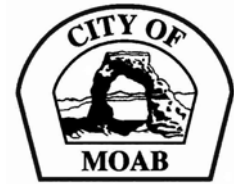


MASTER PLANNED DEVELOPMENT APPLICATION

FORM MUST BE COMPLETED IN INK



A PRE-APPLICATION MEETING WITH CITY STAFF IS REQUIRED FOR THIS APPLICATION

DATE STAMP FOR CITY USE ONLY	<u>To Be Filled Out By Applicant</u>
	PROJECT NAME (IF ANY):
	PROJECT STREET ADDRESS OR ACCESS STREET:
	<u>FOR CITY USE ONLY</u>
	APPLICATION NUMBER:
	DATE RECEIVED:
	APPLICATION FEE: PRELIMINARY MPD - \$200.00 PLUS \$25.00 PER DWELLING UNIT OR 3,000 SQUARE FEET OF FLOOR AREA FOR COMMERCIAL BUILDINGS FINAL MPD - \$200.00 PLUS \$25.00 PER DWELLING UNIT OR 3,000 SQUARE FEET OF FLOOR AREA FOR COMMERCIAL BUILDINGS 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.

A. GENERAL INFORMATION

1. Name of property owner: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

Name of property owner: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

Attach additional owner information if necessary.

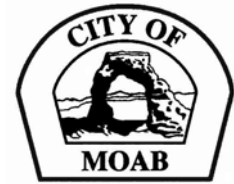
If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Applicant or contact person: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

3. Name of land surveyor: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

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4. Description of proposal:

5. Does the property/site contain hillside slopes over 25%? yes no unknown

6. Does any portion of the property/site reside in the FC-1 flood zone? yes no unknown

7. Are any restrictive covenants existing or proposed? (If yes, please attach.) yes no

8. Are there underlying/overlying agreements on the property? yes no unknown

If yes, check as appropriate and provide a copy of the decision document:

- Sensitive Area Resort Zone
- Conditional Use Permit
- Zoning Variance
- Planned Unit Development
- Other:

Under which jurisdiction was the approval given?

- City of Moab
- Grand County

Approval date: _____

I hereby certify that I have read this application and know the same to be true and correct.

*Signature of owner or authorized agent

Date

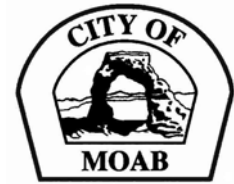
Please Print Name

*Signature of owner or authorized agent

Date

Please Print Name

****If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized***



MASTER PLANNED DEVELOPMENT APPLICATION

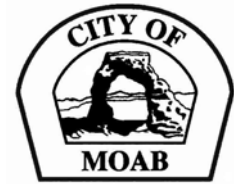
CONCEPT MASTER PLANNED DEVELOPMENT

SUBMITTAL DOCUMENTS

PLEASE DETACH AND KEEP FOR YOUR RECORDS

The concept development plan includes an area plan that depicts the site concept including the location of existing infrastructure and buildings and includes the following:

- Vicinity plan – includes the location of the property, all adjacent parcels, and existing public or private streets and trails
- Site Inventory – including:
 - Topography at minimum two foot contour intervals;
 - Slope inventory showing slopes between 25 and 45 percent and slopes in excess of 45 percent including areas of geologic hazard;
 - Natural streams, drainages, washes, and mapped floodways or FC-1 zoned areas;
 - Tree or shrub groupings of 4,000 square feet or more;
 - Specimen trees; including all non-invasive trees measuring 5 inch caliper and greater;
 - Significant rock outcroppings or formations;
 - Historically or culturally significant landscapes or structures; and
 - Prominent viewpoints and vista areas.
- Conceptual development plan – including a conceptual layout of all parcels, open space, rights-of-way, building envelopes, and other features including the conceptual phasing of the development and a statement of the overall project design features; and listing or depiction of the following:
 - Total gross acreage of the site;
 - Proposed total number of lots or units;
 - Total estimated square footage residential and commercial footprint; and
 - Existing easements, rights-of-way, and interests affecting the site.
- Architectural concepts – including information sufficient to describe architectural styles, color schemes, general building heights, and materials.
- Key observation points – Planning Commission has established areas of critical view shed concern by determining Key Observation Points that may exist along nearby public roads, public gathering spaces, or other areas deemed to be visually impacted by the proposed development.



