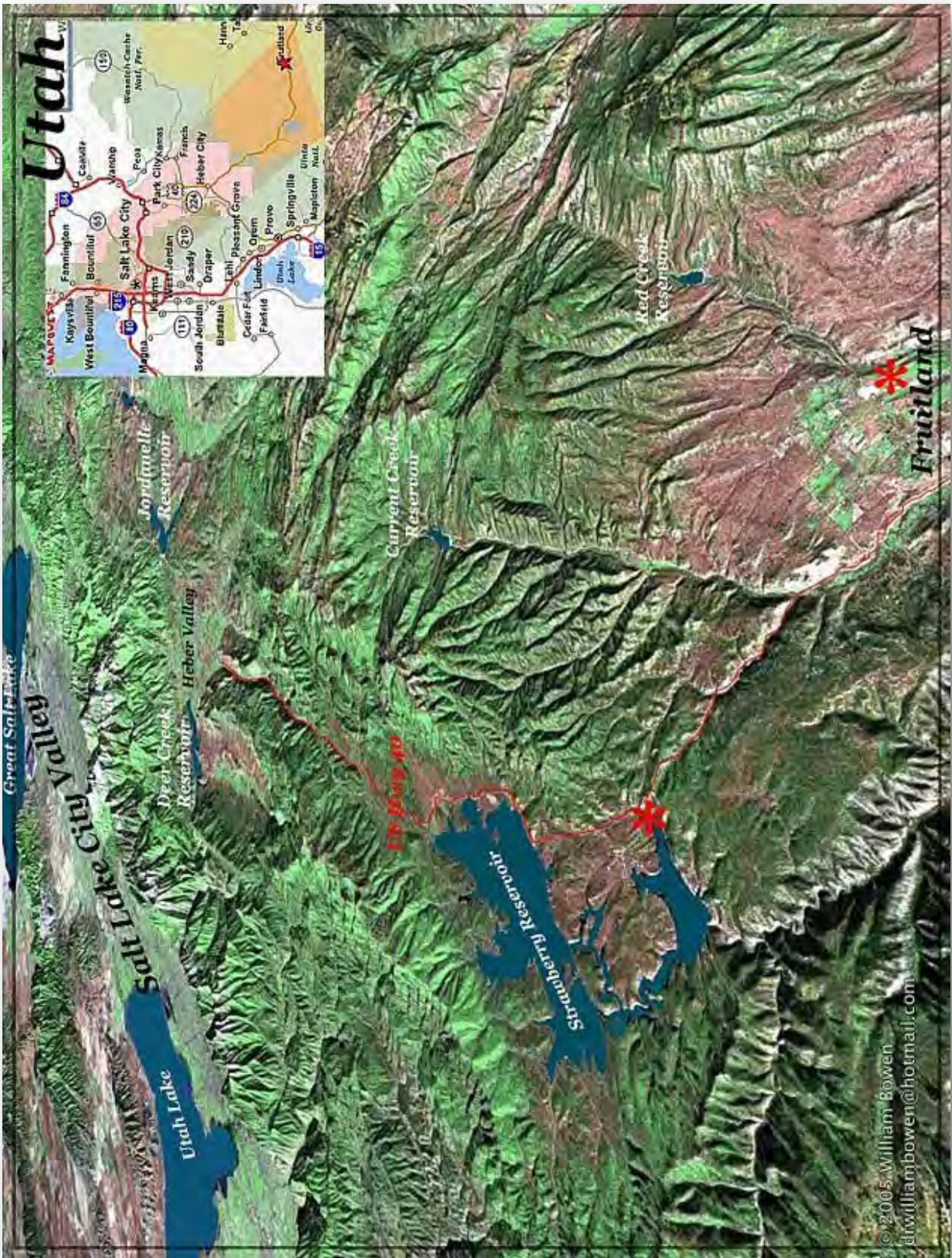
Tucked in its own secluded valley, the airpark sits at the foothills of the Uinta Mountain range in Northeastern Utah. Accessible year-round via Highway 40 at Fruitland Utah, or fly-in to this four season recreational empire. The airpark will accommodate retreaters or full time residents.

Just 30 minutes southeast of the Wasatch Front, your airpark sports a 4000' x 48' asphalted runway with a 3000' overrun on compacted dirt. A 7' windsock will guide you into a playground where underground power and water make it easy living when connected to your hangar and cabin. Time stands still here, whether you're on the deck enjoying the cool mountain breeze, or snuggled around a wood-burning fireplace, having just landed in clear blue skies, leaving the winter inversions behind.



When you build your hangar, be sure to include plenty of space for 4-wheelers, snowmobiles, fishing gear, your boat and hunting supplies. Bring your camera to capture those once in a lifetime moments of wildlife, sunsets, double rainbows or family memory shots. Be careful, they may get a photo of you napping in the hammock.





