

**CITY OF MOAB  
PLANNING RESOLUTION #04-2015**

**A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR MAVERIK,  
INC. ON PROPERTY LOCATED AT 435 NORTH MAIN STREET IN THE C-3 CENTRAL COMMERCIAL  
ZONING DISTRICT**

**WHEREAS**, Mr. Don Lilyquist, acting on behalf of the property owner, Maverik, Inc., 880 West Center Street, Salt Lake City, Utah 84054, has applied for approval of an amended site plan for the property located at 435 North Main Street, Moab, Utah; and

**WHEREAS**, Owner is proposing to construct an addition of 845 square feet to the south end of the existing structure and complete a full façade treatment to the building as permitted in Moab Municipal Code (MMC) Chapter 17.27; 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 March 26, 2015; and

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

1. All lighting for the store shall be in accordance with the lighting regulations of code section 17.09.660 H and be full cutoff, fully shielded, downward directed type of light fixtures.

**NOW, THEREFORE**, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #04-2015 conditionally approves the submitted plan for the expansion and upgrade to the Maverik Store located at 435 North Main Street.

  
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Jeanette Kopell  
Chair

  
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Date