

FREE!
Volume 2, Issue 6

MOAB AREA real estate

MAGAZINE

JULY/AUGUST 2018

County roads, take me home

Grand County's Road Department
maintains 1,600 miles of the most remote
and spectacular roads in the West

PLUS:

When a fire struck Moab, Moab came together
Profile: House painter Becky Knouff loves her job
Calendar of local events
Directory of local info

INSIDE: The most complete local real estate listings

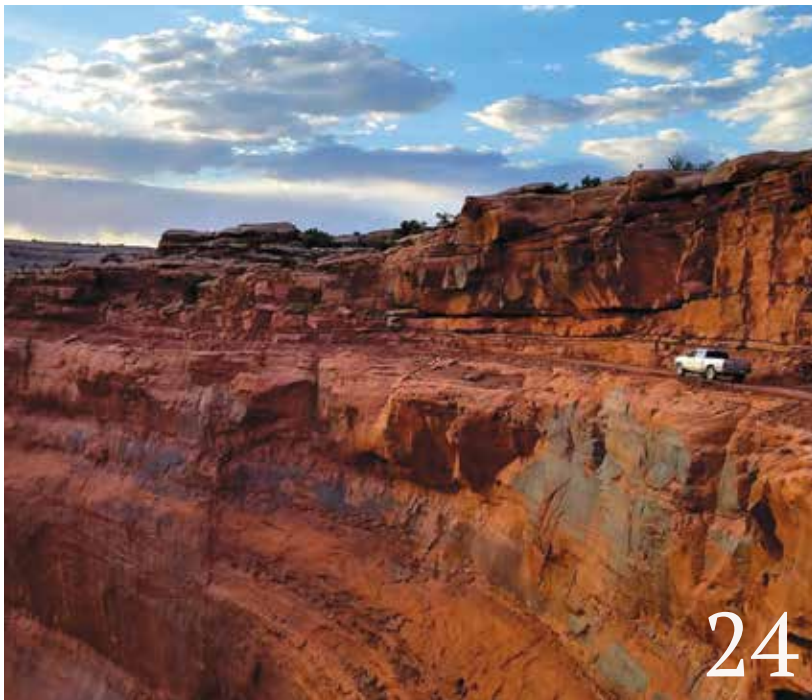


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MOAB AREA real estate MAGAZINE

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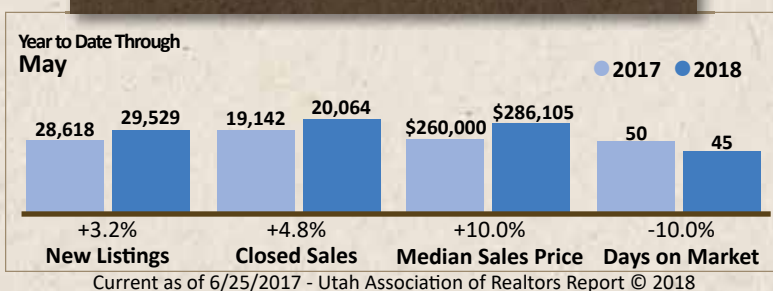
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Shopping for your next home?

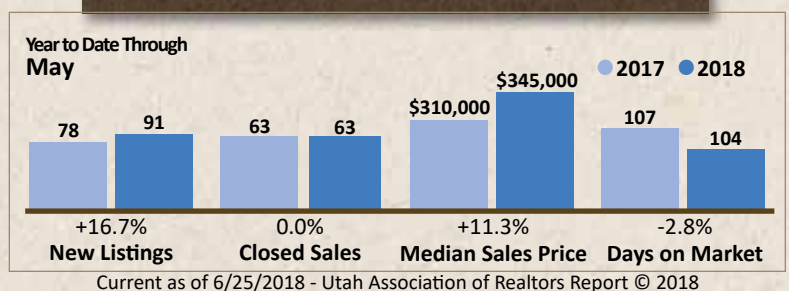
Sign up on our website to stay up to date with *instant* notifications of new listings for sale in Moab.



UTAH MARKET STATISTICS



GRAND COUNTY MARKET STATISTICS



**NEW LISTING!
CLOSE TO TOWN!**

AMAZING 360 DEGREE VIEWS FROM THIS HILLTOP PROPERTY

12.5 Acres | Water & Power Available
MLS#1535704 | 329,000



NEW LISTING!

OPEN CONCEPT LIVING

3 | 2 | 1,423
MLS#1534739 | 315,000



UNDER CONTRACT!

TURN KEY UNIT IN RIM VISTAS

3 | 3 | 1,520
MLS#1515358 | 419,000



ELEGANT HOME SURROUNDED BY ICONIC CASTLE VALLEY VIEWS

3 | 2 | 1,959 | 9.76 ACRES | Large Garage with Office
MLS#1532680 | 845,000



POOLSIDE GROUND FLOOR CONDO

3 🛏 | 2 🚿 | 1,384 🏠
MLS#1523641 | 🏠 \$339,000



OFFICE SPACE ONE BLOCK OFF MAIN STREET

1 🚿 | 1,305 🏠 | Potential for 4-6 Offices
MLS#1510092 | 🏠 499,900

TURN KEY BED AND BREAKFAST, TWO BLOCKS OFF MAIN STREET

8 🛏 | 8 🚿 | 4,627 🏠
MLS#1498451 | 🏠 2,900,000



OVER 1800 FEET OF HIGHWAY FRONTAGE

4.02 Acres | Power & Water Well in Place
MLS#1511788 | 🏠 365,000

STUNNING MOUNTAIN VIEWS FROM THIS CORNER LOT IN SPANISH VALLEY

3 🛏 | 2 🚿 | 1,698 🏠
MLS#1516866 | 🏠 345,000



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BUILDING LOT IN SPANISH VALLEY, NEXT TO DEDICATED OPEN SPACE

0.50 Acres | Utilities Available | Cul-de-sac
MLS#1500816 | 99,000



NEW LISTING!

CLASSIC RED ROCK VIEWS FROM THIS BUILDING LOT

4.62 Acres | Cistern And Septic In Place | Neighboring Lot Available As Well
MLS#1534547 | 129,000



PRICE REDUCED!

CLASSIC CASTLE VALLEY VIEWS FROM THIS BUILDING LOT

4.78 Acres | Water Well in Place
MLS#1518637 | 132,000



UNDER CONSTRUCTION!

PUT YOUR STAMP ON THIS GREAT BUILD

3 | 3 | 1,824
MLS#1531611 | 439,000



NEW LISTING!

GORGEOUS BUILDING LOT IN CASTLE VALLEY

4.62 Acres | Neighboring Lot Also Available
MLS#1534554 | 129,000



PRICE REDUCED!

UNIQUE CREEKSIDE PROPERTY IN SPANISH VALLEY

2 | 1 | 1,497 | 1.18 Acres
MLS#1513308 | 309,000



ESTABLISHED GRAPE VINES WITH CASTLE ROCK VIEWS!

2 🏠 | 2 🚗 | 2,746 📏 | Castle Valley
MLS#1486962 | 📞 \$395,000



PRIVATE SETTING ABOVE IT ALL

8.98 Acres | San Juan County
MLS#1488773 | 📞 249,000



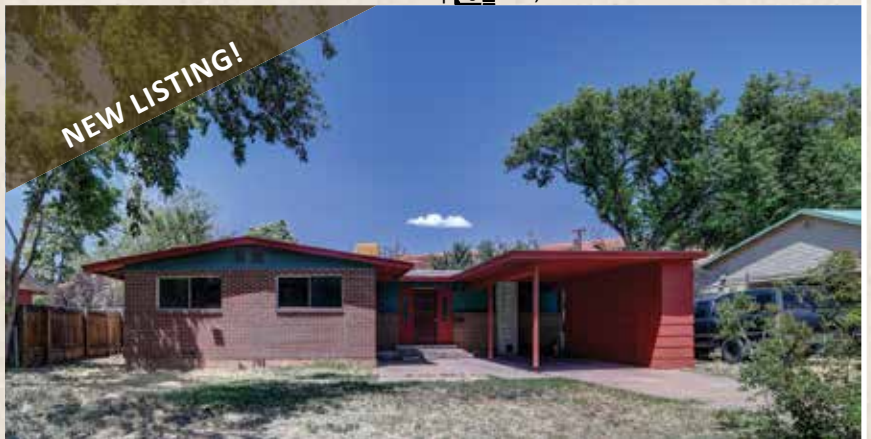
DUPLEX ON LARGE LOT, DEVELOPABLE

2 🏠 per side | 1 🚗 per side | 1,560 Total 📏
MLS#1473394 | 📞 432,000



NEWLY REMODELED HOME ON HILLSIDE DR.