**UT83 Thunder Ridge Airpark**  
Fruitland, Utah, USA



**FAA INFORMATION EFFECTIVE 10 MARCH 2011**

**Location**

FAA Identifier: UT83  
 Lat/Long: 40-15-28.1500N / 110-51-31.0000W  
 40-15.469167N / 110-51.516667W  
 40.2578194 / -110.8586111  
 (estimated)  
 Elevation: 7050 ft. / 2149 m (estimated)  
 From city: 3 miles SE of FRUITLAND, UT  
 Time zone: UTC -6 (UTC -7 during Standard Time)  
 Zip code: 84051

**Airport Operations**

Airport use: Private use. Permission required prior to landing  
 Activation date: 05/2006  
 Sectional chart: [SALT LAKE CITY](#)  
 Control tower: no  
 ARTCC: SALT LAKE CITY CENTER  
 FSS: CEDAR CITY FLIGHT SERVICE STATION  
 Attendance: UNATNDD  
 Wind indicator: yes  
 Segmented circle: no

**Nearby radio navigation aids**

VOR radial/distance	VOR name	Freq	Var
<a href="#">MTU</a> 267/34.1	MYTON VOR/DME	112.70	14E
<a href="#">PUC</a> 339/39.6	CARBON VOR/DME	115.50	14E
<a href="#">PVU</a> 071/39.6	PROVO VOR/DME	108.40	15E

**Airport Services**

**Runway Information**

**Runway 13/31**  
 Dimensions: 4000 x 48 ft. / 1219 x 15 m  
 Surface: asphalt  
**RUNWAY 13 RUNWAY 31**  
 Traffic pattern: left left  
 Displaced threshold: 175 ft. no

**Airport Ownership and Management from official FAA records**

Ownership: Privately-owned  
 Owner: THUNDER RIDGE AIRPARK, LLC  
 357W 910S, UNIT A  
 HEBER CITY, UT 84032  
 Phone 435-654-1867  
 Manager: TRACY LIVINGSTON  
 357W 910S, UNIT A  
 HEBER CITY, UT 84032  
 Phone 435-654-1867

**Airport Operational Statistics**

Aircraft based on the field: 50  
 Single engine airplanes: 50

**Additional Remarks**

- WILDLIFE ON RY, RY 31 NOT RECOMMENDED FOR DEP, RY 13 NOT RECOMMENDED FOR LND DUE TO RISING TRRN.
- OWNER DESIRES CHARTING.