MASTER PLANNED DEVELOPMENT APPLICATION

PRELIMINARY MASTER PLANNED DEVELOPMENT

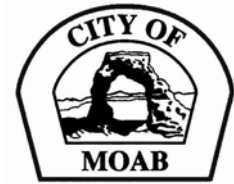
SUBMITTAL DOCUMENTS

PLEASE DETACH AND KEEP FOR YOUR RECORDS

- Preliminary development plans identify the final proposed location of all lots, tracts, parcels, open space, rights-of-way, building envelopes and other significant features.
- Complete preliminary development plan application includes the following components:
 - Significant features plan including natural and cultural features from the concept site inventory that will be protected through delineation of open space or have been integrated into the design of the MPD by other means. Areas of natural or geologic hazard shall be delineated in the Significant Features Plan
 - Open space plan including delineated areas within the development conveyed to common open space as described in section 17.65.040(2) in this chapter and shall consist of the following:
 - Total acreage of open space and acreage of each open space tract;
 - The percentage of open space in relation to the gross acreage of the development;
 - The delineation of all open space types as outlined in section 17.65.040(2) of this chapter including:
 - Listed acreage of all designated natural or naturalized open space, passive recreational open space, active recreational open space, and public pedestrian amenities.
 - Percent of designated open space types in relation to the total acreage of all open space.
 - Traffic, trails and circulation plan including the location and design features of all motorized and non-motorized streets, trails and parking areas; including
 - Circulation of automobile traffic;
 - Cross-sections of all street types;
 - Emergency vehicle access areas;
 - Parking areas and total number of spaces;
 - Proposed trails or other pedestrian infrastructure;
 - Proposed links to off-site trails and public access areas;
 - Utility plan showing existing and proposed utility infrastructure within the site, including sewers, water mains, all underground facilities such as telephone, cable television, or data lines, location of fire hydrants or other emergency infrastructure
 - Grading and drainage report including storm water management, erosion control, and grading plans describing the methods by which surface water, natural drainages, flooding, erosion and sedimentation loss and hydrological hazards will be controlled during and after construction. Individual plans shall include:
 - Existing topography, including elevations, and the clearly delineated location and depth of all proposed fills and cuts of finished earth surfaces, as well as any mapped floodways or FC-1 zoned areas; and

MASTER PLANNED DEVELOPMENT APPLICATION

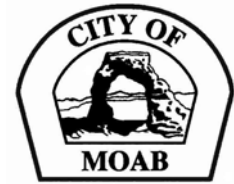
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- Locations and proposed details for storm sewers, detention/retention structures, diversions, waterways, drains, culverts and other water management or erosion control measures.
- Grading and drainage plans demonstrate that the proposed development will result in no net increase in off-site stormwater discharge and no net increase in the base flood discharge depth, as defined in the City's Flood Damage Prevention Ordinance.
- Landscape plan shows all existing and proposed landscaping, planting details and irrigation and includes information such as the total number of existing trees on site, the trees to be removed, trees to be planted on site, and a plant list that indicates plant quantity, spacing, size, and root type.
- Landscape plan prepared by licensed landscape architect.
- Signage plan submitted to ensure long term aesthetic compatibility of signage throughout the MPD.
- Signage plan describes the location, size, materials and design of all signage in the development including, but not limited to:
 - Temporary signs and signs that will exist during the sales and marketing of the development;
 - Individual tenant or building signage;
 - Directional and way finding signage;
 - Sign colors, materials, and illumination methods;
 - Location and size;
 - Sign lettering style and logos;
 - Accompanying ornamental structures;
 - Landscaping beds around permanent signs; and
 - Drawings or illustrations of proposed sign types.
- Exterior lighting plan indicating the location, size, height, typical design, material color, and method and direction of proposed illumination and lighting
- Architectural design plan – conceptual architectural renderings or perspective drawings that indicate elevations, exterior wall finishes, and visual character of proposed building types.
- Phasing plan – If applicable, phasing plan delineates construction and anticipated platting schedule of various sub-areas within the development
- Codes, Covenants and Restrictions – A proposed set of codes, covenants, and restrictions which will be recorded following approval of their content and the approval of the final MPD have been submitted. Covenants demonstrate compliance with the use restrictions, architectural plans and attributes of the development and provide a mechanism for enforcement of restrictions, as well as provisions for the ownership and maintenance of common areas, open space, and other project improvements.
- Any other applicable studies or reports as required by the land use authority or staff, or as required by other provisions of the Moab Municipal Code. Such reports include, but are not limited to, geo-technical reports, soils reports, slope inventories, and traffic impact analysis.

