

CITY OF MOAB RESOLUTION NO. 35-2020

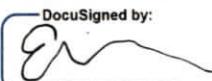
A RESOLUTION APPROVING THE BRINNON/BENTLEY ESTATES MINOR SUBDIVISION AT 1040 PEAR TREE LANE, MOAB, UT 84532, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION

WHEREAS, The following describes the intent and purpose of this resolution:

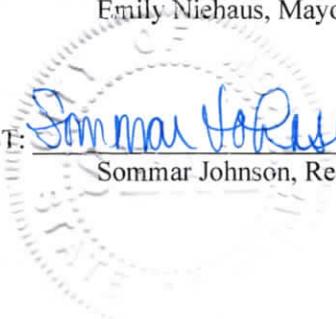
- a. Colby Brinnon and Tracy Bentley (Owners), and Mike Scherer (Applicant), have applied for a minor subdivision of the property located at 1040 Pear Tree Lane, Moab, Utah; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed two-lot minor subdivision as required in MMC Chapter 16.08.020; and
- c. The property is in the RA-1 Residential – Agricultural Zone and the proposed uses are allowed as permitted uses; and
- d. Owner desires to subdivide the 2.38 acre parcel (#01-0PAR-0002) into two lots. Lot 2A would be 1.05 acres (45,605 sf) and Lot 2B would be 1.00 acre (43,771 sf); and
- e. The proposed lots satisfy the dimensional requirements of the RA-1 Zone; and
- f. The Moab Planning Commission reviewed the application for the Brinnon/ Bentley Estates Minor Subdivision in a regularly scheduled meeting held on August 27, 2020, and subsequently conditionally recommended approval to the City Council in accordance with MMC Chapter 16.08.020 that allows a minor subdivision of less than five (5) lots to be reviewed without a public hearing; and
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on September 8, 2020; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #35-2020, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Brinnon/ Bentley Estates Minor Subdivision is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on September 8, 2020.

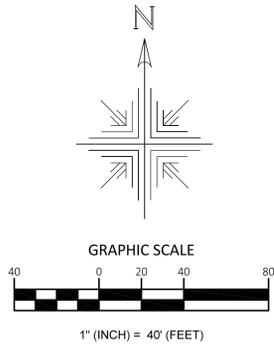
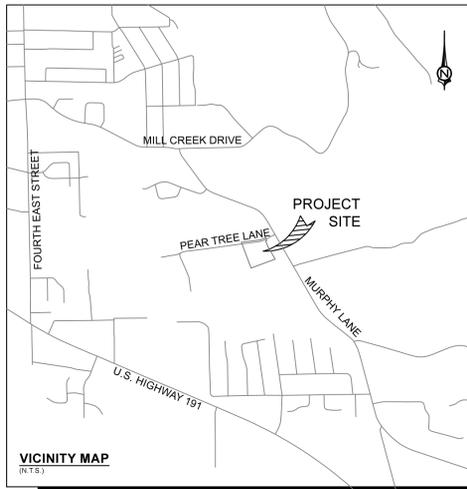
SIGNED: 
548EB4724EC84DD
Emily Niehaus, Mayor

ATTEST: 
Sommar Johnson, Recorder



PEAR TREE ESTATES, LOT 2 AMENDED

AMENDING LOT 2, PEAR TREE ESTATES AMENDED, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN, MOAB CITY, GRAND COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

PEAR TREE ESTATES, LOT 2 AMENDED

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ Date _____
License No. 7540504

BOUNDARY DESCRIPTION

Beginning at the southwest corner of Lot 2, Pear Tree Estates Amended which bears West 1829.1 feet, thence North 677.9 feet, thence North 68°37'00" East 31.30 feet, thence North 69°45'00" East 72.30 feet from the East 1/4 corner Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence with the west line of said Lot 2 North 20°45'00" West 356.6 feet; thence North 83°09'00" East 195.28 feet (RECORD=195.1'); thence North 65°39'00" East 70.00 feet; thence South 18°43'31" East 87.05 feet; thence South 31°50'11" East 133.41 feet; thence South 29°50'00" East 100.00 feet; thence South 69°45'00" West 297.80 feet to the point of beginning, having an area of 2.05 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

PEAR TREE ESTATES, LOT 2 AMENDED

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,

WHOM DID ACKNOWLEDGE
TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEY NARRATIVE

The Basis of Bearings is N 00°16'39" E between the East ¼ corner and the Northeast corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

The purpose of this amended is to subdivide Lot 2, of the Pear Tree Estate Amended plat, into two lots.

PLAT NOTE:

- Developments for both Lots 2A & 2B will be required to connect to public sewer.



Project	129-20
Date	8/26/20
Sheet	1 of 1

<p>APPROVAL BY MOAB CITY PUBLIC WORKS</p> <p>APPROVED THIS _____ DAY OF _____ AD, 20____</p> <p>DIRECTOR _____</p>	<p>APPROVAL BY MOAB CITY ATTORNEY</p> <p>APPROVED THIS _____ DAY OF _____ AD, 20____</p> <p>CITY ATTORNEY _____</p>	<p>APPROVAL BY MOAB CITY ENGINEER</p> <p>APPROVED THIS _____ DAY OF _____ AD, 20____</p> <p>CITY ENGINEER _____</p>	<p>APPROVAL BY MOAB CITY PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ AD, 20____</p> <p>CHAIR _____</p>	<p>APPROVAL BY MOAB CITY COUNCIL</p> <p>APPROVED THIS _____ DAY OF _____ AD, 20____</p> <p>MOAB CITY MAYOR _____</p> <p>ATTEST: _____</p>	<p>COUNTY RECORDER</p> <p>STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____</p> <p>DATE _____ BOOK _____ PAGE _____ FEE _____</p> <p>COUNTY RECORDER _____</p>
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