

FREE!
Volume 4, Issue 8

MOAB AREA

real estate

MAGAZINE

SEPTEMBER-OCTOBER 2020



Peak View developers break ground on new subdivision

Project brings much-needed
workforce housing to Spanish Valley

Inside: THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



Overlook the Moab valley!
MLS#1655625 • \$297,500
Byrd & Co. Real Estate (See page 32)



Southwest living with golf course convenience
MLS#1690532 • \$825,000
Berkshire Hathaway HomeServices (See page 7)



Close to downtown, city park, aquatic center
MLS#1692241 • \$339,000
Arches Real Estate Group (See page 21)

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Front cover: Peak View developers Jennifer and Terill Johnston.
[Photo by Murice D. Miller]

BRING A FRIEND!



CHECK OUT MOAB REGIONAL HOSPITAL'S 3-D MAMMOGRAPHY MACHINE

The American Society of Breast Surgeons suggests that females over 40 years of age get yearly mammograms to check for signs of breast cancer, which affects 1 in 8 women.

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TRANQUIL CREEKSIDE SANCTUARY

31 Abbey Road, Moab | \$755,000
2 Bedrooms | 2 Bathrooms
3,372 Square Feet | 9.01 Acres

This astounding home provides a soothing creek-side retreat in the splendor of the landscape between desert and mountains. The spaces are both intimate and immense, with vaulted ceilings, a perfect open floorplan, high clerestory windows, and exquisite artisanal finishes. The year round soothing sounds of Pack Creek trickle through every room, providing the tranquil relaxation and connection to nature only creekside living allows. In true outdoor honor, the multiple patios take you to the views of mountain peaks and sunrise, to creekside at noon, back to the Moab Rim for the sunset. Irrigation in place and animal rights.

MLS 1325867 Rachel Moody 435.260.8245



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DRAMATIC CLIFFSIDE ESTATE

2045 S Navajo Heights, Moab | \$3,450,000
5 Bedrooms | 3.5 Bathrooms
7,363 Square Feet | 6.50 Acres

Just six miles from Moab City Center, nestled into the rocks, one with the slickrock fins, engulfed in the extreme landscape, a rarity to be discovered. Majestically perched cliff-side, this astounding home is perfectly integrated into the sandstone rocks that surround it. Luxury, drama, sleek design, impeccable quality, artistry, and a sense of welcome are the hallmarks of this gracious estate.

MLS 1645362 Rachel Moody 435.260.8245



HIGH DESERT BEAUTY!

15 W Blue Mountain Court, Moab | \$999,000
3 Bedrooms | 2 Bathrooms
1,968 Square Feet | 9.37 Acres

Quality of craftsmanship, gorgeous attention to detail, and clean elegant design are hallmarks of this exceptional property. Perched on a 9.37-acre parcel in Bridger Jack Mesa; with gated access, the setting is an easy 13 miles to downtown Moab. With two garages, there is room to park taller vehicles or RVs, boats, and 4 x 4's. There is an additional RV parking space with electrical hookup outside.

MLS 1678728 Lynda Diem 435.260.9244

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NEW LISTING

PRIVATE DOWNTOWN

365 East 200 North, Moab | \$845,000
4 Bedrooms | 5 Bathrooms
5,040 Square Feet | 1.60 Acres

This spacious property sits on 1.60 acres of privacy in Old Town Moab. Tucked into red rock, expanding across the street for additional parking, storage, gardens and potential for an accessory dwelling. Create your own hiking trails behind the home up into Swiss Cheese Ridge from your backyard on your own private acreage with elevated Moab views. Walk to town, ride to Slickrock, park your Jeep collection- this home has adventure, convenience, space and a rare private location.

MLS 1699966 Rachel Moody 435.260.8245



MOAB HOUSE!

3417 Arena Roja, Moab | \$825,000
3 Bedrooms | 2 Bathrooms
2,200 Square Feet | 0.31 Acres

Southwest living with golf course convenience. Exceptionally furnished to enhance Moab style. Offering an expansive living area with formal dining, formal living, dual sided fire place, family room, completely stocked Chef's kitchen with cookware, appliances, fiesta dishware and settings to entertain up to 10. The legal lodging use makes this an impeccable investment, second home or private retreat.