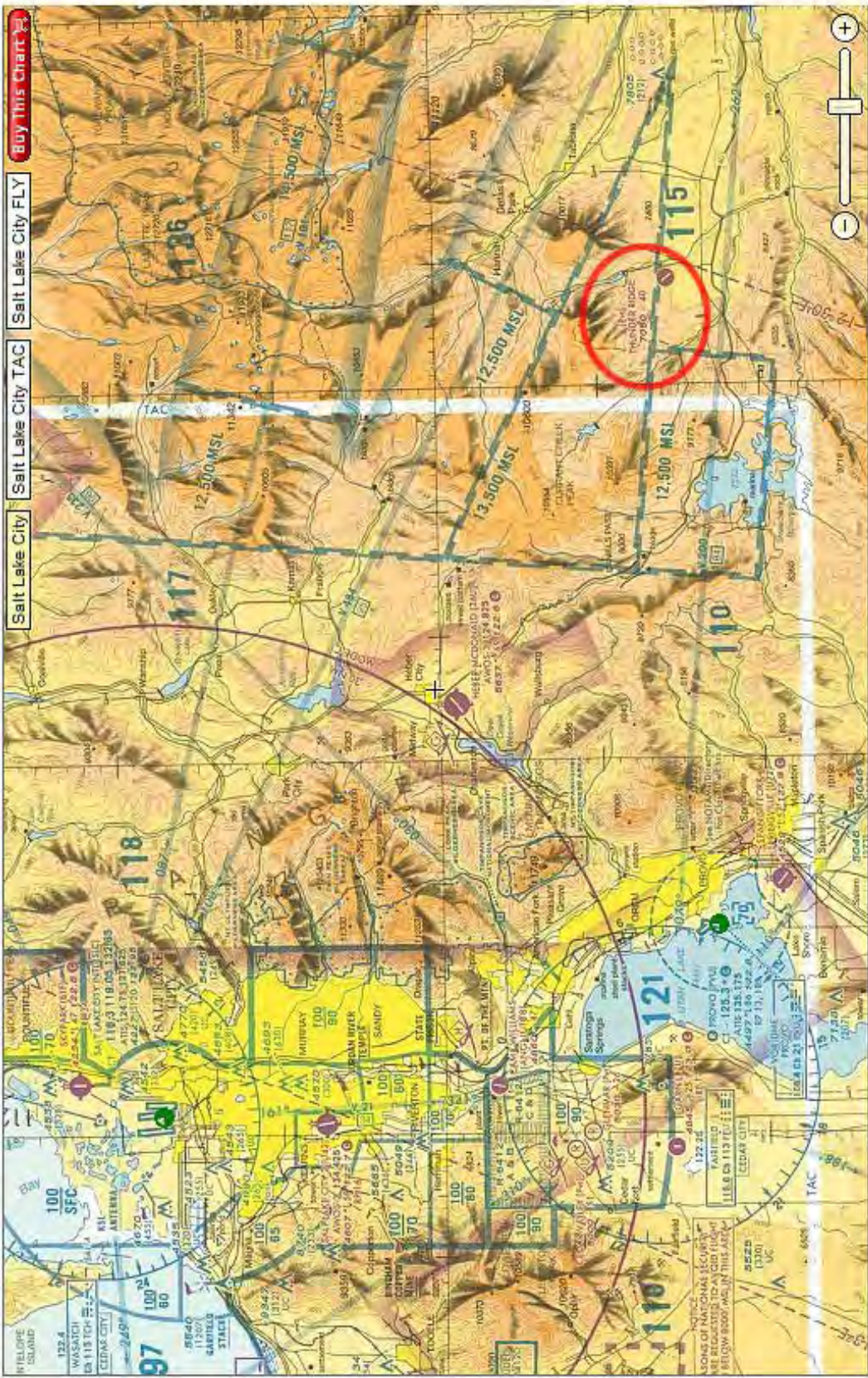
**Instrument Procedures**

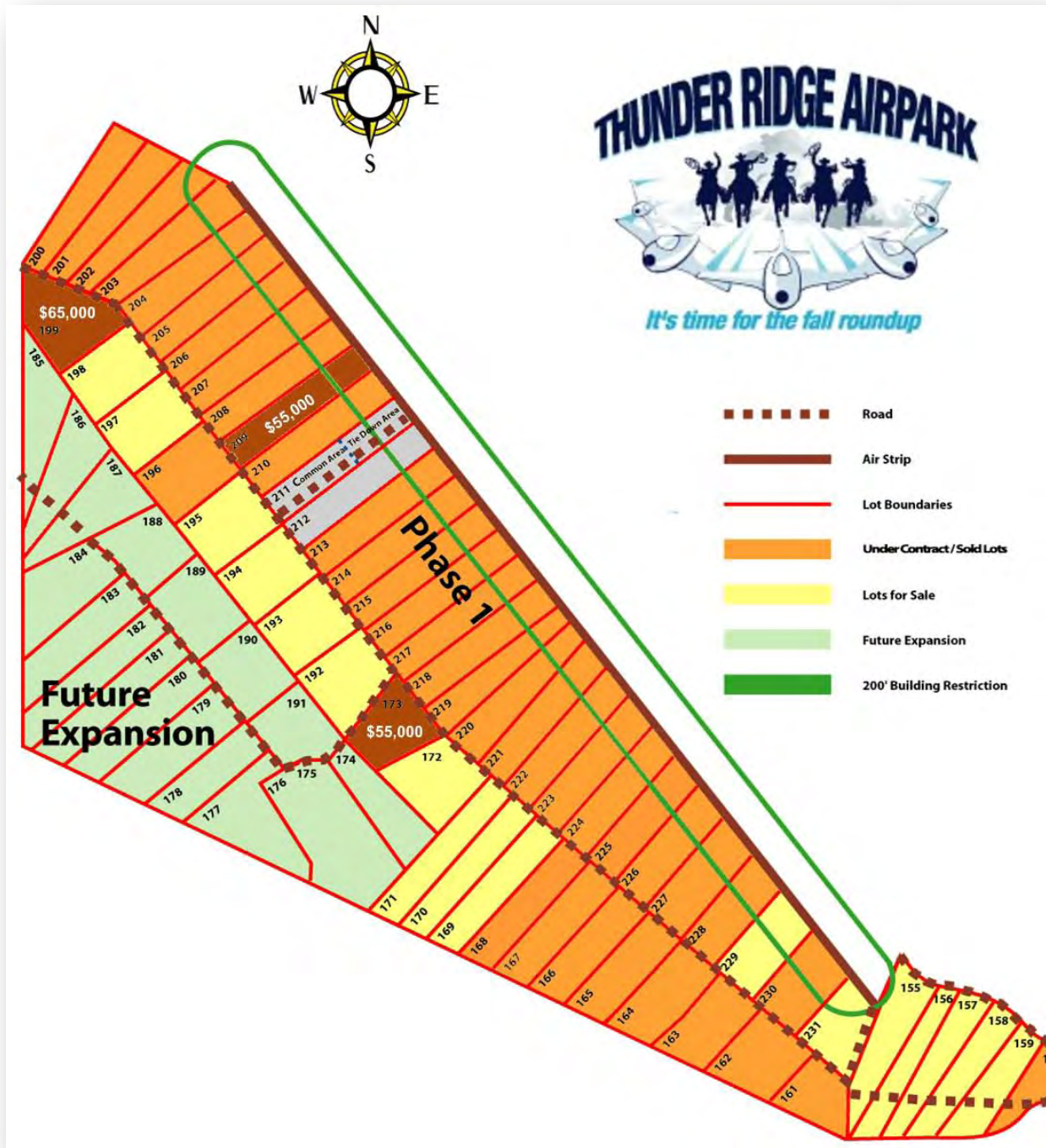
There are no published instrument procedures at UT83.

