

CITY OF MOAB RESOLUTION NO. 11-2024

A RESOLUTION APPROVING THE TOWNHOME PLAT APPLICATION FOR THE RED ROCK RETREAT TOWNHOMES, PROPERTY LOCATED AT 241 EAST 100 NORTH, MOAB UT 84532.

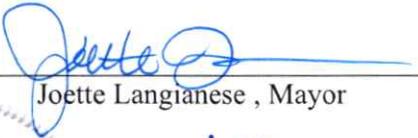
WHEREAS, the following describes the intent and purpose of this resolution:

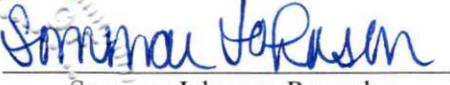
- a. Applicant, Shik Han, on behalf of Small Prop, LP (Owner), has submitted the Townhome Plat Application via, the Townhome Plat Application, for the four (4) unit multi-household dwelling conversion to a Townhome Plat property, located at 241 East 100 North, Moab UT 84532; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed Red Rock Retreat Townhomes as required in the Moab Municipal Code (MMC) Chapter 17.79.030; and
- c. The townhome lots are located on a 0.28-acre property in the R-3 Multi-Household Residential Zone and the proposed use is allowed as a permitted use in this zone; and
- d. As required in MMC Chapter 16.08.020, the subdivision plat shall have been approved by the Planning Commission, the planning coordinator, the City Engineer, the City Attorney, other agencies the zoning administrator deems necessary, and the City Council; and
- e. This item defined as a Townhome Plat does not have specific code or procedures. The development of 4 multi-household dwelling units in the R-3 Multi-Household Residential zone is permitted by-right through a Building Permit Review process, without additional Planning review process. The Townhome Plat is essentially a function of ownership (similar to that of a Condominium Plat), applied to the permitted development and land area associated with each dwelling unit. Condominium Plats do not require City Council review or approval. A Townhome Plat, given the specific "division" and allocation of land specific to lots, has been historically and by policy recommended by the Planning Commission and approved by the City Council, similar to that of a minor subdivision procedure; and
- f. The purpose for this Townhome Plat Application is to change the designation of the constructed units, into individual townhome units as defined in MMC chapter 17.06.020, for the purpose of allowing individual ownership of the dwelling units in each unit; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution #11-2024, hereby finds that the application to record the Red Rock Retreat Townhome Plat can meet or exceed the code requirements.

NOW, THEREFORE, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed townhome plat application, by adoption of Resolution #11-2024, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, BE IT RESOLVED BY THE CITY OF MOAB CITY COUNCIL, the Red Rock Retreat Townhome Plat, on the property located at 241 East 100 North, Moab UT 84532, is hereby APPROVED.

PASSED AND APPROVED in open meeting by a majority vote of the Governing Body of the City of Moab City Council on May 28, 2024.

SIGNED: 
Joette Langianese , Mayor

ATTEST: 
Sommar Johnson, Recorder





88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE
SURVEYS

PROJECT ADDRESS
214 EAST 100 NORTH
MOAB, UT 84532

PROJECT LOCATION
214 EAST 100 NORTH, AMENDMENT II

PREPARED FOR
B. J. GAY

SHEET 1 OF 1

DATE
DATE
JOB NUMBER
PAGE

OWNER'S DEDICATION

I, the undersigned, hereby dedicate to the public the following described tract of land, and hereby cause the same to be placed into lots, parcels and streets together with easements as set forth to be hereafter shown as:

214 EAST 100 NORTH, AMENDMENT II

and do hereby dedicate for the proposed use of the public, all roads and other areas shown on the plat as intended for public use. The undersigned owner also hereby covenants to carry and pay all public utility companies a perpetual, non-renewable easement over the public utility easements shown on the plat, together with all appurtenant easements and rights thereunder, and to defend and maintain the same. The undersigned owner also hereby covenants to carry and pay all other easements as shown on the plat to the extent indicated and for the purposes shown hereon.

