

**CITY OF MOAB
PLANNING RESOLUTION #05-2014**

**A RESOLUTION CONDITIONALLY APPROVING THE PRELIMINARY PLAN AND PRELIMINARY
PLAT FOR THE ENTRADA AT MOAB MASTER PLANNED DEVELOPMENT ON PROPERTY
LOCATED AT 720 WEST 400 NORTH IN THE C-2 ZONING DISTRICT**

WHEREAS, Josh Richards, "Applicant", has applied for a Master Planned Development to construct a 45-unit townhome development with a pool and clubhouse on a 4.6-acre piece of property located at 720 North 400 West in the C-2 zoning district; and

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

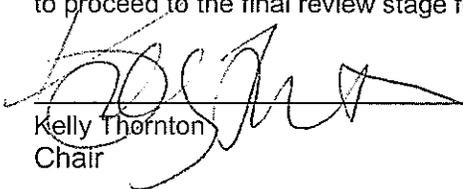
WHEREAS, the applicant provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the preliminary plan of the proposed *Entrada at Moab* MPD as required in Code Chapter 17.65; and

WHEREAS, the City of Moab Planning Commission ("Commission") reviewed the Development in a duly advertised public hearing for compliance with the requirements of MMC Chapter 17.65, Master Planned Developments on February 27, 2014; and

WHEREAS, the Commission, having considered Staff recommendations, and discussion of the pertinent aspects of the development, determined that the Preliminary Plan and Subdivision Plat of *Entrada at Moab*, MPD has met or can meet the requirements of Title 17 of the Moab Municipal Code with a condition:

1. Additional landscaping equal to that proposed along the north boundary line of the property and shown on Landscape Plan sheet L101 shall be installed along the east boundary of the development;
2. A sidewalk twelve (12) feet in width shall be constructed along 400 North Street.

NOW, THEREFORE, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #05-2014 approves the submitted concept plan of *Entrada at Moab*, and directs the applicant to proceed to the final review stage for Master Planned Developments.



Kelly Thornton
Chair

2-27-14
Date