

**CITY OF MOAB
PLANNING RESOLUTION #10-2014**

**A RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT FOR PHASE 3 OF THE ENTRADA
AT MOAB MASTER PLANNED DEVELOPMENT ON PROPERTY LOCATED AT APPROXIMATELY
650 WEST 400 NORTH IN THE C-2 ZONING DISTRICT**

WHEREAS, Chad Clifford ("Applicant") of Snow Hound Moab, LLC, through his agent, Bryon Walston, has applied for Final Plat Phase 3 of a Master Planned Development to construct a 45-unit townhome development with a pool and clubhouse on a 4.7-acre property located at 650 West 400 North in the C-2 zoning district; and

WHEREAS, the Applicant provided the City of Moab with the necessary documents, plans and drawings for City Council review and conditional approval of the Preliminary Plat on April 8, 2014; and

WHEREAS, the Final Plat for Phase 3 includes the construction of eight townhome units and a street extension of 450 North that is about 85 feet in length; and,

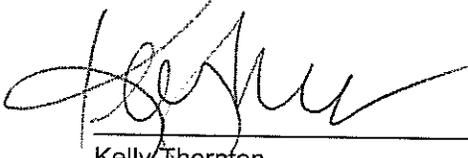
WHEREAS, the mixed residential/commercial use is allowed in the C-2 under an approved Master Planned Development application as allowed in Moab Municipal Code Chapter 17.65; and

WHEREAS, the City of Moab Planning Commission ("Commission") reviewed the submitted Final Plat for Phase 3 of the Development in a regularly scheduled public meeting on July 10, 2014; and

WHEREAS, the Commission, having considered Staff recommendations, and discussion of the pertinent aspects of the development, determined that the Final Plat for Phase 3 of Entrada at Moab, MPD has met or can meet the requirements of Title 17 of the Moab Municipal Code with the conditions listed below.

1. Physical constraints on landscaping will make it impossible to install permanent landscaping prior to construction. Therefore, the perimeter landscaping adjacent to Phase 3 of the development shall be completed prior to issuance of a Certificate of Occupancy for buildings in Phase 3.
2. A Subdivision Improvements Agreement for Phase 3 shall be approved by the City Council.

NOW, THEREFORE, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #08-2014 recommends to Council the conditional approval of the Phase 3 Final Plat of *Entrada at Moab, Master Planned Development*.



Kelly Thornton
Chair

8-18-14

Date