MLS 1690532 Rachel Moody 435.260.8245



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ONE OF MOAB'S BEST KEPT SECRETS!

2116 Shumway Lane, Moab | \$1,385,000
2 Suites | 3 Bathrooms | 2,578 Square Feet | 7.51 Acres

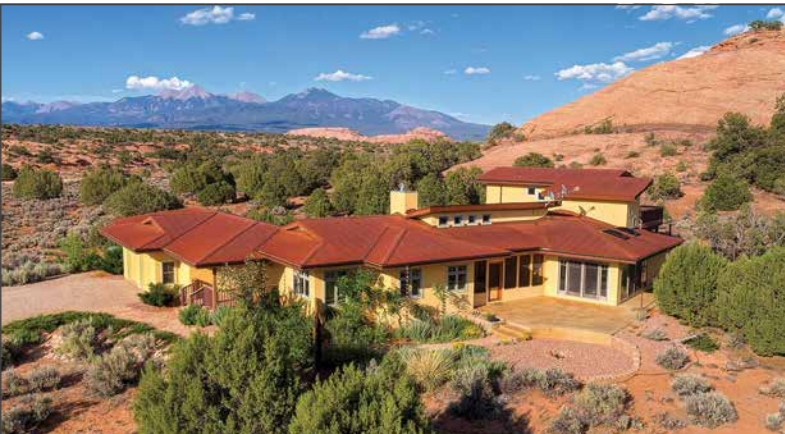
Extraordinarily private acreage property nestled in the hollows by Pack Creek, just 10 minutes to town! Stunning home constructed of timbers from the 1908 Dewey Bridge. Gorgeous light throughout; two Master Suites and an exceptional open kitchen. Inground, heated salt water pool, multiple patios and outdoor kitchen, lush landscaping including fruit trees. Room for a shop, horses, guest house, more! MLS 1627831 Rachel Moody 435.260.8245



360 DEGREE VIEWS

43 Behind The Rocks Drive, Moab | \$999,000
3 Bedrooms | 2 Bathrooms | 2,792 Square Feet | 21 Acres

Serene get-away with extraordinary views of the very best of the high desert and mountain west. This exquisitely detailed, natural-feeling home is perfectly designed to celebrate red rock beauty on more than 21 acres. The two lot setting is absolutely inspiring, with majestic views in all directions, perched cliff-side above the Behind the Rocks Wilderness Study Area. Gated access, just minutes to Moab. MLS 1377302 Rachel Moody 435.260.8245



STUNNING LOCATION

328 W Stone Cliff Drive, Moab | \$795,000
3 Bedrooms | 3.5 Bathrooms | 3,282 Square Feet | 13.07 Acres

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! MLS 1463584 Rachel Moody Team 435.260.8240



DOWNTOWN LUXURY

371 East 300 South, Moab | \$775,000
3 Bedrooms | 3 Bathrooms | 2,608 Square Feet

Gorgeous, renovated home in downtown Moab. If you enjoy being in the heart of downtown and also enjoy high-end finishes this home is a must-see. The kitchen has been exquisitely renovated with a steel commercial fridge and granite counter tops so you can prepare food and entertain in luxury. The renovated master bath is an oasis within the house. MLS 1671702 Angela Houghton 435.260.0700

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FABULOUS INVESTMENT OPPORTUNITY

430/426 E Nichols Lane, Moab | \$699,000
2 Bedrooms | 2 Bathrooms | 1,666 Square Feet (Main Home)

This impeccably updated property is situated within easy reach of shopping, dining, arts, recreation, and more, just off 400 East. Abundant off-street parking and a beautifully landscaped 0.32 acre parcel with fenced back yard and a variety of fruit trees. Main home is 2 bed, 2.5 bath with a great open floorplan; new 1 bed, 1 bath Accessory Dwelling ideal for rental income. MLS 11637153 **Rachel Moody Team 435.260.8240**



PERFECTION IS IN THE DETAILS

48 W Jennah Circle, Moab | \$699,000
2 Bedrooms | 2 Bathrooms | 1,872 Square Feet | 2.63 Acres

When you enter the heart of this simply stunning home just 30 minutes from the center of Moab, you will immediately feel the sense of light, space, and comfort that are the hallmarks of this truly superb property. You'll notice the quality and perfect detail of the space, with understated yet elegant fixtures and artisanal craftsmanship throughout. MLS 1553945 **Rachel Moody Team 435.260.8240**