3 🏠 | 2 🚗 | 1,440 📏 | 0.21 Acres
MLS#1513891 | 📞 369,000



NEWLY REMODELED HOME IN TOWN

3 🏠 | 2 🚗 | 1,263 📏
MLS#1535160 | 📞 299,000



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BUILD YOUR DREAM HOME IN MOAB'S NAVAJO RIDGE

2 Acres | Culinary Water Available | Gated Community
MLS#1330682 | 239,000



BUILDING LOT IN SPANISH VALLEY

2.6 Acres | Sub-divideable | La Sal Mountain Views
MLS#1535691 | 210,000



NATIVE LANDSCAPING AND LASAL MOUNTAIN VIEWS

8.78 Acres | San Juan County | Gated Community
MLS#117623 | 149,000



FRAMED VIEWS OF CASTLE ROCK

3 | 2 | 2,016
MLS#1534128 | 369,000



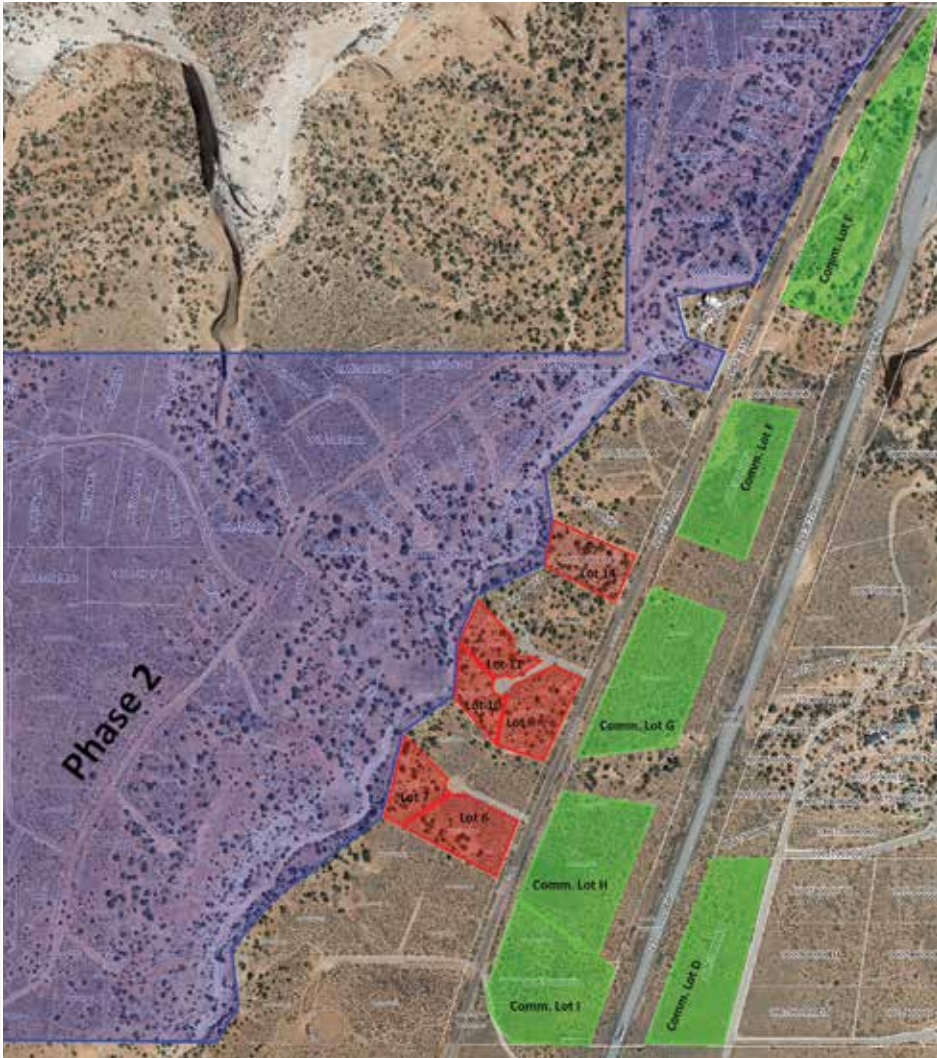
AUTHENTIC TURN OF THE CENTURY HOME

3 | 2 | 1,704
MLS#1521583 | 415,000



BUILD YOUR DREAM HOME ON PEAR TREE LANE

2 Acres | Zoned RA-1 | City Limits
MLS#1498656 | 335,000



WILSON ARCH RESORT

Phase 2 Residential (Blue)

72 Lots Staked & Plated | MLS # 1530205 | \$1,400,000

Phase 1 Residential (Red)

Lot 6	MLS# 1533135	1.83 Acres	\$69,500
Lot 7	MLS# 1533137	1.16 Acres	\$69,500
Lot 9	MLS# 1533138	1.32 Acres	\$69,500
Lot 10	MLS# 1533140	1 Acre	\$69,500
Lot 11	MLS# 1533144	1.03 Acres	\$69,500
Lot 14	MLS# 1533148	1.40 Acres	\$69,500

Commercial Lots (Green)

Lot D	MLS# 1531586	5.02 Acres	\$200,000
Lot E	MLS# 1530207	5.68 Acres	\$300,000
Lot F	MLS# 1531588	3.64 Acres	\$150,000
Lot G	MLS# 1531625	4.65 Acres	\$200,000
Lot H	MLS# 1531626	4.40 Acres	\$175,000
Lot I	MLS# 1531627	4.26 Acres	\$175,000



BUILDING LOT WITH STUNNING RED ROCK VIEWS

4.62 Acres | Several Building Site Options
MLS#1517438 | 125,000



PICTURESQUE CORNER LOT IN CASTLE VALLEY

4 Acres | 25 Acre Ft. Water
MLS#1466449 | 149,000



FLAT BUILDING LOT WITH STUNNING 360 DEGREE VIEWS

1.91 Acres | LaSal, UT | Power Available | Shared Well
MLS#1471402 | 30,000



360 DEGREE VIEWS FROM THE LA SAL MOUNTAINS TO THE MOAB RIM

4 | 3 | 2,746
MLS#1487825 | 899,000



COMMUNITY RALLIES DURING, AND AFTER, FIRE

When a wildfire tore a neighborhood apart,
Moab came together



Written by Molly Marcello | Photos by Murice D. Miller

CHRISTIAN DOMENICK DIDN'T KNOW THE INTENSITY OF THE MOAB FIRE UNTIL HE DROVE STRAIGHT TOWARD THE NINE-ACRE PLUME OF SMOKE, CARRYING HUNDREDS OF MEALS FOR VICTIMS.



Domenick, an assistant manager at Wendy's restaurant, only knew the basics. A fire started in the Holyoak neighborhood, most of town didn't have power, and those big apartment buildings near the blaze that meant many people were evacuated. He also knew this was not a normal workday – Wendy's managers had just made the decision to shut the restaurant's doors to the public in order to make meals for their neighbors.

But it wasn't until Domenick crested the hill on Millcreek Drive and spotted that cloud hanging over a dense residential neighborhood, that

he understood the devastation of this fire.

"It was pretty bad," he said. "...We felt like we needed to do something. We had all hands on board that night."

By nightfall on June 12, the Cinema Court Fire had destroyed nine homes and one accessory dwelling, permanently displacing almost 40 people in a matter of hours. The blaze began in the dry brush of Pack Creek, in an area situated roughly at the center of town. It rapidly consumed drought-stricken vegetation, spreading quickly from the tree canopy to nearby homes.

"I've been in a lot of different situations and that was one of the most intense, quick moving fires I've ever been a part of. It was scary," said Andy Smith, director of Grand County Emergency Medical Services.

As the fire spread, over 100 families evacuated from the area. Some had just minutes to get out. Others watched from the road as the fire consumed their homes -- and the memories and livelihoods along with them.

"I would say probably about every 20 years there's a good fire that comes up the creek, but

Top photos: Firefighters battle an intense blaze as it burns along Pack Creek in Moab on June 12. **Lower left:** Moab's Wendy's restaurant was one of the first businesses on the scene with donated food when Moab residents were evacuated from their homes. **Lower right:** Neighbors helped neighbors care for pets who were evacuated from their homes.



“MOAB IS SPECIAL. WE WILL FIGHT LIKE WE HATE EACH OTHER BUT AS SOON AS THERE’S A CRISIS, WE WILL RALLY AROUND YOU, WHETHER FRIEND OR FOE. THAT’S WHAT I LOVE ABOUT IT.” – Randy Day



I’ve never seen anything like this, not with this kind of loss,” said Moab local Dina Lance.

Lance was in the thick of the emergency that night, helping protect her relative’s home near the creek, armed only with garden hoses. Assessing the damage that hollowed out homes and seared others to the ground, Lance said, “It’s catastrophic.”

Domenick and the rest of the Wendy’s crew made three trips from the restaurant to the burn area that night, ensuring that first responders and those displaced by the fire had something to eat. And they weren’t the only ones jumping in to help.

A bucket brigade of local citizens joined in too, managing to keep the fire from consuming whole neighborhoods. High school students fought the biggest residential fire in Moab’s recent history alongside retirees.

Moab’s own first responders were out in full force, some containing the blaze while others made sure that people were safe, treating fire-fighters for heat exhaustion. Then came the help from other agencies, heeding Moab’s emergency call from as far as 80 miles away.

“People just absolutely responded,” said

Moab City Police Chief Jim Winder. “Officers came in off duty without being asked. Firefighters appeared seemingly out of nowhere. People were coming from other jurisdictions, bringing federal and state resources ... I was overwhelmed in terms of watching it, participating in it, and the bravery of those involved.”

As the blaze continued to rage, many community members hopped on social media. Naomi Renn, manager at the Gonzo Inn, saw a Facebook post asking if any hotels had extra rooms for fire victims that night.

Top left: Moab Valley Fire Department Chief Phil Mosher coordinating the speedy evacuation of Cinema Court Apartments on June 12. [Photo by Andrew Mirrington] **Top right:** Kris Hurlburt, with Grand County Emergency Management, offers instructions and information to displaced homeowners. **Lower left:** Within days of the fire, local real estate brokers Rachel Moody, middle, and Randy Day, right, on behalf of the Utah Association of Realtors Housing Opportunity Fund, delivered cash donations to families whose homes were lost. [Screenshot courtesy UARHOF] **Lower right:** Moab Diner was one of many Moab businesses to offer meals to affected families. Manager Justin Cosenza is pictured. **Next page:** The Grand County Road Department provided heavy equipment and labor, to facilitate clean-up following the fire.



"I was looking out the window, wanting to help," Renn said. "I saw the post and thought 'absolutely.'"

For over a week, Renn said, the Gonzo Inn housed 14 people displaced by the fire.

"It was the least we could do," she said. "We were just glad to be in a position to help."

Other overnight lodgings opened their doors, too, including the Aarchway Inn.

"One of our employees lost their home and is staying with us," said Brittnei Adams, Aarchway Inn manager. "They're overwhelmed, but appreciative of everything people have done so far."

Food banks quickly opened for victims, while restaurants like the Moab Diner immediately welcomed those affected with hot meals. Like many local businesses, the Moab Diner also has a connection to the fire – their repairman lost his home. Manager Justin Cosenza said the restaurant had to do something.

