The City of Moab Planning Commission will hold a Public Hearing on Thursday, December 14, 2017 at approximately 6:00 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 the proposed Ballard Townhomes Subdivision at 647 S. 400 East.

The proposed subdivision 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. 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 30, 2017 and December 7, 2017.
(no subject)
1 message

brian.gvc@frontiernet.net <brian.gvc@frontiernet.net>  
Reply-To: "brian.gvc@frontiernet.net" <brian.gvc@frontiernet.net>  
To: Sommar Johnson <sommar@moabcity.org>, Jeff Reinhart <jeff@moabcity.org>

To the City of Moab--Attention Sommar and Jeff

This is Brian Ballard writing an explanation of our intentions regarding property that we own on 400 East and what has been known as Raspberry Lane. Mr J J Wang owns the old Holyoak property on the south side of the Lane also the corner lot on the North side, I own the property on the North side as you drive east approx 600 feet. Its our intention to tie the now gravel road in with Kiva Dr as shown on our Plat. As you will see the water and sewer connections are fairly simple as they are already in place with the exception of connecting to the water main on 400 east at (Raspberry Lane) creating a loop. Its also our intention to create building lots to accommodate Twin Homes--9 buildings or 18 single family dwellings on my property and 5 buildings on Mr Wang, or 10 single dwellings. These buildings will be of a high standard to match the quality of buildings to the North on Kiva and Kachina way. Stone and or Brick, Stucco, and stained wood for exterior and upgraded interior. We expect each unit will have a 2 car garage and some may even have a basement with exterior entry. Please contact me with any questions.

Brian Ballard
435-259-6544
SURVEYOR'S CERTIFICATE

Land uses and acreages are based on preliminary survey data and may differ from final survey data. The surveyor's certificate is intended to demonstrate the legal description of the property and to indicate that the owner has the right to build and develop the property as per the plat. The surveyor's certificate is not a legal document and should not be relied upon for legal purposes.

Boundary Description:

Beginning at a point on east right of way of 360 East Street, and proceed along East 3600 South to the west right of way of 360 East Street, thence along the west right of way of 360 East Street to the south right of way of 360 East Street, thence along the south right of way of 360 East Street to the west right of way of 360 East Street, thence along the west right of way of 360 East Street to the point of beginning.

Land Uses:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Single Family Home</td>
<td>0.15</td>
</tr>
<tr>
<td>11 Twinhome</td>
<td>2.13</td>
</tr>
<tr>
<td>Roadway Dedication</td>
<td>0.96</td>
</tr>
<tr>
<td>4 Sppp to be Dedicated to Wm and E.way</td>
<td>0.05</td>
</tr>
<tr>
<td>Total</td>
<td>3.35</td>
</tr>
</tbody>
</table>

Owners: Ballard & Wang

Date: 10/09/17

Red Desert Land Surveying