

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, December 10, 2009 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on a proposed Conditional Use Permit – Twinhomes to be constructed in The Preserve subdivision at approximately 500 North 500 West.

The proposed Conditional Use Permit application is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at [www.moabcity.org](http://www.moabcity.org). Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

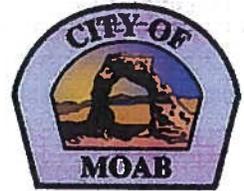
/s/ Sommar Johnson  
Zoning Administrator

Published in the Times Independent, November 26 and December 3, 2009.

CITY OF MOAB

# CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK



<p><b>DATE STAMP FOR CITY USE ONLY</b></p> <p><b>RECEIVED</b></p> <p><b>OCT 08 2009</b></p> <p><b>CITY OF MOAB</b></p>	<b>TO BE FILLED OUT BY APPLICANT</b>
	PROJECT NAME (if any): <u>The Preserve</u>
	PROJECT STREET ADDRESS OR ACCESS STREET: <u>500 West</u>
	<b>FOR CITY USE ONLY</b>
	APPLICATION NUMBER: <u>09 0122</u>
DATE RECEIVED:	
APPLICATION FEE: <u>\$200.00</u>	
TREASURER'S RECEIPT NUMBER:	

All applications are subject to review by city staff for completeness. Staff will notify the applicant of deficiencies or completeness within fifteen days.

**I. PRE-APPLICATION CONFERENCE.** Prior to the filing of a Conditional Use Permit application, the Applicant shall meet with the Planning Department to become acquainted with the requirements of the City. At such meeting, the application contents, referral agencies, review procedures, use and area standards, and the general character of the development may be discussed. At the pre-application conference, the Applicant may be represented by a land planner, engineer, architect or surveyor.

**II. TYPE OF CONDITIONAL USE**

- |  |  |
|--|--|
| <input type="checkbox"/> Carport Side Setback      | <input type="checkbox"/> C-4 Dwellings                                   |
| <input type="checkbox"/> Moved Building            | <input checked="" type="checkbox"/> Twin Home                            |
| <input type="checkbox"/> Secondary Dwelling        | <input type="checkbox"/> Wireless Telecommunications Facility            |
| <input type="checkbox"/> Small Lot                 | <input type="checkbox"/> Drive-up Window for Financial Institution in C1 |
| <input type="checkbox"/> Public Utility Facilities | <input type="checkbox"/> Historic Home Expansion in C3                   |
| <input type="checkbox"/> Bed and Breakfast         | <input type="checkbox"/> Factory Built Home Sales in C4                  |

**II. APPLICANT**

Please check one of the following: \_\_\_ owner  agent \_\_\_ other

Name: Ben Byrd

Mailing Address: 853 Rainbow Dr  
Moab, UT 84532

Phone #: 259-9785 Fax #: \_\_\_\_\_ E-mail: benbyrd78@frontiernet.net

**III. GENERAL INFORMATION**

Property Address/Location 500 West

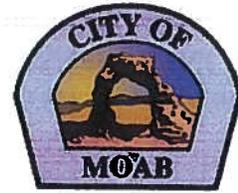
Existing Zone R2

Detailed Explanation of Proposed Use Subdivision containing single family & twin home lots.

CITY OF MOAB

# CONDITIONAL USE PERMIT APPLICATION

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This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until City Staff has reviewed the application and has notified me that it has been deemed complete.