"The community is important to us," Cosenza said. "Feeding people was the right thing to do."

The success of Moab's tourism economy means millions of visitors enjoy this rural corner of the West each year. The town can often feel like an international hub, but only about 9,500 permanent residents live in the county year-

round. That means people know each other.

"Our lives are interwoven," said Kris Hurlburt, with Grand County's Office of Emergency Management. "So when there was a need, so many people jumped up and said, 'I'm going to do something.'"

Within hours, a grassroots page on social media was launched, organizing the needs of fire victims. Soon locals got their marching orders from their neighbors – shirt and shoe sizes, specific grocery items, diapers. Hundreds of people joined the page – and the conversation – looking for ways to help.

Because Moab's community members stepped up, Hurlburt says she could focus on other pressing issues during the throes of the emergency.

"Typically in a disaster someone in the official emergency response team is organizing food and shelter, but the community just took all of that off my back," Hurlburt said. "This is an amazing community."

County officials soon set up a fund for fire victims at a local credit union. Dozens of Moab businesses began collecting donations at their register by the end of the week. Restaurants offered 50 percent of their profits on certain days for the fire fund, while others held garage sales, car washes, and a telethon. Even kid-run lemon-

ade stands raised funds for fire victims.

"I had two little girls that had a lemonade stand come up and give me a couple of dollars that they made from their lemonade stand, and that really broke my heart," said Bill Partridge, who lost his home in the fire.

Neighbors helping neighbors, says Cathy Mattingly, is simply "the right thing to do." Mattingly owns the Moab Wash N' Fold, and scrubbed the smoke clean from the clothes of those affected by the fire.

"Moab's still Moab, thank goodness," she added. "Everybody's always bitching about this and that, but when something this devastating comes in – new people, old people, they all pull together."

Grand County estimates the fire's damages total over \$1.35 million, a blow to both land and property values. For some families, rebuilding might be a long, difficult process.

Tatiana Watkins, who initially helped organize donations, characterized many of the fire victims as "working people" of Moab. Some of the people who lost their homes, she said, have no insurance.

"We have families that are going to be struggling for a long time," Watkins said. "Here are people that work two different jobs, seven days

"OFFICERS CAME IN OFF DUTY WITHOUT BEING ASKED. FIREFIGHTERS APPEARED SEEMINGLY OUT OF NOWHERE. PEOPLE WERE COMING FROM OTHER JURISDICTIONS." – Jim Winder, Moab City Police Chief



“WHEN THERE WAS A NEED, SO MANY PEOPLE JUMPED UP AND SAID,
‘I’M GOING TO DO SOMETHING.’”

— Kris Hurlburt, Grand County Office of Emergency Management

a week, and are still struggling ... and now they have nothing. How is our community going to come together and solve that issue?”

The local chapter of the Utah Association of Realtors (UAR) is hoping to help answer that question. Two days after the fire, UAR donated \$4,500 directly to the families who lost their homes for immediate, emergency assistance.

“Quite a few of these people aren’t going to be able to rebuild without help,” said local Realtor Rachel Moody. “I asked UAR’s [housing opportunity fund] to support the fire victims. We called for a vote and received unanimous approval.”

As the families begin the cleanup process, Moody said that local Realtors are on stand-by for further assistance.

“Once we have an assessment of who needs what, the Realtors will figure out how to help,” she added.

Randy Day, UAR Southeastern Utah Chapter President, says the Realtors’ emergency donation helps ease some of the burden from the affected families. But Day says the money “is not near enough” for what these families will need to get securely on their feet.



“When people lose a home, it’s catastrophic,” Day said. “...We’ll keep working with these families. The help will be ongoing.”

Day is a longtime Moab resident, and has seen the town change drastically over his 30 years of selling real estate. But he says one important thing about the Moab community remains constant.

“Moab is special. We will fight like we hate each other but as soon as there’s a crisis we will climb walls to reach across the political aisle,” Day said. “Moab will come to your rescue, it will rally around you whether friend or foe. That’s what I love about it.”

The evening of June 12, Moab resident Janet Gay held her two dogs, watching as the fire swiftly engulfed her home. In the days following the fire, she said she felt “very grateful to the people of Moab.”

“I think I’m still heartbroken and scared about what’s going to happen in the future, but at the same time, I’m just so thankful that I live here,” Gay said.

Desert Rivers Credit Union is actively collecting donations for victims of the Cinema Court Fire. To donate call 435-259-6124 or stop in at 725 North Main Street. ■

Top left: First responders talk with residents whose homes were in the path of the fire. **Top right:** A multitude of agencies and departments from around the county, and from throughout southeastern Utah, responded quickly to the emergency. **Bottom:** An evacuated resident and her daughter wait patiently until authorities say they can return to their home.

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Moab, Castle Valley, La Sal, Monticello, Blanding, Bluff,
Thompson Springs, Green River & Tropic.



For Lease

#1504123 / FOR LEASE

LEASE Turn-Key Restaurant in downtown Moab. Dining room seats about 70 people, Banquet room, about 120, handicap entrance & bathrooms, 5-year renewal lease.



#1537084 / \$900,000

Highly Visible Hwy. Frontage on two streets. Bring your Thoughts & Dreams to this 0.97 Acre Hwy. Commercial Zoned Property. Vehicles are negotiable.



#1532991 / \$364,000

The Midland historic Hotel in Green River. Built in the early 1900's with a least 17 hotel rooms, European style. This is a truly historic gem! It could be a hotel again or just a very large house!



#1345434 / \$225,000

Flat land fully fenced w/ great views of the Book Cliff's & La Sal's. 2-lots sold together 5.51 AC. 3 BD 2 BA ManHome & 2 room 1 BA office bldg., RXR spur. Utilities stubbed to edge of lot.



#1524620 / \$150,000

Once was a 10-bd room & manager apt. Motel. This 1926 Italian Brick building has 2-car garage, shed with basement, two 2,000 gal. septic tanks, propane heat, built needs TLC.



#1524679 / \$575,000

Historical 10-Room Hotel, 11-RV & 5-Tent Spaces on 10.99 acres plus 1,500 sqft Dance Hall/Bar/Café & Rock Shop. Lots of development potential. Located in Thompson Springs.



#1464139 / \$1,500,000

5.06 Acres for Developers. Fenced yard with lots of water, 2 water wells. Zoned RR! Equestrian Center is close by. Views of the La Sal Mts & Redrocks.



#1513269 / \$659,900

Own a piece of the rock or the whole darn thing! 160 acres, mostly flat & great for camping. Enjoy the desert silence & the starry skies at night.



#1432429 / \$350,000

Red Rock Paradise! A plethora of possibilities exist on this flat parcel on main street, Bluff, Utah. Tasty artesian water flows abundantly from the existing well.



#1316256 / \$257,000

2.12 Acres Corner Lot —flat, easy to build. Potential for solar. Close to the Moab Golf Course. Has CC&Rs, zoned RR, water & sewer taps are paid.



#1397580 / \$250,000

5.10 Acres in Kayenta Heights. Native vegetation, outcropping rock sculpture throughout, multiple private areas to build. Beautiful views in every direction.



#1510547 / \$215,000

Pristine 5.22 Acres in Kayenta Heights with 360° views. Property has survey markers and street access. Seller has existing architectural house plans, included in sale.



#1527057 / \$150,000

Enjoy starry nights & desert silence on this 13.84 AC property. Natural vegetation with beautiful view in every direction. Lot 34 Flat Iron Mesa.



#1505675 / \$82,000

Affordable 1.48 acres Thompson Springs land. Beautiful views in every direction. Water meter & power on the property, 3 miles from Thompson & Sego Canyon.



#1501546 / \$60,000

2 LOTS in La Sal. 4.04 acres with a little house. Protected views. Build on or live in a mini house, just need to complete amenities.



#1472228 / \$39,900

2.28 Acres with fantastic mountain views! Build your home &/or ranch here, just beyond the Blanding City limits. CCRs disallow modular homes.



#1483912 / \$33,500

4.16 Acres in Blanding. Serene views from this beautiful parcel. See Bears Ears buttes from the top of the lot. Just a few blocks to the Third Reservoir for great fishing.



#1500855 / \$21,000

Lot 44, Tropic. Build your dream vacation home on 0.25 acre lot. Zoned for nightly rentals. Utilities in place on lot lines. Lot 45 is also for sale for \$21,000.



Avikan Hills Subd. From \$32,500-\$64,000
Enjoy Blanding's clean country air & wide open spaces. Spectacular views of Bears Ears, Sleeping Ute, Abajo mountains. Room for horses. From 3.20 AC to 6.28 AC.



Pacheco Meadows, Blanding
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#1505045 / \$1,500,000
Custom built home. Over 5300 sqft, all on one level. 3-4 bed 2 full bath (2) half bath. Master with huge walk-in closet, en suite with jetted tub. Granite throughout. Fabulous eat in kitchen. Wet bar with game room. Stocked bass pond. Relaxing in ground pool. Pristine yard with mature shade & fruit trees. 6' solid concrete wall encompassing 2+ acres. Concrete drive. 3-car garage. Quality throughout!



#1526851 / \$350,000
Turn-key Fully Furnished Nightly Rental. 3 bed 2 bath. Pool, hot tub, bathhouse. Quartz counter tops, open concept with vaulted ceilings, balcony porch with BBQ area and storage area. Lots of parking for vehicles & trailers.



