



City of Moab  
Planning Commission  
217 E. Center Street  
Moab, UT 84532

February 20, 2026

**RE: Property line between 1410 (02-0007-0007) & 1480 (01-0007-0101) S Highway 191, Moab, UT**

To Whom It May Concern:

The above-referenced parcels are owned by Shamrock 25 LLC and Shamrock Properties XX LLC respectively. The parcels were purchased in 2025 and 2021 respectively with the intent to develop one multifamily project, Red Rock Flats. Construction of the first phase, 1480 S Highway 191, commenced in 2024 and was financed with a Zions' Bank construction loan. The second phase, 1410 S Highway 191, was purchased with the intent to build sixty additional apartment units sharing access, utilities and amenities with phase one.

Due to the fact that the construction loan collateral is only phase one, the phase two development will require a separate construction loan. Therefore, the parcels cannot be consolidated now. However, the intent is to refinance the two construction loans, upon project completion and stabilization, with one permanent loan. Prior to the refinance, the two parcels will be consolidated into one and the mutual property line will be dissolved.

Thank you for your consideration,

Ellen Weinstein, Manager