

**CITY OF MOAB  
PLANNING RESOLUTION #01-2015**

**A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR THE LA  
DOLCE VITA VILLAS ON PROPERTY LOCATED AT 812 SOUTH MAIN STREET IN THE C-4  
GENERAL COMMERCIAL ZONING DISTRICT**

**WHEREAS**, La Dolce Vita Villas with offices at 1030 Bowling Alley Lane, Moab, Utah 84532, being the "Owner" of record of a 1-acre parcel of land located in the C-4 Zone at 812 South Main Street, Moab, Utah, has applied for the approval of a commercial site plan on said property; and

**WHEREAS**, Owner is proposing to construct a two story building with eleven apartment style units consisting of five (5) short-term rental units on the ground floor and six (6) long-term rental units on the second floor as allowed in Moab Municipal Code (MMC) Chapter 17.27.020; and

**WHEREAS**, Owner provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the commercial site plan as required in Code Chapter 17.09.660; and

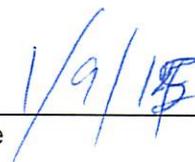
**WHEREAS**, the City of Moab Planning Commission ("Commission") reviewed the development in a regularly scheduled public meeting for compliance with the requirements of the pertinent MMC chapters on January 8, 2015; and

**WHEREAS**, the Commission, having discussed the pertinent aspects of the development and considered Staff recommendations, found that the proposal has met or can meet the requirements of Title 17 of the Moab Municipal Code with the following condition(s):

1. The developer will work with the Urban Forester to develop an acceptable plan for the perimeter landscaping adjacent to the parking area in the northwest corner of the property.

**NOW, THEREFORE**, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #01-2015 conditionally approves the submitted plan of La Dolce Vita Villas.

  
\_\_\_\_\_  
Kelly Thornton  
Chair

  
\_\_\_\_\_  
Date