#1526607 / \$439,000
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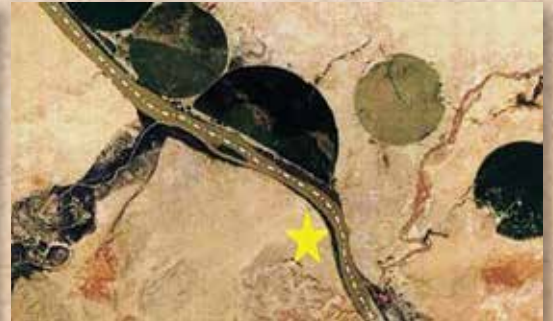
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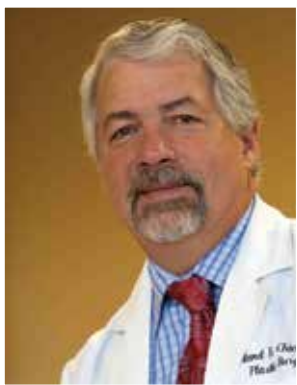
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COUNTY ROADS, TAKE ME HOME

Grand County's Road Department oversees one of the country's most stunning and varied road networks

Written by Rachel Fixsen

The Grand County Road Department, headquartered in Moab, maintains more than 1,600 miles of roads, providing access to some of the Colorado Plateau's most remote and spectacular terrain.

"We get everything, from the deep, dark desert where it's dry and dusty, up to the mountains, where you're up there and you get to splash some creek water on your face before you get to come home," said Cody McKinney, speaking about the environments where the crew maintains roads. McKinney is shop foreman and county fleet manager.

McKinney manages the cars, trucks, equipment and "anything that rolls or starts" for all departments in the county, which, he said, total between 250-300 vehicles. He also heads the garage at the road department headquarters, where vehicles from all county departments are serviced. The county mechanics are prepared to tackle a wide range of complex and difficult jobs, not just on cars and trucks, but also on the department's dump trucks, hoist trucks, graders, chip spreader, sweepers, dozers, ex-

cavators, masticators, crack-sealing machines, trailers, and plows.

"We're pretty much up to do anything and everything we need to do," said McKinney. "We rebuild engines, transmissions, differentials and everything right out of the semis. We can pull motors and transmissions, hydraulic systems — I've got some pretty amazing mechanics working for me. I would put 'em up against about anybody in the community — I think they definitely excel at what they do."

The mechanics also help with road maintenance, from flagging and driving pilot cars in construction zones to operating equipment on projects such as chip-sealing.

"I think those guys enjoy getting out and seeing the county and doing some work in the environment that we live in," said McKinney. When he's out doing road work, McKinney most enjoys

the Book Cliffs, a remote, high elevation area in the northern part of the county. He described it as the last treasure of Grand County. "People don't realize how amazing it is out there," he said.

When there is a lot of work to be done in remote places like the Book Cliffs or the Dolores Triangle, the department sends a team of two or three employees with a camper trailer to stay at the work site for a week at a time, usually for about three months in the spring or the fall. "I've spent many years doing that, myself," said Bill Jackson, supervisor of the road department.

When asked, Jackson couldn't pick one favorite out of the county network. He mentioned the La Sal Loop Road as a favorite of many. One of the few paved roads under county jurisdiction, the Loop Road winds high through the mountains and links Castle Valley to Spanish Valley. It's known for beautiful views of Moab and the red rock Moab



Rim, and the mountain trees and wildflowers that offer respite from the summer heat.

Grand County recently completed a resurfacing project of its portion of the Loop Road, which stretches from Castle Valley to the Oowah Lake turn-off. The project was mostly funded through the Federal Land Access Program, which seeks to improve access to public lands. The southern part of the road is in San Juan County, which will soon begin work on its portion using the same program.

But Jackson also has a preference for some lesser-known roads, such as the Spring Canyon Road off Highway 313.

"It's not a road you want to take if you don't like heights," he advised. "It's got some steep drop-offs, and sheer cliffs on the other side. But," he added, "we have several roads like that."

The Spring Canyon road winds down from the Big Flat area of Highway 313 to the Green River,

and it provides access to the Hey Joe Canyon road, which, Jackson said, is a popular Jeep Safari route (it is not a county-maintained road). Many technical routes enjoyed by jeepers and four-wheelers are reached via county roads such as the Sand Flats Road and the Kane Creek Road.

Aside from spectacular scenery, Jackson is impressed by the ingenuity apparent in the construction of roads that were originally built before modern equipment became available, as access roads for mining or ranching.

"What I find fascinating is when they were built — many of them were built in the '50s, you know, for the uranium exploration — they didn't have near the equipment that we have now, and they were able to build those roads to such an extent that they were accessible to trucks to haul uranium out. So back then, they had some really good operators and good truck drivers too. Fear-

less, I might add," Jackson said, referring to the steep grades and tight switchbacks on many of the old mining roads.

Local archaeologist Allison Aakre described how some of those old utility roads evolved into modern byways and recreation access, others decayed into mere traces.

"There's a whole bunch of roads all over the La Sals that basically just started out for mining access," she said. "I mean, if you think about it now, maybe they wouldn't be there if it weren't for the big mining boom and people exploring all the escarpments and building little lines here and there. So some of those continued to be used, and are now maintained by the county, and so they don't really retain any historic aspects other than their location."

Other old roads are in varying stages of disrepair. Traces of stacked rocks or other debris may



Magazine cover and this page: Spring Canyon Road, high on a mesa west of Highway 313 in Grand County. [Photo by Andrew Mirrington]

Top: One of Grand County's more vertigo-inducing drives, the Spring Canyon Road traverses a sheer cliff before making its descent to the Green River. [Photo by Andrew Mirrington]



hint at an old path, trail, or road. “A lot of times you just find a weird road cut in the woods,” Aakre said of roads that have all but disappeared.

Jackson doesn’t think many people ponder the historic significance of roads, whether they’re in current use or simply overgrown scars from past eras. “Most people don’t really look back that far at why these roads were generated and built, and they just really think of their destination. They’re getting you from ‘Point A’ to ‘Point B,’ for your recreation and things of that nature. I don’t know, I don’t think they really see the historical part of it.”

Jackson, who was born and raised in Moab, has worked for the road department for 28 years. He began as an equipment operator and worked his way up to his current position. Even with his management duties, he’s still able to get out in the field.

“I do spend a lot of time out there [on the roads],” he said. “And that kind of helps me get an idea of where the issues are, if you will, and hopefully get them taken care of in a timely manner. I actually try to be in the field as much as I can. If I have cell phone service, I have email and my vehicle can be my office.”

Assistant Supervisor Glen Arthur agreed that it’s important to physically get out on the roads to manage projects effectively. Arthur is currently working on gathering GPS locations of roads in the Book Cliffs so they can be “blue staked,” meaning that the locations of utilities will be marked.

“Once I get all these done for these guys, I’m gonna go out and ride around with the operators and get to see all the roads,” Arthur said. “It makes it a lot easier, when you’re sitting at a computer and trying to get stuff off of a map, to be able to see it [in person].”

Arthur also grew up in Moab, and began working for the Grand County Road Department the same year as Jackson. Arthur started in the mechanic shop, and moved into his current



position three years ago. He's enjoying the change of pace. For one thing, he's experiencing the vehicles from another perspective. Before, he was repairing worn out or damaged equipment.

"Now I get to see what they tear 'em up with," he said with a smile. Arthur is also glad to be learning new skills while working in the same location.

"I've learned more in the past three years about GIS—and I'm still only about that far off the bottom with it," he said, holding his thumb an inch from his finger. "So it's been a lot of fun. It's been an interesting learning curve, to say the least."

Over the years, longtime employees of the road department have seen the community and the roads change. The biggest change affecting the roads, Jackson said, is the increase in tourism and the resulting increase in traffic.

"Without a doubt, one of our biggest struggles is keeping up with all the users, the influx of users," Jackson said. "And most of those are, oh, I'd say within a five-mile radius of the valley."

Road crew members frequently check the condition of popular roads, like Sand Flats and Kane Creek, and try to service them as soon as possible if there's a problem such as heavy corrugation.

"We've been keeping up pretty well, I believe, but we're definitely consistently going back over roads that we've already done and trying to keep them two-wheel-drive accessible," Jackson said.

At least one frequent user agrees that the department is keeping pace with the need. Bryan Nickell is the owner of Porcupine Shuttle, a service that brings bikers and hikers to drop-off points and trailheads. During the high tourist season, Nickell can spend up to ten hours a day driving. Much of that time he traverses county roads that provide access to trails. For example, the very popular Whole Enchilada mountain bike trail is reached via the Geyser Pass Road, which, like the La Sal Loop Road, crosses U.S. Forest Service country but is maintained by Grand County. The top of the Porcupine Rim bike trail is reached via the Sand Flats

Road, also under county management. Nickell usually finds the roads in good shape.

"I would say that the county does a pretty darn good job, honestly," Nickell said. He has noticed with appreciation the road crew at work, taking advantage of precipitation to grade roads.

Nickell has lived in Moab for fifteen years, and he too has noticed the increase in tourism and traffic, both in town and on the outlying roads.

"There's definitely more congestion on the roads, without a doubt," Nickell said, but he also thinks that the county is successfully responding to the increased use with more frequent maintenance.

"We don't have too many complaints — they maintain 'em pretty well for us," he said.

