

PROJECT DESCRIPTION

FULL MOON FARMS EAST SUBDIVISION

The proposed full moon farms east subdivision project is a 6 lot residential subdivision of Full Moon Farms LLC property (parcel no. B-93-a) in section 36, township 33 south, range 4 east, SLB&M.

The property is bordered on the east by BLM land, on the west by Lower Boulder Road with the exception of lot 1 in which Lower Boulder Road runs through the parcel as shown on the concept map. The proposed project is bordered on the north and south boundaries by private property.

A commercial parcel (b-93-a-1) is existing which fronts Lower Boulder Road and is enclosed within lot 6 boundary. It is proposed to construct a private road for approximately 500 feet along the north boundary of lot 6 to provide the code frontage for the lot. All other lots have the required frontage.

An alternate solution to provide the required frontage for lot 6 is a boundary line adjustment between the commercial parcel and the proposed residential property. Both parcels are owned By Full Moon Farms LLC.

The property is approximately 64 acres with approximately 0.62 acres within Lower Boulder Road (traversing through lot 1).

Lot 2 has a water connection from Boulder Farmstead Water Company.

Lot 3 has an existing home served from a private well.

Lot 6 has a well drilled and a water right from the State of Utah for a home and irrigation of 0.32 acres.

The owner has 2 additional water rights to drill wells on lot 1 and lot 5. The owner will apply for a water service connection from Boulder Farmstead Water Company for lot 4.

An existing Boulder Farmstead culinary water line runs along the west side of Lower Boulder Road.

An existing Garkane Power line also runs along the west side of Lower Boulder Road, and a communication line runs within Lower Boulder Road for the length of the project.