Signature of Applicant: \_\_\_\_\_ Date 10/8/09

Name of Applicant (please print) Ben Byrd

## AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (please print) Ben Byrd

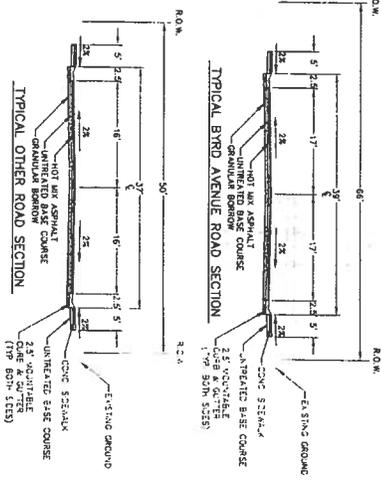
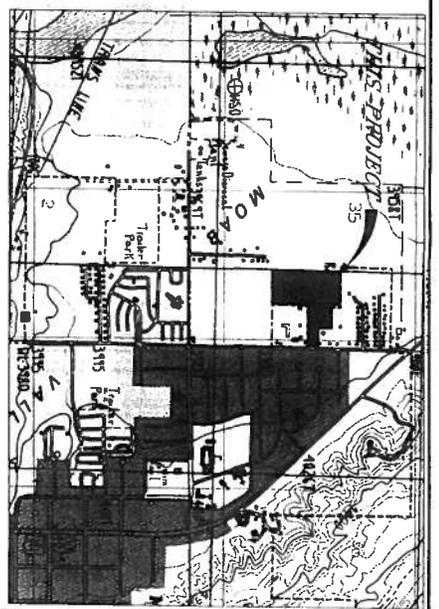
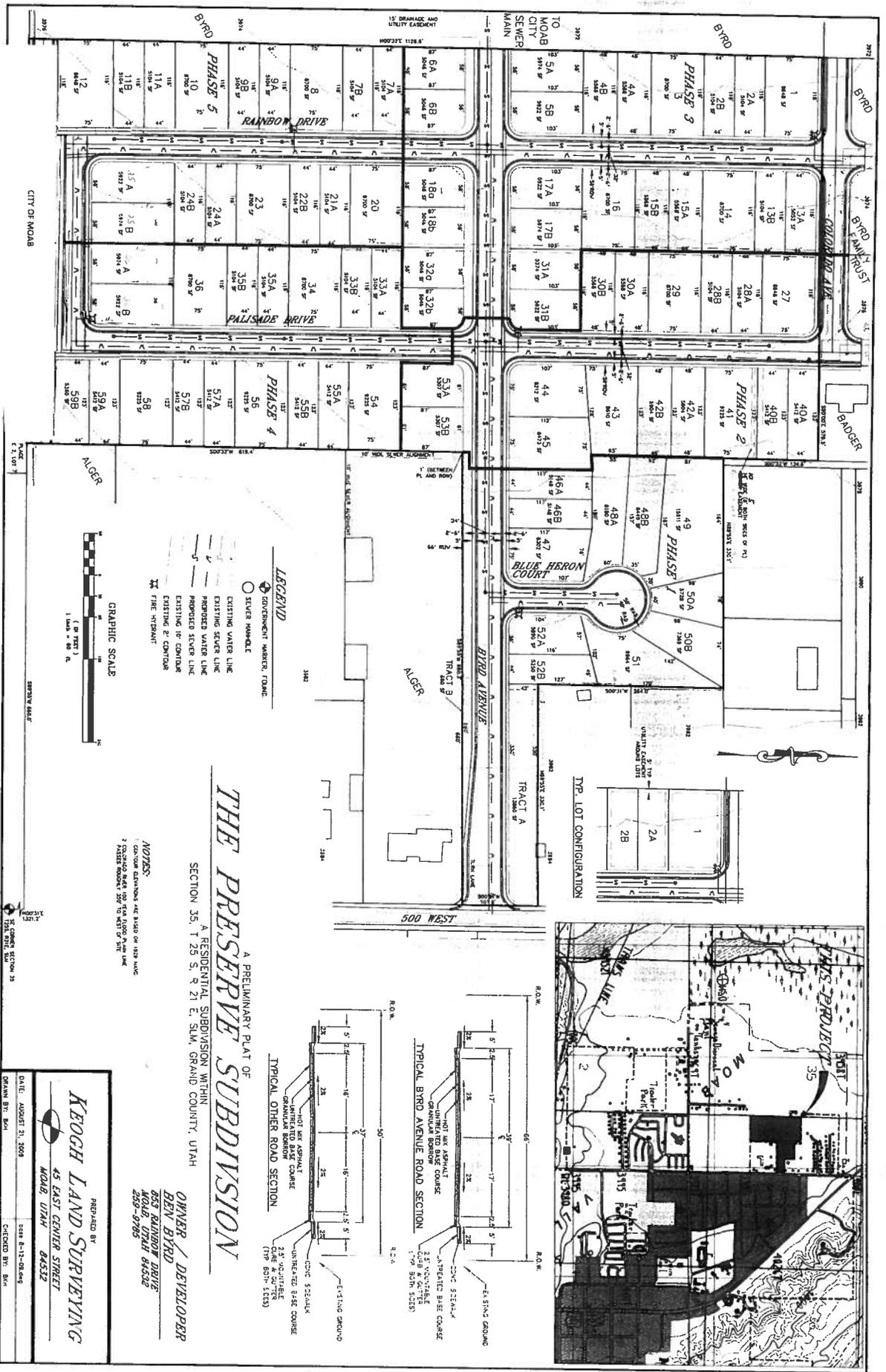
Mailing Address 853 Rainbow Moab, UT 84532

Signature \_\_\_\_\_ Date \_\_\_\_\_

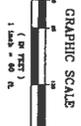
## SUBMITTAL REQUIREMENTS AND APPLICANT RESPONSIBILITIES

At least thirty (30) days prior to the review meeting the Applicant shall file a complete application that shall include a title certificate from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property. The application provided by the Planning Department shall also be accompanied by or show the following information:

- A narrative describing the project which demonstrates that the criteria for the Conditional Use Permit have been met.
- A site plan is required with each application.** The level of detail required on the site plan will be determined at the pre-application meeting based on the proposed use.
- The street address and legal description of the property affected.
- Any and all plans, information, operating data and expert evaluation necessary to clearly explain the location, function and characteristics of any building or proposed use.
- A filing fee to cover the cost of review in accordance with the fee schedule adopted by resolution of the City Council.
- Stamped envelopes addressed to all adjacent property owners within three hundred (300) feet of the subject property boundary lines. (No return address please)
- Any supplemental requirements applicable for the requested conditional use permit.



- LEGEND**
- GOVERNMENT WATER, TRUNK
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - EXISTING IR CONDUIT
  - EXISTING P CONDUIT
  - ✱ FIRE HYDRANT



# THE PRESERVE SUBDIVISION

A PRELIMINARY PLAT OF  
SECTION 35, T 23 S, R 21 E, SLM, GRAND COUNTY, UTAH

**NOTES:**  
1. CONFORM TO THE SUBDIVISION ACT AND RULES THEREUNDER.  
2. EXISTING ROADWAY 200' TO WEST OF THE LINE.

**OWNER / DEVELOPER**  
BEN BYRD  
653 RAINBOW DRIVE  
MOAB, UTAH 84532  
435-9785

PREPARED BY  
**KEOGH LAND SURVEYING**  
45 EAST CENTER STREET  
MOAB, UTAH 84532

DATE: AUGUST 21, 2009  
DRAWN BY: BVM  
CHECKED BY: BVM