Jackson and his crew would be pleased to know their work is valued by the community — they take pride in their work. As Jackson said of his employees, "They like what they do, and they're good at it." ■



Facing page, left: A vehicle enters the narrow Pucker Pass near the top of Long Canyon. [Photo by Julia Myers] **Facing page, top:** The Grand County Road Department smooths out corrugation in the road's surface in Kane Creek Canyon. [Photo by Andrew Mirrington] **Top left:** Heavy equipment ready for action in Grand County Road Department's shed. [Photo by Murice D. Miller] **Top right:** The road department's newest piece of equipment, a masticator for shredding brush and trees. Road crews use this when creating or improving fire breaks. [Photo by Rachel Fixsen] **Bottom left:** Traveling the Long Canyon road involves driving through a gap formed by a huge boulder that leans against the cliff face. [Photo by Andrew Mirrington] **Bottom center:** Grand County Road Department Supervisor Bill Jackson [Photo by Murice D. Miller] **Bottom right:** The department's new crack-sealing machine with its own air compressor. The old crack-sealing machine had to be used in conjunction with a separately hauled compressor. [Photo by Rachel Fixsen]

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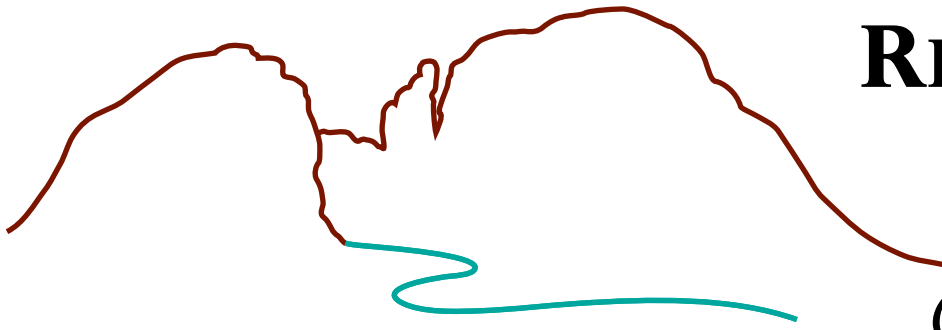
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HIGHWAY ACRE Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, for 1.02 acres zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous 1,827 sf commercial structure with restroom, office, and overhead doors, well suited to an array of uses. Flexible zoning allows for multi-family, commercial, lodging, vacation rentals, dining, and more! **\$1,500,000 #1519745**



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ECOLOGICAL SANCTUARY

Harmonious balance of green living and extraordinary design in an amazing creek-side setting. This soothing retreat is perfectly situated between desert and mountains, on 9.01 acres in gorgeous Pack Creek. The welcoming home features elegant craftsmanship, natural materials, and artisanal detail throughout. Stunning sunroom with 75' indoor lap pool. 2 car garage.

- 2 Bed, 2 Bath, 3,372 SF
- Grid-Tied Solar System
- Offered at \$846,000 #1325867

STUNNING LOCATION

An extraordinary Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Thoughtfully designed, beautifully crafted living spaces that are intimate, yet luxurious & welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Over-sized 2 car garage. Lovely outdoor living areas, stunning views, and amazing red rock hoodoos!



- 3 bed, 3.5 Bath, 3,282 SF
- Gorgeous 13.07 Acres
- Offered at \$795,000 #1463584

CRAFTED IN HARMONY WITH THE LANDSCAPE



INCREDIBLE SETTING NEAR INDIAN CREEK



SOUTHWEST SOLITUDE

An astounding, 210.9 acre private retreat just south of Church Rock, tucked into an extraordinary valley with views that rival those found in our National Parks! This lovingly crafted, energy efficient off-grid cabin features an elegant style and finish. Amazing setting near the Needles turnoff, close to Indian Creek climbing! Gorgeous patio and deck, Quonset hut, shed.

- 1 bed, 1 Bath, 1,736 SF
- 210.9 Breathtaking Acres
- Offered at \$595,000 #1527998

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PICTURE PERFECT This elegant 4 bed, 3 bath, 2,230 sf home offers a quiet valley setting with breathtaking views. Gracious and welcoming throughout, with formal living and dining rooms, dual-sided gas fireplace, bonus family room, superb dine-in kitchen with patio access. Phenomenally landscaped .50 acre, attached 2 car garage. **\$550,000 #1533668**



RARE DESERT OASIS This lovely property is a haven in the desert! The classic 2 story, 5 bed, 3 bath, 3,047 sf home offers an excellent floorplan and living space that is both comfortable and dramatic. Beds & baths on both levels, formal living room, huge family room with wood stove. Lush, 1.23 acre parcel, double carport with shop, root cellar. **\$550,000 #1475356**



CASTLE VALLEY PERFECTION Beautiful 3 bed, 3 bath, 2,500 sf home; thoughtfully constructed with efficiency, durability, and a gorgeous natural aesthetic. So much time and energy was put into the details, and the space is stunning! Gorgeous 6.58 acre parcel, storage shed, room for your horses and gardens! **\$539,000 #1536566**



WELCOME HOME Gorgeous setting in White Horse Subdivision! This lovely 3 bed, 2.5 bath, 2,018 sf home features vaulted ceilings, an open and airy floor plan, beautiful natural light. Wonderful fenced side yard for your pups! Relax on the patios & enjoy the views of the Rim, La Sals, & slickrock. Mud room, 3 car garage, .50 acre. **\$535,000 #1441997**

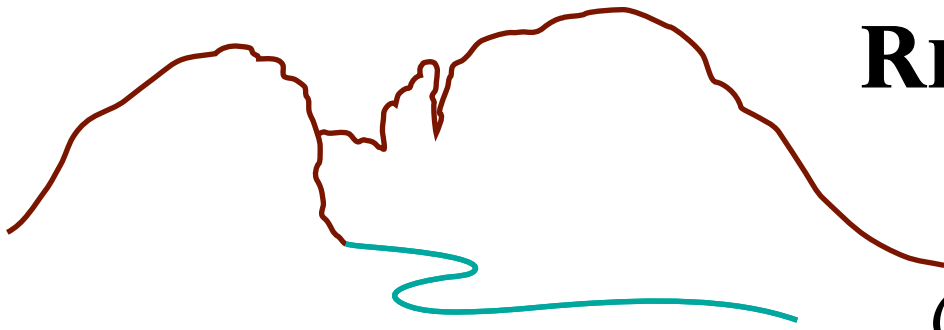
Moab, where views inspire...



HISTORIC MOAB Absolutely charming 1906 home with a fabulous location in the heart of downtown! This 4 bed, 2 bath, 2,741 sf home features an enclosed front porch and Victorian-era accents. What fun you will have making the details of this home shine! Sweet .15 acre parcel two blocks off Main. **\$350,000 #1498416**



SPANISH VALLEY MINI FARM Rare property, a sweet mini farm tucked in the mid valley. Mature trees, lush grass, pens and corrals, barn/shop, and more for your horses! 3 bed, 2 bath, 1,568 sf home with detached 1 bed, 1 bath, 619 sf mother-in-law suite. One acre with beautiful red rock views! **\$325,000 #1525928**



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POOLSIDE TOWNHOME Turn-key 3 bed, 2.5 bath, 1,608 sf Tierra Del Sol townhome sits close to the pool with gorgeous red rock views! Attached 2 car garage for all of your toys. Zoned for nightly rentals! Excellent Moab home base for you to enjoy; vacation rental capable when you are away! **\$440,000 #1520888**



SIMPLE COUNTRY LIVING Lovely 5 acre Castle Valley property w/ a great agricultural feel, w/ deeded irrigation rights and an excellent well! The 5 bed, 2 bath, 2,340 sf home is bright and open and features numerous built-ins. Amazing views of iconic red rocks & snow-capped mountain peaks; plenty of space for gardens, animals! **\$295,000 #1492668**



PRIVACY & VIEWS! 2 bed, 2 bath, 1,767 sf off-grid home in a peaceful setting with stunning views on 80 private acres NE of Monticello. Solar electric, propane cooking/hot water, wood stove, cistern, well, septic. Cell/Internet service; keep in touch while you get away from it all! **\$284,000 #1386941**



LOCATION & POTENTIAL! Amazing location close to downtown, .59 acre parcel zoned Moab City R3 with potential for subdivision or multi-family development! Garage, shed, carports; 3 bed, 2 bath, 1,316 sf home in place, great long-term rental unit while you plan for the future! **\$275,000 #1524867**



HEART OF TOWN Absolutely fabulous location just off 400 East! This adorable 3 bed, 1 bath, 984 sf downtown cottage is waiting for you to make it your own! Cute and cozy, the home offers a warm and welcoming feel throughout. Fenced back yard, mature trees, storage shed on .18 acre. **\$274,000 #1510489**



PERFECT EMPLOYEE HOUSING OPPORTUNITY! Spacious 5 bed, 2 bath, 2,160 sf home with huge detached garage with shop and storage. Relax under the shady, mature trees in the large backyard and enjoy the Moab Rim views. Plenty of parking, .34 acre close to town. **\$249,900 #1537251**

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UNIQUE RETREAT "Not so big" house in gorgeous Pack Creek. This 2 bed, 1.5 bath, 1,687 sf home offers a serene setting and a comfortable feel and flexible living space. Fabulous views from the deck! Workshop, storage shed on 1 acre, surrounded by 23+ acres open space. **\$349,000 #1436947**



EASY LIVING Cute 2 bed, 2 bath, 1,008 sf La Sal cottage with beautiful views of the mountains on .50 acre. Nice updates including an updated full bath. Great open kitchen and dining, cozy wood stove, nice flow between the living spaces. Bright & happy home, for a perfect low-key lifestyle! **\$99,000 #1503166**



RARE ESTATE SITE Beautiful 24.51 acre property set above town with sweeping views across the valley. Only a few minutes to the center of Moab but you will feel a world away from it all! Magnificent home site with no restrictive covenants; power, gas, sewer in street. **\$490,000 #1537406**



RECREATIONAL PARADISE Beauty, privacy, a stunning mountain setting, year-round access. Welcome to Wray Mesa, just past Old La Sal near the Colorado border. Acreage parcels from 2.59 to 38+ acres, power & water stubbed to most lots. A dream retreat! **Priced From \$57,000**

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YOUR MOAB ARCH An exceptional acreage parcel for your Moab estate! This prime 19.34 acre Flat Iron Mesa lot features stunning terrain including an amazing red rock butte and your own sandstone arch. Ideal for a true connoisseur of the Moab region! **\$289,000 #1508010**



BEAUTIFUL BUILDING LOT Lovely valley setting, half acre with excellent views, community open space. **\$125,000 #1494382**



BEAUTIFUL BUILDING LOT Lovely valley setting, half acre with excellent views, community open space. **\$125,000 #1494382**



RED ROCKS ON THE RIDGE Navajo Ridge Lot 6B, 2.3 acres with stunning views of the slickrock fins of Millcreek! **\$202,500 #1342619**