PEACEFUL PICTURESQUE

480 E Cottonwood Lane, Moab | \$625,000
3 Bedrooms | 2 Bathrooms | 2,300 Square Feet

Gorgeous three bedroom in-town on quiet cul-de-sac. Located on the southeast side of town with easy biking access to downtown. Entertaining is a breeze with a shaded back patio. Just off the garage are two rooms that are currently being used as a sound proof office. This space has direct access to the outdoors and could be converted to a rental, if desired. MLS 1673359 **Angela Houghton 435.260.0700**



ENTRADA IN MOAB

442 North 600 West, Moab | \$589,000
4 Bedrooms | 3 Bathrooms | 2,264 Square Feet

Corner unit with modern southwest presentation. Generous sized kitchen with bar seating. Four bedrooms two baths upstairs, including a master suite with separate tub and shower and double vanity. Don't miss the under stairs climbing wall and game nook! Pool and hot tub. Within walking distance to downtown Moab shopping and dining. Strong rental history. MLS 1672866 **Lynda Diem 435.260.9244**

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RARE COUNTRY LIVING

3934 S Maynard Lane, Moab | \$525,000
2 Bedrooms | 1 Bathroom | 720 Square Feet | 3.62 Acres

Extraordinary estate site with a perfect mid-valley location, with sweeping views in all directions. An easy commute to downtown along main throughways, this gorgeous property is tucked along a quiet side road with a peaceful setting you will enjoy retreating to after a day of adventure. A beautiful property, perfectly set up for simple living with all the room you could imagine. MLS 1682831 Rachel Moody Team | Nikole Andersen 801.750.5280



CREEK-SIDE RETREAT

2711 Old City Park Road, Moab | \$480,000
4 Bedrooms | 1.75 Bathrooms | 2,242 Square Feet | 1.26 acres

Private, unique setting minutes from downtown Moab with privacy making it feel much, much further. This special home is situated on 1.26 acres along Pack Creek and offers a lush, verdant setting tucked into a red rock landscape with mature cottonwood shading. The home features an open floorplan built for both quiet living and bustling entertaining. MLS 1671303 Angela Houghton 435.260.0700



RIM VILLAGE TOWNHOME

3686 S Spanish Valley Drive V2, Moab | \$455,000
3 Bedrooms | 2 Bathrooms | 1,551 Square Feet

Imagine relaxing on the oversized, fenced, private patio with your adventure cohorts, watching the sun dance along the Moab Rim as you share stories about your day on the trails! This beautiful, single-level townhome has been meticulously maintained and decorated as a second home, but is zoned for vacation rental use and ready to enjoy! MLS 1634493 Rachel Moody Team 435.260.8240



RIM VISTA TOWNHOME

3853 S Red Valley Circle #11A6, Moab | \$429,000
3 Bedrooms | 3 Bathrooms | 1,562 Square Feet

Turn-key nightly rental located in the popular Rim Vista Townhomes. This unit is tucked in back with a corner patio and views of the Moab Rim. The Master Suite is on the ground level and there is a great loft space at the top of the stairs that can be used for additional sleeping quarters. Rim Vista offers many amenities for you and your guests to enjoy. Located minutes from downtown Moab. MLS 1666533 Angela Houghton 435.260.0700

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BEAUTIFUL TURN KEY TOWNHOME

3764 Prickly Pear Circle 3-A4, Moab | \$424,000
3 Bedrooms | 2.5 Bathrooms | 1,478 Square Feet

Beautiful turn-key vacation townhome in one of Moab's most popular complexes! Gorgeous views toward the Moab Rim and La Sals, ready to rent and enjoy with quality furnishings and tasteful decor throughout. Excellent community amenities including a beautiful pool and spa, tennis courts, playground, and more. A Moab home base you will love returning to, and great rental income. MLS 1626747 Rachel Moody Team 435.260.8240



LUXURY UNIT AT THE GONZO INN

100 West 200 South, Suite 202, Moab | \$395,000
2 Bedrooms | 2 Bathrooms | 1,013 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645988 Rachel Moody Team 435.260.8240



WONDERFUL LOCATION!

