

**APPLICATION INFORMATION**

**DATE:** 2019.09.03      **PROJECT NAME:** Kane Creek Condominiums

**A. GENERAL INFORMATION**

1. **Name(s) of property owner(s):** Kane Devco, LLC

Address: 285 S 400 E STE 216, Moab, UT 84532  
Phone: 435.260.0366      Cell: \_\_\_\_\_      Fax: \_\_\_\_\_  
E-mail: productionsmoab@yahoo.com & tyeshumway@gmail.com

**Attach additional owner information if necessary.**

*Where two or more persons own the subject property, one owner shall be designated as a contact if section 2 below is not completed. 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:** Architectural Squared, Courtney Kizer

Address: 150 E Center Street #205, Moab, UT 84532  
Phone: 512.656.1745      Cell: \_\_\_\_\_      Fax: \_\_\_\_\_  
E-mail: courtneykizer@gmail.com

3. **Name of land surveyor:** Red Desert Land Surveying, Lucas Blake

Address: 30 S 100 E #2, Moab, UT 84532  
Phone: 435-260-0104      Cell: \_\_\_\_\_      Fax: \_\_\_\_\_  
E-mail: lucas@reddesertsurvey.com

4. **Does the property/site contain hillside slopes over 15%?**       yes       no       unknown

5. **Is any portion of the property located in the FC-1 flood zone?**       yes       no       unknown

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

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

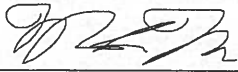
If yes, check as appropriate and provide a copy of the decision document:

- Conditional Use Permit
- Zoning Variance
- Planned Unit Development
- Other:

Under which jurisdiction was original site plan 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.



Tye Shumway

9/11/2019

\_\_\_\_\_  
\*Signature of owner or authorized agent

\_\_\_\_\_  
Date

Kane Devco, LLC - Mathew Niesen & Tye Shumway

\_\_\_\_\_  
Please Print Name



\_\_\_\_\_  
\*Signature of owner or authorized agent

\_\_\_\_\_  
Date

Architectural Squared - Courtney Kizer

\_\_\_\_\_  
Please Print Name

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

**Owner/Agent Agreement**

The undersigned is (are) the owner(s) of record of the property identified by the Grand County Assessor's account number 01-0001-0207,

located at 443 KANE CREEK BLVD, MOAB, UT 84532,

City of Moab, Utah. The undersigned hereby gives (give) consent and approval to Architectural Squared, PLLC (Courtney Kizer)

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):  subdivision/land use application

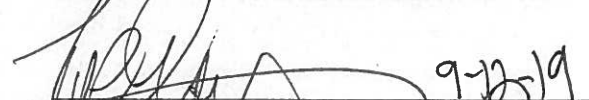
other planning permits

construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) Site Plan Application Approval.

  
\_\_\_\_\_ 9-12-19

OWNER OF RECORD  
Kane Devco, LLC - Mathew Niesen

  
\_\_\_\_\_ 9-22-19

OWNER OF RECORD  
Kane Devco, LLC - Tye Shumway

STATE OF UTAH )

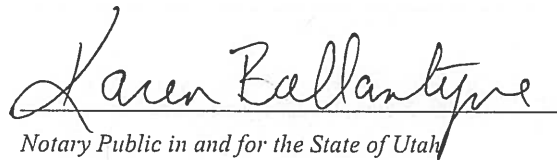
COUNTY OF GRAND )

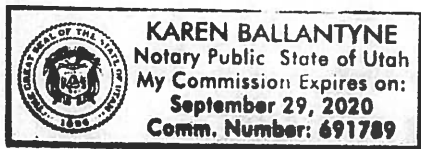
On this 12 day of Sept., 2019, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared:

Mathew Niesen, Tye Shumway

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

  
Notary Public in and for the State of Utah



Residing at Moab, UT

My appointment expires: 29 Sept. 2020

STATE OF UTAH

IN SENATE

January 27, 2020

REPORT OF THE

COMMISSIONERS OF THE

LAND OFFICE

FOR THE YEAR

ENDING DECEMBER

31, 2019

BY

THE COMMISSIONERS

OF THE LAND OFFICE

STATE OF UTAH

PRINTED BY THE STATE OF UTAH

KAREN BALANTYNE  
 Notary Public State of Utah  
 My Commission Expires on:  
 September 29, 2020  
 Comm. Number 891789



**APPLICATION FORM FOR STAMPED SITE PLAN APPLICATIONS & SUBMISSION  
REQUIREMENTS**



City of Moab – Planning and Zoning Department  
217 East Center Street  
Moab, Utah 84532  
Phone: (435) 259-5129  
Fax: (435) 259-0600

*USE THIS APPLICATION IF: you are planning a commercial development, a multi-family residential use requiring a site plan (whether new, amended, or a change in use), or if you intend to construct, enlarge, structurally alter, or move on a building or structure within the city of Moab. All applications are subject to review by city staff for completeness. Staff will notify the applicant of deficiencies or completeness within twenty-one business days.*

*Please note: Failure to comply with the requirements of a complete application will result in delay of processing your application.*

**Project Name:** Kane Creek Condominiums

*Application #  
19-0128*

CITY USE	
APPLICATION NUMBER:	RECEIVED DATE STAMP
APPLICATION FEE: <ul style="list-style-type: none"> <li>• NEW OR AMENDMENT SITE PLAN - \$50.00 PER EACH 1,000 SQUARE FEET OF FLOOR AREA</li> <li>• MINIMUM FEE \$50.00</li> </ul>	
TREASURER'S RECEIPT NUMBER:	

Application for Site Plan Approval under Section 17.67 of the Moab Municipal Code (MMC), as amended.