MOUNTAIN VALLEY LIVING Prime La Sal lot, 3.98 acres. Bring your horses and build your dream retreat! **\$38,000 #1488679**



EXTREME VIEWS Stunning views & terrain atop Kayenta Heights! Perch your dream home on this 2.6 ac lot! **\$170,000 #1399391**



SECLUDED BEAUTY 2.39 acre building lot in a lovely location. Wonderful property for your and your horses! **\$222,777 #1302613**



MOUNTAIN VIEWS Beautiful 9.5 acre lot in Deer Haven Park, Old La Sal. Adjoining 10 acres also for sale! **\$115,000 #1524230**



LA SAL PEAKS Incredible views from this 10 acre lot in Old La Sal! Power, telephone, water available. **\$127,500 #1524238**



RARE DOUBLE-SIZED LOT Spacious 2.61 acre double lot, water and power, perc tests done. **\$95,000 #1316168**



ACREAGE PARCEL Great 3.26 acre development parcel just off 191, Grand County LLR zoning. **\$350,000 #1525950**



CASTLE VALLEY CLASSIC Iconic views in all directions from this 4.62 acre corner lot on the valley floor! **\$117,000 #1520632**



ABSOLUTELY STUNNING 3.66 gorgeous acres perched above the valley. Abutting parcel also for sale! **\$250,000 #1346908**



YOUR ISLAND IN THE SKY Kayenta Heights view lot, 3.23 acres in a dramatic landscape. Seller Financing! **\$189,900 #1260380**



WOODLANDS ACREAGE Fabulous offering of 79.82 beautiful acres of accessible mountain property! Just past Old La Sal, incredible potential! Power, wells with deeded water rights in place. Amazing site for private retreat, glamour camping, cowboy camp, and more! **\$678,000 #1525950**



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- **115.39 Acres**
- **Offered at \$2,800,000 #1434478**

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The paint whisperer

Third-generation house painter Becky Knouff loves what she does

Written by Sharon Sullivan

Deciding on what colors to paint your house can be the most difficult part of the painting process. But for third-generation house painter Becky Knouff that's what she enjoys most about her job – helping clients choose the perfect colors, inside and out.

Opposite page: Knouff's "Self-portrait of a painter," a photo stylized using design applications. [Courtesy Becky Knouff]
This page, left: Knouff takes the time to mix and create custom paint colors for a job. [Photo by Murice D. Miller]
Top right: Knouff at home, working on a project for the Canyonlands Care Center where her mother Irene Knouff lives. [Photo by Murice D. Miller]
Middle: Photo of "Mom's Cafe" sign in Salina, Utah. [Courtesy Becky Knouff]
Bottom: Painting a pink room in Moab. [Courtesy photo]



"I have a huge bag of color charts," Knouff says. "It's a process of elimination. I want it to be perfect – not just okay. What's most important to me is to find the perfect color for what they want. I go to a lot of trouble to make sure clients are thrilled with the color they end up with. It's important to live with a color that you love, colors that make you happy."

Color allows a person to change the feel of a room. For example, a room can appear larger if you paint a ceiling white. Or, make a space cozier by painting the ceiling darker or the same color as the walls. "You can make it feel warmer, cooler, relaxed, or formal – it's like magic," Knouff says.

After you've narrowed down your paint choices, Knouff recommends buying sample quarts to apply the color to several different places in the room to see how it appears during various times of the day. If it appears too dark in the evening, consider a shade or half-shade lighter.

"She has such an amazing eye for picking colors," says Moab resident Catherine



Leathers, who hired Knouff to paint her home and another project. "I love how she sees things."

The painter says she also "reads" people when helping them choose their colors. "It's a real skill that's taken years to develop," she says.

Knouff completed four different painting projects for community member Mark Fowler. "She's really good with clients, listening to what they want and helping out with color schemes," he says. "Her vision is very creative."

Knouff learned the trade from her father, who learned to paint from his father. Her uncles, two brothers and a sister also paint. Knouff, 64, began working with her dad when she was in her late 30s. "He taught me how to hold a brush, and properly roll a wall – tricks of the trade," she says. "There's an easy and right way of doing things."

Over the course of her career, Knouff has ended up painting every house on a particular city block in Moab. The job is never boring because it's different every week, with new clients, different houses, various spaces, she says. Plus, she says she appreciates getting to know the subcontractors, and other painters in town. "They're all hard workers and talented at what they do," she says. "It's fun being part of a team and improving a person's house."

Knouff says she's made a good living and would encourage young people – especially women – to consider getting into the painting business. "It's a career you can do anywhere," she says. "You don't need a lot of tools and there's a need for this kind of work. It's a great job."

Occasionally a unique project comes along. She and her brother Tim, also a Moab house painter, have worked as set painters for a number of commercials and movies that have been shot in Moab. For the movie "Sundown – The Vampire in Retreat" they painted every building in downtown Thompson Springs, including the train station and the only restaurant.

Painting houses is hard work; it takes courage climbing ladders to reach the high spots. "I like working on scaffolding," Knouff says, recalling the time she stood on a 10-inch-wide plank four stories high while brush painting a multilevel house in Telluride. "I love all those challenges. I've even had to put on climbing gear and climb out windows and onto steep roofs."

Top: The painting family on the job. From left, brother Terry Knouff, Becky Knouff, brother Tim Knouff, sister Donna Oreno, sister Kay Knouff, and mother Irene Knouff. (Not pictured are sister Sharon, a Florida resident, and brother Randy (deceased), who was also a painter, and father, Clarence "Buss" Knouff (deceased), who taught everyone how to paint. [Courtesy photo])

Middle left: On the roof of a house in Spanish Valley, painting window trim. [Courtesy photo]

Middle right: From left, Tim Knouff, Becky Knouff and step-daughter Angelina Brock spraying a house in Spanish Valley. [Courtesy photo]

Bottom: Photo/art by Knouff of a hotel in Amsterdam, Holland. [Courtesy Becky Knouff]



Painting for resale

Knouff cites research that says applying a fresh coat of paint can increase a home's value by 2 to 5 percent. "A new paint job can make all the difference," when trying to sell your home, Knouff says. "It looks like the home has been cared for."

If you're looking to sell your home Knouff recommends staying away from stark white for the interior. Instead, go for warm whites, greys, or neutral colors. She also recommends avoiding bright blues, and reds – colors that many people have a hard time imagining living with. It's best not to use trendy colors, she adds. You want to use classic, timeless colors. You want to get rid of scratches. Protect the wood with an exterior paint. Otherwise, it can be expensive to replace the wood, she says.

The colors you choose for the outside should depend somewhat on the style of house. A big, two-story, blocky type of house, without features such as a porch, will look like a big box if you paint it white, Knouff warns. She suggests using two colors on that style of house to make it more appealing and give it some definition.

If you can't afford to paint the whole house, paint the trim, shutters, the front door – "It will still make a difference," she says.



Other artistic endeavors

Though she worked with a business partner for 15 years, these days Knouff labors mostly alone. She taught a niece to paint, and the two ended up working together for a few years until Knouff decided to ease into semiretirement. She currently tackles mostly small jobs, does color consulting, and work for friends – which allows for time to pursue her other artistic endeavors.

Knouff is a photographer who makes refrigerator magnets out of her images. She also buys old, beat-up furniture at yard sales and thrift stores and fixes them up artistically. Whether its furniture, or the trim inside a home, Knouff is known for sanding through five or six different color layers, allowing for each to show through in various areas, for a uniquely beautiful effect. "It shows that building's history. It's a tribute to the building's history. I stop sanding when I love the look of it." Both her furniture and the magnets are sold at MoabMade, a local artisan gift shop.

Leathers says she enjoys seeing the direction Knouff is taking in pursuing these other art forms. "She pulls the essence out of old furniture," she says. "She brings life to dull objects." ■

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CUSTOM BUILT GOLF COURSE HOME 2BR/2.5BA 1900 sq ft, built in 2012. Custom cement and tile work, thick rough-cut granite counter tops are just a few of the details that you will appreciate. Spacious master bedroom and master bath features a large open dual head shower, His and Hers walk-in closets, granite countertops, and jetted tub. Backyard is perfect for entertaining with a built-in gas grill and panoramic views of Moab and the nearby golf course. MLS#1510419 \$525,000 | **Becky 435-260-2401**



DOWNTOWN LIVING This beautiful 3 bedroom, 2 bath rambler offers all you need to enjoy majestic Moab. This home has stained concrete floors and counter tops, the yard is beautifully landscaped and the neighborhood is quiet with breathtaking views. **NEW LISTING** | MLS#1528512 | \$425,000 | **Stephanie 435-260-8023**



UNIQUE PROPERTY ON 5.85 ACRES Flat and great water, this is a fantastic opportunity to own this remarkable Castle Valley property. MLS#1529932 \$675,000 | **Becky 435-260-2401**



IN TOWN LIVING! Looking for a place that is walking distance to everything? This is it! This 3-bedroom 1 bath home is close to schools, parks, trails and downtown Moab! MLS#1531249 Priced to sell at \$280,000 | **Stephanie 435-260-8023**



FULLY FURNISHED TURNKEY NIGHTLY RENTAL IN RIM VISTAS – Immaculate condition, this 3BR/2.5BA townhome is tastefully furnished and currently in the nightly rental pool. Great views from master bedroom balcony and patio of the Moab Rim and La Sal Mountains. Amenities include; tennis/basketball court, hot tub, pool, pavilion, and playground. **PRICE REDUCED** MLS#1503837 \$413,000 | **Dave 435-260-1968**



CASTLE CREEK RUNS THROUGH THIS PRIVATE AND SECLUDED PROPERTY. 3 bed/2 bath with lots of living area and an incredible wrap around deck to relax, enjoy and soak in the unparalleled views. More than ample storage for all your toys and equipment. MLS#1537105 | \$549,000 | **Danette 435-260-0130**