515 Doc Allen Drive, Moab | \$385,000
3 Bedrooms | 2 Bathrooms | 1,619 Square Feet

This home is conveniently located within walking distance to shopping and dining of downtown Moab. For the outdoor enthusiast you will enjoy the ease of access to the Pipe Dream Trail and many other undeveloped trails for hiking and biking. Enjoy the Xeriscaped front yard with views of the La Sal Mountains and the relaxing setting of the beautifully landscaped backyard. MLS 1692378 Rachel Moody Team | Nikole Andersen 801.750.5280



POOL-SIDE AT THE GONZO INN

100 West 200 South, Suite 214, Moab | \$395,000
2 Bedrooms | 1 Bathroom | 928 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645993 Rachel Moody Team 435.260.8240

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MILLCREEK PUEBLO TOWNHOME

314 E Pueblo Court, Moab | \$329,500
2 Bedrooms | 3 Bathrooms | 1,136 Square Feet

This downtown Moab townhome offers the care-free lifestyle you are looking for! Wonderful setting just moments from shopping and dining, right by the Millcreek Parkway bike path for easy cross-town commuting. This property has new carpet, a new deck and a brand-new dishwasher. You will be pleasantly surprised by the amount of storage inside and out. MLS 1674533 Angela Houghton 435.260.0700



LOCATION!

738 Oak Street, Moab | \$329,000
3 Bedrooms | 1 Bathroom | 1,148 Square Feet

Great location in Walker Subdivision! This brick home is close to rotary park, walking and biking paths, and downtown Moab. Three bedrooms, one updated bath. Hardwood floors throughout... Amazing finished light and airy shed with power... A few cosmetic touches will make this cute home feel Moab Modern. MLS 1697558 Lynda Diem 435.260.9244



PRIVATE RETREAT

4 CR 320, Monticello | \$278,000
2 Bedrooms | 2 Bathrooms | 1,767 Square Feet | 68.35 Acres

Beautifully constructed off-grid home in a peaceful, quiet setting northeast of Monticello. This two-story home features Rastra block construction with foot-thick walls for excellent energy efficiency and longevity. With unfettered mountain views, you will love the escape from the hustle and bustle of daily life - yet still enjoy clear, consistent cellular service, even satellite television and wireless Internet. MLS 1667774 Jessiqua Zufelt 435.210.1171



COMMERCIAL LISTING

MOAB FLATS

81 E 100 S, Moab | \$2,750,000
Boutique Lodging Complex with Eclectic Vintage Vibe!

Superb vacation rental investment opportunity in the heart of Moab! Situated just a half block off Main Street and a block from Center Street, this 8 unit nightly rental complex is located in the core of the walking district and downtown restaurants, shops, galleries, and more. With excellent numbers, this superb investment property is ready to take you into your future in Moab! MLS 1580823 Rachel Moody 435.260.8245

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COMMERCIAL LISTING



ACT CAMPGROUND

1536 Mill Creek Drive, Moab | \$2,500,000
3.1 Acres | Highway Commercial Zone

An extraordinary opportunity in the heart of the Moab Valley! A beautiful, ecologically-minded guest experience moments from the center of town, just off Highway 191 with easy access and great visibility, across from the future USU campus, surrounded by breathtaking views in all directions! Camp parks are a rare investment offering in Moab's dynamic tourism market. MLS 1626588 **Lynda Diem 435.260.9244**

COMMERCIAL LISTING



PURPLE SAGE FLATS

338 E 100 S, Moab | \$2,375,000
An Extraordinary Investment Opportunity

This boutique vacation rental property is located just 3 blocks off Main Street, in the heart of restaurants, shops, and galleries. Built in the 1950's mining boom, the 8-plex has been beautifully updated into a lovely, modern apartment-style vacation rental destination. This wonderful vacation rental property performs extremely well and is consistently highly rated by guests. MLS 1580859 **Rachel Moody 435.260.8245**

COMMERCIAL LISTING



THE LOCATION WILL ASTOUND!

