



August 18, 2021

City of Moab
Planning & Zoning Department
217 East Center Street
Moab, Utah 84532

Project Narrative

2nd Story Capital proposes to construct a multifamily development located at 238 South 400 East to replace the existing mobile home park. The parcel is 2.24 acres, all of which will be disturbed with the project. The new multifamily buildings and office building will comprise of about 25,000 square feet of footprint area. Access will be provided from 300 East, 200 South and 400 East. Parking will be provided in two components: outdoor parking and garage parking. A total of 120 parking spaces will be provided with 104 of those spaces being outside and 16 being garage parking spaces.

The proposed project has been designed per the Land Use Code and in alignment with the City General Plan. All building setbacks and parking requirements have been met. Interior parking lot landscaping percentages meet the Land Use Code requirement.

Thank you for the opportunity to submit this application. We look forward to working with the City of Moab on this development.

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