COMMERCIAL LISTINGS

2.40 ACRE HWY COMMERCIAL PROPERTY with combined retail and warehouse space of 14,456 sq. ft. There is an additional 3,255 sq. ft of covered outdoor storage. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. Owners are selling property and buildings only. MLS#1486734 | \$2,500,000 | **Dave 435-260-1968**

ACROSS FROM DINOSAUR PARK. On Hwy 313 & 191, 9.57 acres in the special resort district zone. One of the last unused available private parcels in this area. MLS#1277149 | \$467,500 | **Rick 260-2599**

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IN TOWN 3 bed, 1 1/2 bath with additional studio/office space and upgrades throughout. Lovely fenced yard with covered back patio. Hardwood floors and tile throughout, granite countertops, newer furnace, water heater, roof and much more. MLS#1525217 \$329,900 | **Danette 260-0130**



NIGHTLY RENTAL INVESTMENT OPPORTUNITY! – Don't miss this fully furnished nightly rental with 2018 rents already in place. MLS#1498151 | \$420,000 | **Stephanie 260-8023**



NEAR KEN'S LAKE, JUST OFF THE LA SAL MOUNTAIN LOOP ROAD. 2052 sq. ft, 4-bedroom, 2.5 Bath on 1.1 acres. 360-degree views of the Red Rock and La Sal Mountains. There is a large shop that will meet any mechanics needs or is a great place to store you toys. \$319,000. Call for more information. MLS#1530636 | \$319,000 | **Stephanie 435-260-8023**



TO BE BUILT TOWNHOMES AT RIM VISTA – New design with patios in front and back, 2 Master Bedrooms with en suite bathrooms upstairs and a 1/2 bath on main level, 1274 sq. ft. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. MLS#1516797, 1516786, 1516782, 1476311 | \$299,900 | **Dave 260-1968**



RESIDENTIAL LAND LISTINGS

SPECTACULAR VIEWS FROM THIS DEVELOPED LOT IN DEER HAVEN. 4.10-acre lot in Old La Sal. Power and water to Lot with shared well. Located at the base of the La Sals this property has an abundance of wildlife. MLS# 1532759 | \$59,000 | **DAVE 435-260-1968**

BEAUTIFUL OFF GRID LIVING 16.49 acre lot in Old La Sal. This semi-remote lot at the end of a gravel road will make someone a great off-grid cabin site. Near HWY 46 but far enough away to give you a quite secluded hide-away with spectacular views. MLS#1512628 | \$70,000 | **DAVE 435-260-1968**

GREAT WATER POTENTIAL, on this 4.62 Acre lot in Castle Valley. From this location you have gorgeous views of the valley's iconic red rock monuments and the La Sal Mountains. Underground power at lot frontage, soils are considered ideal for an inexpensive septic installation. Quiet and solitude are the principle characteristics of the area. **SOLD—LIST WITH US** MLS #1504613 | \$125,000 | **Rick 260-2599**

BRUMLEY RIDGE LOTS, LA SAL MOUNTAINS OVER MOAB WITH POWER AND WATER INCLUDED.

At an elevation of 7500 ft, 3 lots ranging from 3.5 to 6.2 acres in the La Sal Mountains above the city of Moab, offering sweeping views of mountain ranges, red rock, lush valleys, and canyons-including Canyonlands National Park. Directly accessible from La Sal Mtn Loop Rd, site is bordered by undeveloped BLM land and includes access to over 50 acres held in common with other property owners. Beautiful and Build Ready. MLS #1484802, 1519453, 1520062 \$225,000 each | **Rick 260-2599**

ENJOY THE SPECTACULAR VIEWS of The La Sal Mountains from this 6.48-acre lot in Old La Sal. Access is by an improved gravel road. A large storage shed and power at lot line are also included. Oak brush and sage brush vegetate this very buildable lot. MLS#1477628 | \$65,000 | **Dave 435-260-1968**

OFF GRID LIVING If you are looking for a lot of land for a good price this is the one. 21.03 acres of mountain property located in the Three Step Area. Get away from the hustle and bustle of life and go relax and take in the cooler mountain air. **SOLD—LIST WITH US** MLS#1471440 | \$20,000 | **Stephanie 435-260-8023**

AN INCREDIBLY SPECIAL PROPERTY with endless possibilities. Off grid-farming, raising animals, solitude, hunting, hiking, abundant wildlife, privacy, retreat, most anything you can imagine. Plenty of water (springs & wells) for gardens and irrigation. Swimming pond for fun and memories. Mature fruit trees. Over 25 acres (10 usable acres) at the base of the La Sal Mountains. Culinary water, septic system, propane, solar system, generator, on demand water heater, workshop, green house, chicken coop and yurt in place on property. MLS#1458893 | \$250,000 **Danette 260-0130**

FISH OUT YOUR BACK DOOR 2.56 acre lot in LaSal, borders a 4+ acre pond full of fish. Power at lot and phone nearby. Can be purchased with deed restricted pond parcel. MLS#1215877 | \$38,400 Owner/Agent | **Dave 260-1968**



DON'T MISS OUT – Nightly Rental or your own vacation home! Fully furnished townhome in Rim Vistas. Amenities include tennis/basketball court, pool, hot tub, pavilion, and playground. MLS#1518678 | \$425,000 | **Danette 435-260-0130**



GREAT IN TOWN LOCATION, close to schools, park, city recreation center, hiking, biking, and jeep trails. Fresh paint inside and out, updated and move in ready. 3BR/2BA. MLS# 1507324 | \$272,500 | Owner/Agent | **Becky 435-260-2401**



BRAND NEW TOWNHOME IN RIM VISTAS – This 3BR/2.5BA townhome is ready for you to furnish and make it your home or nightly rental. Corner unit with master bedroom and en suite bath on main level. Spacious patio with views of the Moab Rim. Amenities include; tennis/basketball court, hot tub, pool, pavilion, and playground. MLS#1503715 \$425,000 | **Dave 260-1968**

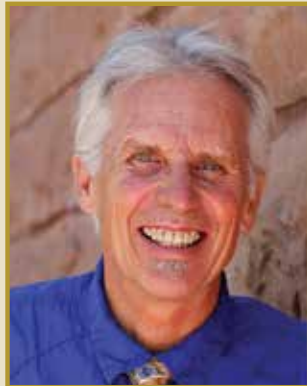


RIM VISTA TOWNHOME – This 3BR/2.5BA townhome is being sold as a turnkey rental. Owner has taken great pride in this property. Recently touched up all paint, including repainting garage. This unit faces the La Sal Mountain and has easy access to the pool and tennis/basketball court. MLS#1504918 \$425,000 | **Dave 260-1968**

*Let your Moab adventure
begin with us!*



Nancy Fitzgerald
Realtor
435.260.7327
nancyfitzmoab@gmail.com



Kevin Fitzgerald
Realtor
435.260.9890
kevinfitzmoab@gmail.com



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Calendar of Events



July

20, 27 Moab Free Concert Series (every Friday)

Swanny City Park | Moabfreeconcerts.com | 435-259-3198

20, 27 Moab Farmers Market (every Friday)

Swanny City Park | Moabfarmersmarket.com

19 Utah Film Center - Free Film: LUCKY

Star Hall | grandcountyutah.net/639/Utah-Film-Circuit-Moab

26 Moab Information Center - Free Lecture: Rebecca Hunt Foster:
Early Cretaceous Fossils from Moab and their Dispersal from Europe
cnha.org/news-blogs-and-lectures/cat/mic-lectures

27 Pop Up Roller Rink! - Old Spanish Trail Pavilion - facebook.com/skatemoab

August

2 Moab Information Center - Free Lecture: David Boye: Instrumental Acoustic
Guitar National Park Tour | cnha.org/news-blogs-and-lectures/cat/mic-lectures/

3,10,17,24,31 Moab Farmers Market (every Friday)

Swanny City Park | Moabfarmersmarket.com

9 Moab Information Center - Free Lecture: Robert Anderson, Soundscapes:
How noise pollution influences wildlife patterns and visitor experience within
Canyonlands National Park | cnha.org/news-blogs-and-lectures/cat/mic-lectures

11-12 Moto Mayhem - Affordable, family-oriented, "Enduro-X" style racing series
Old Spanish Trail Arena | montrosemotomayhem.com

16 Utah Film Center - Free Film: The Colorado

Star Hall | grandcountyutah.net/639/Utah-Film-Circuit-Moab

23 Moab Information Center - Free Lecture: Michael Matthes, Message in a Bottle
cnha.org/news-blogs-and-lectures/cat/mic-lectures

27-9/13 Moab Music Festival - moabmusicfest.org | 435-259-7003

30 Moab Information Center - Free Lecture: Randall Irmis, PhD,
The beginning of the Age of Dinosaurs in Southeastern Utah
cnha.org/news-blogs-and-lectures/cat/mic-lectures

31 Pop Up Roller Rink! - Old Spanish Trail Pavilion - facebook.com/skatemoab

September

3 Labor Day Holiday

6 Moab Information Center - Free Lecture: Paul Lathrop, Why Arches?
cnha.org/news-blogs-and-lectures/cat/mic-lectures

7 Garden Dinner at Youth Garden Project - 435-259-2326

7, 14, 21, 28 Moab Farmers Market (every Friday)

Swanny City Park | Moabfarmersmarket.com

7 Kokopelli 140 MTB & ULTRA Relay - kokopelli140.com

8 Moab Art Walk - moabartwalk.com | 435.259.6272

19-23 15th Annual M.O.A.B (Mother of all Boogies)

Skydive Moab 15th Annual Skydiving Festival | SkydiveMoab.com | 435-259-5867

21 Dancing with the Moab Stars - 435-259-5444

22 National Park Fee Free Day - nps.gov/planyourvisit/fee-free-parks.htm

22-23 Moab Century Tour - Various Locations skinnytireevents.com | 435-260-8889

All listings subject to change. Moab Area Real Estate Magazine does not guarantee these listings. To submit your event to future calendars call 435-259-6261.