51 E 200 S, Moab | \$1,700,000
Phenomenal Opportunity in Moab's Vacation Rental Market!

This gorgeous property enjoys a one-of-a-kind location along 200 South, a private oasis tucked in among the trees, nestled just above the creek. Comprised of three structures with four distinct lodging units, each with outdoor space. The property has been carefully tended for years. The absolute uniqueness of this beautiful property make this an investment opportunity not to be missed! MLS 1511526 **Rachel Moody 435.260.8245**

COMMERCIAL LISTING



MOAB WAREHOUSE

2471 South Highway 191, Moab | \$1,375,000
0.55 Acres | 14,448 Square Foot Commercial Building

Incredible visibility and desirable location along the main traffic corridor, close to downtown! Excellent income flow, with quality leases and anchor tenants in place. This spacious industrial building features over 14,400 sf of space, including finished retail areas with public and private restrooms, office spaces, industrial/shop space, and much more. Flexible Highway Commercial zoning. MLS 1570439 **Jessiqua Zufelt 435.210.1171**

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HIGHWAY ACREAGE IN TOWN

1261 / 1269 S Highway 191, Moab | \$1,250,000
1.02 Acres | 1,827 Square Foot Commercial Building

Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous commercial structure with restroom, office, and overhead doors, well suited to an array of uses. Flexible zoning allows for multi-family, commercial, lodging, auto body shop, dining, and more! MLS 15219745 Rachel Moody 435.260.8245

COMMERCIAL LISTING



MOAB DIGS!

165 W Center Street, Moab | \$950,000
Commercial District | Privacy, Desirable Green and Crafty Charm

Two independent units supply full function stays with complete kitchens, whimsical living areas, cozy beds, private laundry and dedicated outdoor space. Walk to galleries, shops, artisan restaurants and brew pubs. 5 star ratings and excellent reviews, the Digs stands out in the Moab nightly rental scene with repurposed historic wood finishes, hand-made clay tiles, antique pieces and local art. MLS 1692455 Rachel Moody 435.260.8245

COMMERCIAL LISTING



JR'S SELF STORAGE

1081 S Main Street, Moab | \$950,000
0.58 Acres | 11,492 Square Foot Commercial Building

This property offers an established, income-producing and easily managed business. This .58 acre parcel of Commercial 4 zoned property is a self-storage facility with 4 separate structures offering 83 units in varying sizes. The facility is neat, tidy, and well-maintained with excellent occupancy. Great opportunity for steady income with minimal management! Steel buildings, concrete footprint, and Wi-Fi security cameras. MLS 1659968 Rachel Moody 435.260.8245



I-70 ACREAGE – GATEWAY TO MOAB!

613 Acres CR 223, Thompson (Grand County) | \$625,000
Limitless opportunity for those with a vision for the future

This magnificent vast acreage is ideally sited along Interstate 70 in close proximity to the much-anticipated turn south onto US Route 191. The parcel stretches both to the north and south of I-70, with the highway and railroad passing through the lower portion of the section. Excellent potential for developed access from the Interstate, high visibility signage, and more. MLS 1645650 Rachel Moody Team | Jessiqua Zufelt 435.210.1171

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PACK CREEK ACREAGE \$399,000

Stunning offering in the gorgeous Pack Creek area! This beautiful **11.18** acre parcel is tucked into the foothills of the La Sals and features beautiful mountain and red rock views. MLS 1657922 **435.260.8240**



ESTATE SITE \$300,000

Unique **1.89** acre parcel tucked in the rocks above the golf course. The proximity to magnificent sandstone formations is just inspiring! Easy drive to downtown Moab. MLS 1653182 **435.260.8240**



NEW LISTING

MULBERRY GROVE \$189,500

This **0.21** acre lot offers a perfect setting with in-town convenience. Easy access to the Mill Creek walking/biking trails. Utilities stubbed to the lot. MLS 1700133 **Lynda Diem 435.260.9244**



THE PERFECT ESCAPE \$179,000

This **11.92** acre Bridger Jack Mesa parcel offers the perfect balance of easy access and high desert living. Nestled just moments from Hwy 191. MLS 1585776 **Lynda Diem 435.260.9244**



