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**City of Moab Planning & Zoning**

Attn: Nora Shepard, City Planner

217 E. Center Street

Moab, UT 84532

**REF: Site Plan Application, Kane Creek Condominiums, 443 Kane Creek Boulevard, Moab, UT**

Mrs. Shepard -

Please find attached a Site Plan Application for a multifamily residence at 443 Kane Creek Blvd, Moab, UT. Our goal is to provide much needed housing on an underutilized site in close proximity to the City core.

- Land Use: The subject lot is currently zoned R-3 which includes multifamily residential as a use by right at a density of 2000 SF of site area per unit. No change in zoning is being requested. The lot is currently unimproved.
- Lot Area: The proposed development will include (47) individual units on a 94,090 SF (2.16 Acre) lot resulting in a density of 21.75 units / acre.
- Building Footprint: The proposed scheme has (2) buildings with a total footprint area of 16,560 SF which correlates to a site coverage of 17.6%.
- Open Space: 460 SF of open space is provided for each unit between open landscaped areas and roof top gathering spaces, well in excess of the 200 SF required.
- Off Street Parking: (1.5) exterior spaces are provided for each residential unit for a total of (71) off street parking spaces.
- Access: Two vehicular access points are proposed; one from Kane Creek Blvd and a second from Mountain View Drive

We sincerely appreciate your consideration of our request. Please do not hesitate to let us know if further information is required in order to process this application.

Much appreciated,

A handwritten signature in black ink, appearing to read "CKizer".

Courtney Kizer  
Principal, Architectural^2