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, _____, a duly qualified and authorized public official, _____, the undersigned owner, who acknowledged to me that they executed the foregoing OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

ACKNOWLEDGMENT

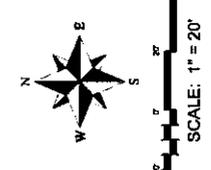
STATE OF _____ } S.S.
COUNTY OF _____ }

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

214 EAST 100 NORTH, AMENDMENT II

AMENDING 241 EAST 100 NORTH, AMENDED TO CREATE A TOWNSHIP PLAT TO BE CREATED WITHIN THE LOT 2, BLOCK 22, MOAB TOWNSHIP, WITHIN THE NORTHEAST QUARTER OF SECTION 1, T8S, R21E, S184M



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

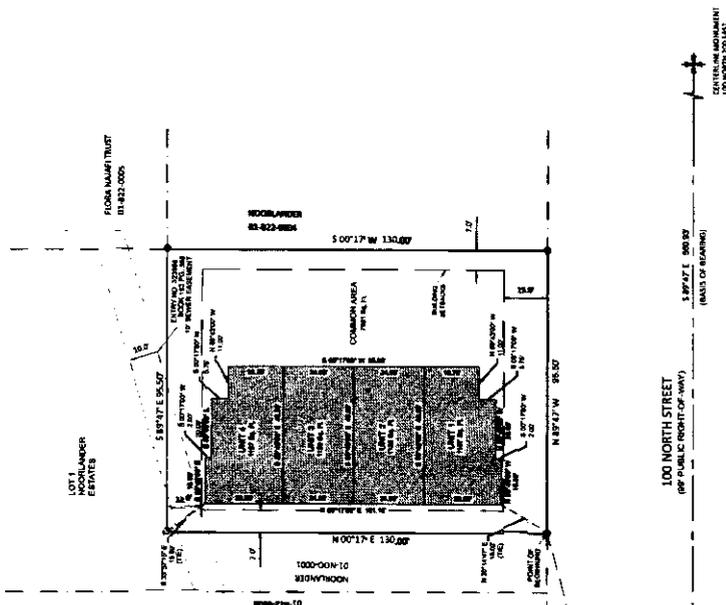
I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540004. I am duly qualified and authorized to perform the services herein described. I have personally supervised the execution of this survey, and I have personally observed the work of my assistants and have caused the same to be done in accordance with the provisions of the Utah Professional Land Surveyors Act. I have caused the plat to be prepared in accordance with the provisions of the Utah Professional Land Surveyors Act, and I have caused the same to be printed and reproduced on the ground as shown on the plat, and that the same has been correctly surveyed and reproduced on the ground as shown on the plat.

Local State License No. 7540004 DATE _____

LEGAL DESCRIPTION

Beginning at a corner on the South line of Block 22, said corner bears S 89°47' E 133.5 feet from the Southwest corner of Block 22 of Moab Township, Section 1, T8S, R21E, S184M. Said point of beginning is the intersection of the South line of Block 22 and the East line of Block 22, the intersection of 100 North and 200 East streets, and proceeding thence N 00°17' E 130.0 feet, thence S 89°47' E 95.50, thence S 00°17' W 132.00 feet, thence N 89°47' W 95.50 feet to point of beginning.

THIS PLAT IS A MARKET EASEMENT FOR PUBLIC UTILITIES AND PRIVATE ACCESS TO EACH UNIT.



SURVEYOR NOTES

THE BASIS OF BEARING IS S 89°47' E ALONG THE CENTERLINE OF 100 NORTH STREET
THE INTENT OF THE SURVEY IS TO PLAT THE LOT FOR TOWN HOMES.

APPROVAL BY MOAB CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, A.D. 20____

DIRECTOR

APPROVAL BY MOAB CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, A.D. 20____

CITY ATTORNEY

APPROVAL BY MOAB CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVAL BY MOAB CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____

COMMISSIONER

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS _____ DAY OF _____, A.D. 20____

MOAB CITY CLERK

COUNTY RECORDER NO. _____

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____

COURTY REC'D