MASTER PLANNED DEVELOPMENT APPLICATION

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- Illustrative conceptual design, drawings, visual aides, models, sections, or any other requirements the land use authority feels would help understand the concept.
- Title report – The applicant shall deliver an ownership and encumbrance report, title commitment, or similar report showing current ownership of the subject real property including copies of all deeds or other instruments affecting title to the MPD site.
- The application shall be signed by the current owner of record.

MASTER PLANNED DEVELOPMENT APPLICATION

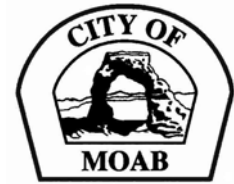
FINAL MASTER PLANNED DEVELOPMENT

SUBMITTAL DOCUMENTS

PLEASE DETACH AND KEEP FOR YOUR RECORDS

After the preliminary plan has been approved by the Planning Commission, the applicant shall submit prints of a final plan to the planning commission through the zoning administrator for approval thereof, showing in detail the following information:

- Site Plan – Detailed site plan with complete dimensions showing precise locations of all buildings and structures, lot or parcel sizes and locations, designations of open spaces and special use areas, detailed circulation pattern including proposed ownership;
- Building plans – Preliminary building plans, including floor plans and exterior elevations;
- Landscape Plan – Detailed landscaping plans produced and stamped by a registered landscape architect showing the types and sizes of all plant materials and their locations, decorative materials, recreation equipment, special effects, and sprinkler or irrigation systems;
- Parking Plan – Dimensioned parking layout showing location of individual parking stalls and all areas of ingress or egress;
- Engineering Plan – Detailed engineering plans and final subdivision plat showing site grading, street improvements, drainage and public utility locations. Also, submission of the engineering feasibility studies if required by the zoning administrator;
- Covenants – A copy of protective covenants, articles of incorporation, bonds and guarantees, as required by the zoning administrator and/or the city attorney;
- Title – A certificate of title showing the ownership of the land;
- Certificate of Acceptance – A certificate of acceptance by the city council for any dedication of public streets and other public areas, if any, that are made by the owners;
- Accuracy of Survey – A certificate of accuracy by an engineer or land surveyor registered to practice in the state of Utah.
- Consistency with Approvals – All final MPD submittals shall be reviewed for consistency with this Chapter and all Preliminary MPD approval conditions.



DEVELOPMENT AGREEMENT

Once the land use authority has approved either the (a) phased Preliminary Master Planned Development or, (b) Final Master Planned Development, the approval shall be put in the form of a Development Agreement. The Development Agreement shall be in a form approved by the City Attorney, and shall contain, at a minimum, the following:

- Legal description of the land;
- All relevant zoning parameters including all findings, conclusions and conditions of approval;
- An express reservation of the future legislative power and zoning authority of the City;
- A copy of the approved master plan, architectural plans, landscape plans, grading plan, trails and open space plans, and other plans which are part of the Planning Commission approval;
- A description of all developer exactions or agreed upon public dedications;
- The Developers agreement to pay all specified impact fees;
- The form of ownership anticipated for the project and the specific project phasing plan
- Final Covenants, Conditions, and Restrictions.

The Development Agreement shall be ratified by the land use authority, signed by the City Council and the Applicant, and recorded with the County Recorder. The Development Agreement shall contain language which allows for minor, administrative modifications to occur to the approval without the revision of the agreement. The Development Agreement must be submitted to the City within six (6) months of the date the project was approved by the land use authority, or said approval shall expire.