TWO 80 ACRE PARCELS-DESERT ISOLATION! \$175,000 EACH

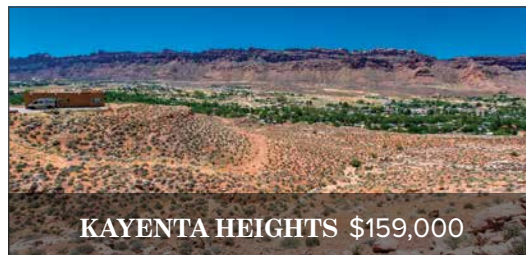
Two **80** acre parcels (parcels 8 and 9) of vast desert landscape with far reaching views, privacy and open skies are waiting for you! Off grid acreage located north of Moab with easy access to unlimited off road exploration. Make this YOUR basecamp for adventure. May be purchased separately or together for a total of 160 acres. MLS 1669814 / MLS 1669887 **Rachel Moody Team | Jessiqua Zufelt 435.210.117**



NEW LISTING

TWO PARCELS-MOUNTAIN RANCHETTE! \$165,000

Stunning views surround this **19.5** acres in Old La Sal. Amazing vistas toward the mountains; gorgeous terrain including pinon, scrub oak, native grasses, and an abundance of wildlife. Power and telephone stubbed to the lot; water is available from a shared well with water rights in place. This listing includes two parcels (9.5 acres) and (10 acres) to be sold together. MLS 1699080 **Rachel Moody Team | Jessiqua Zufelt 435.210.117**



KAYENTA HEIGHTS \$159,000

Perch your home on this **2.60** acre parcel alive with slick rock terrain atop Kayenta Heights. Quick and easy access to town. MLS 1683088 **Rachel Moody Team | Nikole Andersen 801.750.5280**



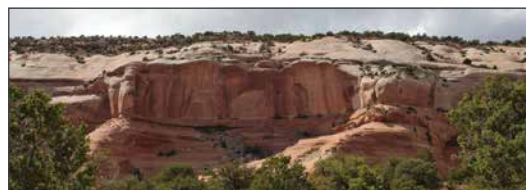
VALLEY VIEWS \$145,000

Lot 10 is a **0.12** acre building lot in Valley View Subdivision, conveniently situated moments from downtown and a bike lane away from the Millcreek Parkway! MLS 1644845 **435.260.8240**



PUESTA DEL SOL \$125,000 PER LOT

Beautiful views surround these building parcels! Situated an easy drive to town and just a golf-cart ride from the first tee, with BLM land and trails nearby. **0.30-0.35** acre. MLS 1647551 **435.260.8240**



RARE DOUBLE LOT \$85,000

Wilson Arch Resort Community offers a unique setting south of Moab. Lot 16A is a special parcel, originally two lots which have been combined into a prized **2.61** acre building site. MLS 1316168 **435.260.8240**

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YOUR DESERT HOMESITE \$55,000

Beautiful **1.23** acre parcel just 30 minutes from Moab or Monticello! Situated just off 191 for ultimate convenience. Power, phone/DSL, water. MLS 1675870 **Nikole Andersen 801.750.5280**



EASY RETREAT \$55,000

Beautiful **1.33** acre building lot just 30 minutes from downtown Moab and downtown Monticello! Power, phone/DSL stubbed, community water available, perc test completed. MLS 1588573 **435.260.8240**



LOT 2 OF GREEN HAVEN \$40,000

This flat **2** acre lot is just a short 40 minutes from downtown Moab. Power is close on Markel Lane, a well and septic will be needed. MLS 1682058 **Jessiqua Zufelt 435.210.1171**

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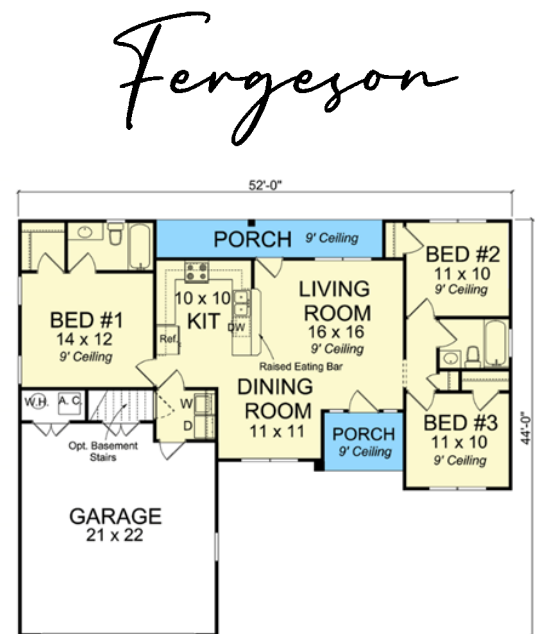