*28,205 sq ft  
50/1000 sq ft  
= 1410.25*

**USING THE APPLICATION FORM**

This application form is to be used for the following development:

- Construction of a new commercial structure of 2,000 square feet or more; or
- Construction of a new multi-family residential structure of six or more units; or
- Remodeling of an existing commercial building involving an addition of 2,000 square feet or more; or
- Use change of an existing structure involving an addition of 2,000 square feet or more; or
- Establishing a commercial parking lot

Please check with the Planning and Zoning Department to determine whether a Site Plan Application is required and whether the proposed development meets current zoning regulations before submitting the application for processing. The applicant has the responsibility to advise the City of Moab of any changes in ownership, agents, their names, addresses and telephone numbers etc.

**COMPLETENESS OF THIS APPLICATION**

The information requested by this application must be provided by the applicant, and will be used to process the Site Plan under MMC Section 17.09.660. If the information, including copies of the required plans and the applicable fees are not provided, the City may return the application or refuse to consider the application further until receipt of all the required information and fees have been provided.

A Pre-application Conference is required prior to submitting a Site Plan Application. This application form is available online at [www.moabcity.org](http://www.moabcity.org) or from the Planning Office on the second floor of the City

Center, 217 East Center Street, Moab, Utah 84532. A published schedule of meeting dates is also available at [www.moabcity.org](http://www.moabcity.org).

Please note that this application contains three sections which must be reviewed/completed by the applicant.

Section One – Fees and Application Procedure

- o Please complete the fee calculation to ensure you have submitted the appropriate fee

Section Two – Application Form

- o Please complete in full and sign as appropriate
- o Please complete the Owner's Acknowledgement on page 4.

Section Three – Site Plan Application Submittal Checklist

**SITE PLAN APPLICATION PROCEDURE**

An application for Site Plan Approval generally requires about 6 to 8 weeks to achieve final approval, depending on the complexity of the project. This process generally encompasses the following steps:

1. The application is received and reviewed by Planning Staff to ensure all required information is provided on the application form, that the appropriate fee is submitted, and that drawings are submitted in accordance with the City's requirements.
2. Prior to the final consideration of an application, Planning Staff will schedule a Design Review Team (DRT) meeting for review of the proposal by the rest of the city departments as well as the Building Department, Fire Department, and utility providers.
3. At the DRT meeting staff and agencies will comment on the proposal and will outline where the site plan application does not satisfy the code or the required submittals for application.
4. Following the DRT meeting, Planning and Zoning Staff will forward all agency comments to the owner/applicant or the designated representative for a response, additional information or drawings. Upon receipt of agency and staff comments from the DRT meeting, the owner/applicant is required to forward an updated Site Plan, studies or any changes necessary to address comments or concerns arising from the DRT meeting. The revised plan must be in paper form and digital format. The applicant must submit the requested documents and a revised site plan for final review and comment by city staff. The city shall determine if the site plan application is sufficient to satisfy the definition of a "Complete Application" as established in MMC Chapter 17.06.020, *Definitions*, and if the application may be placed on the Planning and Zoning Commission agenda
5. Following final review of the revised Site Plan, the applicant will be formally advised in writing, as to the final disposition of the proposed development. There are two levels of review. Level I applications shall be reviewed by the Development Review Team (DRT). Level II applications shall be reviewed by the Planning Commission. Subsequent to the DRT meeting or Commission meeting, a follow-up letter describing the action of the Land Use Authority, and any conditions, shall be forwarded to the applicant with a copy of the signed resolution.

**HELP**

Questions in respect to the application and process or requests for pre-consultation with staff may be made in person at: Planning and Zoning Department, 217 East Center Street 2nd Floor, Moab, Utah, or by telephone (435) 259-5129.

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**Moab City Corporation**

217 East Center Street

Moab, Ut 84532

435.259.5123

**Receipt No:** 262719

Receipt Date: 09/12/2019

Timestamp: 09/12/2019 11:42 AM

Payor: KANE CREEK CONDOMINIUMS

SITE PLAN APPLICATION #19-0128

1032215 PLANNING & ZONING ALL OTHER FEES

1,410.25

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**\$1,410.25**

Check 5876

\$1,410.25

Tendered Amount:

\$1,410.25

Cash Back:

\$0.00

**Total Applied:**

**\$1,410.25**

