

**CITY OF MOAB RESOLUTION NO. 14-2021**

**A RESOLUTION APPROVING A LOT LINE ADJUSTMENT FOR PROPERTY LOCATED AT 471 S MAIN STREET, MOAB, UT 84532**

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

- a. Property Owner, Rob Radcliffe (Applicant), wishes to adjust the shared lot line between the two properties 471 S Main Street and 481 S Main Street, Moab UT, and correct the entitled east boundary of both parcels; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed lot line adjustment as required in MMC Chapter 16; and
- c. The property is in the C-3 Central Commercial Zone and the existing uses are allowed as a permitted use; and
- d. Owner desires to adjust the parcel boundaries for the existing parcels, including (#01-0001-0026) at 0.99 acres, and (#01-0001-0022) at 1.53 acres; and
- e. Utah State Code Section 10-9a-608-14 states that no public hearing is required for a petition that seeks to adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision; and
- f. Moab Municipal Code Section 16.08.050 allows the City Council to approve plat amendments (Lot Line Adjustments) at a public meeting without a public hearing.
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #14-2021, hereby finds, that the lot line adjustment can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Radcliffe Lot Line Adjustment Petition is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on April 13, 2021.

SIGNED:   
54BEB4724ECB4DD...  
Emily Niehaus, Mayor

ATTEST:   
Sommar Johnson, Recorder