Some nearby airports with instrument procedures:

- [U69](#) - Duchesne Municipal Airport (22 nm E)
- [36U](#) - Heber City Municipal Airport - Russ McDonald Field (29 nm NW)
- [74V](#) - Roosevelt Municipal Airport (37 nm E)
- [KPUC](#) - Carbon County Regional Airport/Buck Davis Field (39 nm S)
- [KPVU](#) - Provo Municipal Airport (40 nm W)







## Pertinent Facts

<b>Developer</b>	
	Thunder Ridge Airpark Tracy Livingston Agent/Owner
<b>Parcel Information</b>	
	30-minute Flight from Wasatch Front
Location	T2S R9W Portions Section 35, 36; T3S R9W Portions Section 1, 2
Directions	From Salt Lake City UT take I-80 E (Cheyenne), then SR 40 (just past the Park City exit) through Heber City (Duchesne, Roosevelt, Vernal). At Mile Mark 62 turn North. Follow asphalt road to locked gate at the entrance to Bandanna Ranch.
Size	385 acre Fly-in Community; 77 Five-acre lots; All lots adjacent to runway or taxiway.
First Phase	Lots 155-170; 200-23. Please check Site Map for lots sold and/or lots for sale with prices.
Runway Length	6700 x 75 feet of which 4000' x 48' is asphalt, the remainder is road base.
Improvements	Access is year-round, both by plane or car. Taxiways are road base, 4000' of runway is asphalt. Power, culinary water, and phone lines are stubbed to each lot, hookup fees apply. Currently there is one large private hangar.
Homeowner Association	Thunder Ridge Homeowner's Association dues are \$350/yearly. Bandanna Ranch Association fees are paid by Thunder Ridge dues.
<b>Utilities</b>	
Electric Service	<b>Moon Lake Electric</b> charges a \$225 deposit (no deposit is required if your credit is good). The main underground line runs underground through the development along the taxiway/roads of the airpark. The landowner will be responsible for extending the power into their own lots. For current estimates for Moon Lake Electric to run underground power please call: Moon Lake Electric at 435-722-2448.
Culinary Water	For current information you may contact <b>Fruitland Special Service District</b> at 435-548-2399.
Water Wells	<b>Utah State Division of Water Rights.</b> Contact: Dennis 435-781-5327
Sewage & Disposal	<b>Tri-County Health</b> 435-781-5473; <a href="http://www.tricountyhealth.com/main.html">http://www.tricountyhealth.com/main.html</a>
Telephone	<b>Uintah Basin Telephone Association</b> 435-622-5007; Cellular One 435-722-0935
Natural Gas	Natural Gas is not available to the area; however, the area is serviced with bottled gas. See Propane
Propane	<b>A-1 Propane</b> 435-353-4654; <b>LCL Oil</b> 435-722-5171
Garbage	K&K Sanitation 435-722-1244
<b>Taxes</b>	
	Duchesne County. Property tax rate for year 2007 is 0.012030 times the <b>assessed value</b> . For current information contact Duchesne County Assessor's Office at 435-738-1110.
<b>Zoning</b>	
	A/R-1 Agricultural / Residential
<b>Mineral Rights</b>	
	Mineral rights are excluded from the sale of the parcels. It is unknown who owns the mineral rights or if they are leased.
<b>Road Status &amp; Maintenance</b>	
	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.
<b>Land Use Requirements</b>	

	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	<a href="http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html">http://www.duchesnegov.net/buildingofficial/buildingpermitmain.html</a>
<b>Services &amp; Facilities</b>	
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. Be sure to visit All Country and pickup a slice of banana bread!
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. <a href="http://www.ihc.com/xp/ihc/hebervalley/">http://www.ihc.com/xp/ihc/hebervalley/</a>
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

Fruitland UT -- Average Monthly Temperatures												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Highs	38	42	50	58	68	77	83	84	74	60	44	38
Lows	13	17	25	30	38	77	48	49	40	31	20	13