Photos left to right: Jason@adobestock.com, Rawpixel.com@adobestock.com, Sky Antonio@adobestock.com

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Moab, Utah 84532



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OBSTETRICS

MRH is dedicated to supporting families during pregnancy, delivery and in the treasured hours after birth. Our skilled physicians and specialized obstetric nursing team guide our moms through the latest techniques in pain management and post-birth bonding. Our goal is to honor your personal birth plan from start to finish.



PRIMARY CARE SERVICES

Moab Regional Health Center provides a wide spectrum of primary care services to patients of all ages. Five Family Practice physicians and three Physician's Assistants provide care for both acute and chronic illnesses, as well as annual well checks and well woman exams. Our goal is to deliver compassionate, patient-centered medical care to each patient who walks through our door.



ORTHOPEDICS

Moab is one of the top outdoor recreation destinations in the country – and we are prepared to serve the orthopedic needs of patients' of all ages and activity levels. Dr. Michael Quinn has over 30 years of experience treating both acute and chronic musculoskeletal injuries. Whatever your orthopedic need, Dr. Quinn will get you healthy, pain-free and back to enjoying the activities you love.



GENERAL SURGERY

Dr. Kim Brandau, Board Certified General Surgeon, has over 16 years' experience performing inpatient and outpatient surgical services. MRH has three state-of-the-art surgical suites as well as six private same-day-surgery rooms. Dr. Brandau utilizes minimally-invasive techniques and the latest pain-control methods to get you on your feet as soon as possible.

MOAB REGIONAL **URGENT CARE**—NOW OPEN 7 DAYS A WEEK!

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Welcome to Moab!

DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB

County: Grand
Zip Code: 84532
Elevation: 4,025 feet
Year-round population: 5,000

MOAB CITY NUMBERS

All Emergencies: 9-1-1
Police: 259-8938
Fire Dept.: 259-5557
City Hall: 259-5121
Post Office: 259-7427
Library: 259-1111
Chamber of Commerce: 259-7814
City Planning Dept.: 259-5129
City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115
Grand County School District: 259-5317
County Clerk (Voter Reg.): 259-1321
County Assessor: 259-1327
County Administrator's Office: 259-1346
County Recorder: 259-1332
County Treasurer: 259-1338
Building/Development Permits: 259-1343
Building Inspector: 259-1344
Economic Development: 259-1248
Travel Council: 259-1370
Recycling Center: 259-8640

UTILITY CONTACTS

City of Moab: 259-5121
Questar (gas): 259-7137
Rocky Mtn. Power: 888-221-7070
Grand Water & Sewer: 259-8121
Moab City Public Works: 259-7485
Monument Waste Services: 259-6314 / 7585
Frontier (Phone): 800-921-8101
Emery Telcom: 259-8521
Green Solutions: 259-1088
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Arches Dental: 259-4333
Red Rock Dental: 259-4059
Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Field Airport: 435-259-4849
United Airlines: www.united.com
Grand Junction Regional Airport:
www.gjairport.com
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 435-564-3421
Canyonlands Shuttle: 435-210-4757
Red Rock Express: 800-259-2869
Moab Taxi: 435-210-4297
Enterprise Car Rental: 435-259-8505
Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

Motor Vehicle Div: 259-3743
Drivers License Div: 259-3743
Hwy Patrol: 259-5441
Health Dept: 259-5602
Moab Employment Center: 719-2600
District Court: 259-1349

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299
Canyonlands Nat'l Park: 719-2100
Dead Horse Point State Park: 259-2614
Bureau of Land Management: 259-2100
U.S Forest Service: 259-7155
To Report a Wildfire: 259-1850
Poaching Hotline: 800-662-3337

LOCAL SHUTTLES

Coyote: 259-8656
Porcupine Shuttle: 260-0896

CITY INFO:

Moab City: 259-5121
www.moabcity.org
Monticello: 587-2271
www.monticelloutah.org
Blanding: 678-2791
www.blandingutah.org

GRAND COUNTY

Building Inspector: 259-1344
Economic Development: 259-1248
Water and Sewer: 259-8121
Sanitarian: 259-5602
Assessor: 259-1327
www.grandcountyutah.net

SAN JUAN COUNTY

Building Inspector: 587-3225
Economic Development: 587-3235 x5006
Water and Sewer: 587-3221
Sanitarian: 587-2021
Assessor: 587-3221

PEST INSPECTORS

Spanish Valley Pest Control 259-8255
Orkin Pest Control: 877-250-1652

INSURANCE COMPANIES

Farmers Insurance: 259-6192
Central Utah Insurance: 259-5981
Markle Insurance: 259-5241
State Farm Insurance: 259-5161

LENDERS

Fidelity Mortgage: 719-4100
www.fidelitymortgage.com
Primary Residential Mortgage: 259-0259
www.primaryresidentialmortgage.com
Eastern Utah Comm. Credit Union: 259-8200
www.euccu.com
Mountain America Credit Union: 259-1500
www.macu.com
Zion's Bank: 259-5961
www.zionsbank.com
Wells Fargo Bank: 435-2708
www.wellsfargo.com

PROPERTY MANAGEMENT COMPANIES

Moab Property Management: 259-5955
www.moabutahlodging.com
Premier Properties Management: 355-0269
www.premierlodgings.com
Vacasa: 866-937-6622

CONTRACTORS

Ben Byrd: 259-0224
Chuck Garlett: 259-5014
Henderson Builders: 259-4111
Craig Haren: 259-1537
Jared Ehlers: 259-9499
Jim Keogh: 260-8127
Joe Sorensen: 260-5948
Triple J: 259-9988
Moab Construction: 259-8529
Lawson: 259-4079
Eco Logic: 259-6264

WELL DRILLING

Balsley: 259-4289
Beeman: 259-7281
Shumway: 259-8180

SURVEYORS

Souder, Miller & Associates: 243-6067
Red Desert: 260-0104

Moab Area Real Estate Magazine does not guarantee the accuracy of information presented above. To have information updated, removed or added, call 435 259 6261.



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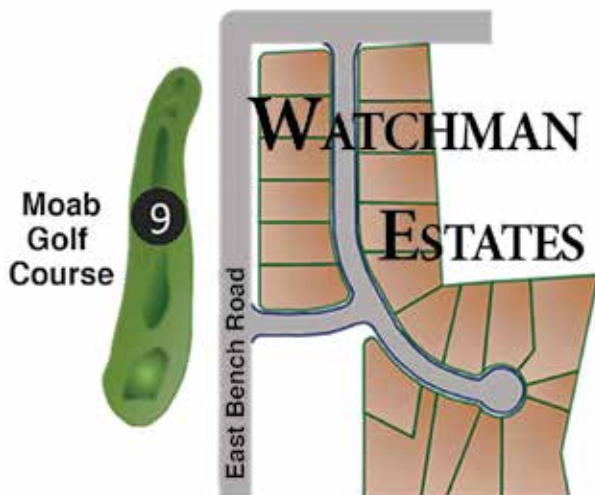
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Rachel Moody Moab Real Estate Specialist

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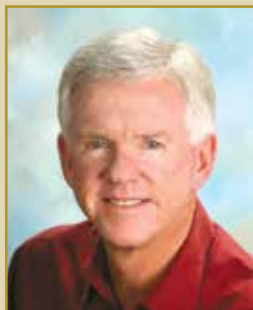
www.WatchmanEstates.com (435) 774-2400



Our name says it all! Moab Premier Properties has a proven track record in high-end residential and large, commercial development parcels.



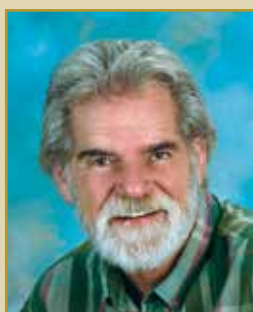
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nancyfitzmoab@gmail.com



Kevin Fitzgerald
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kevinfitzmoab@gmail.com



Stunning Contemporary

Commercially zoned, downtown, new construction. Light filled home surrounded by mature cottonwoods, and bordering Millcreek. Zoned C-2, this home is perfect for nightly rental or your own comfortable in-town residence. This 2 bedroom 2 bath 1940 sq. ft. home has custom designed features and a beautifully landscaped yard with drip irrigation. \$725,000. MLS#1528001

Call Tom 435-260-1618



Prime Commercial Development Opportunity

Downtown Moab C-3 Central Commercial Building Lot at 141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft.. Will accommodate building of 7 vacation rentals for which I have schematics available upon request. 0.25 acres. Price: \$600,000. MLS#1499132

**Call Janie 435-260-1572
for info or showing**



Rim Village Retreat

3 bed, 2 bath single-story condo on corner unit. Furnished and equipped for nightly rentals. Fireplaces in great room and master suite. 2-car attached garage. Endless views. \$429,000. MLS#1523092

Call Nancy at 435-260-7327



Unique Business Opportunity

Located at 2471 South Hwy 191, own a thriving carpet and flooring business on 0.55 acres. 14,448 sq. ft. warehouse with multiple possibilities. Business and real estate included. Owner will stay on for consulting and labor. Business is not closing and will honor all warranties. \$1.9 million. MLS#1503363

Call Bryon 435-260-1699
or Jamie Pearse with Berkshire Hathaway Home Services at 801-558-7545



Excellent potential for Commercial Project Downtown

Zoned C-3. Potential access on three sides, all utilities on the property. Potential for multi use. 0.62 acres. Priced at 1.7M. MLS#1480812

**Call Bryon at 435-260-1699 or
Roger at 435-901-2292**



Peaceful and Private

2 bed, 2 bath townhome adjacent to golf course. Fully furnished for nightly rentals or your instant Moab retreat. Fireplace, mountain views. \$369,000. MLS#1523072

Call Nancy at 435-260-7327



Kendal Walston
Agent
435-260-2198
jaykwals@gmail.com

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