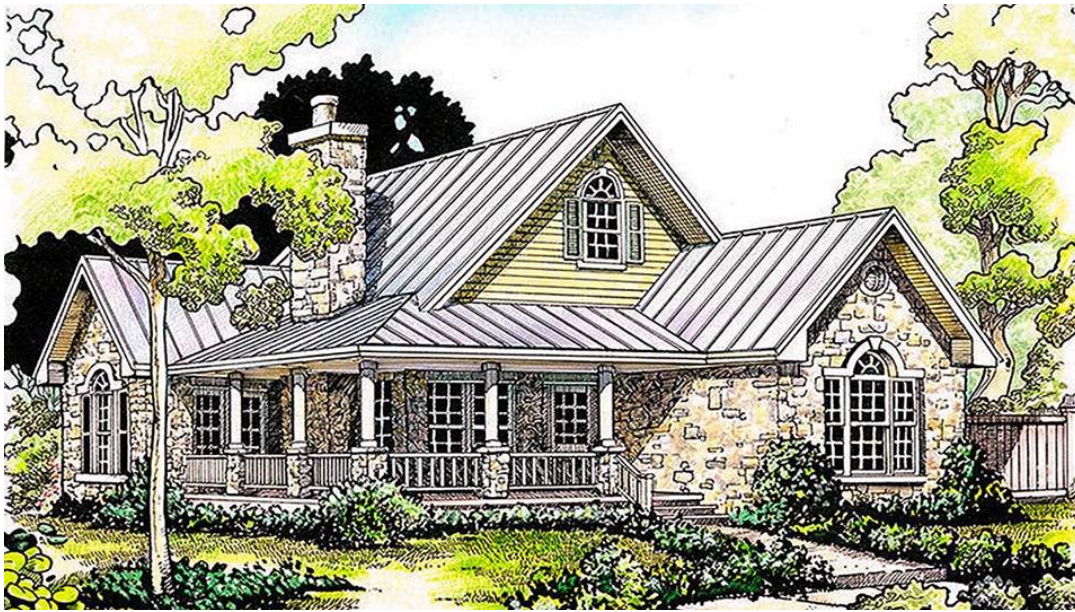
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PEAK VIEW DEVELOPERS BREAK GROUND ON NEW SUBDIVISION

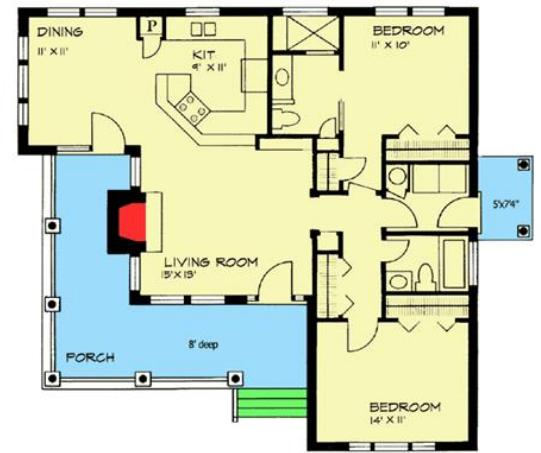
Project brings much-needed
workforce housing to Spanish Valley

Written by Ashley Bunton





Cadence



The strong demand for affordable new homes in Grand County is finding some relief with construction of the new Peak View subdivision in Spanish Valley, just a few miles south of Moab.

On an August afternoon, standing in a dirt plat near the entrance of Peak View with heavy machinery on site and starting the infrastructure of the first home, Jennifer and Terill Johnston discussed their project and vision to bring new homes on the market.

“We see people being priced out of the town where we enjoy living and everybody else enjoys — so we had an opportunity to do something about housing and jumped on it,” Terill said.

New home prices start at \$299,000. Peak View is a 20-acre development with planned single and twin-home family residences designed to meet the standards of Grand County’s High Density Housing Overlay (HDHO), adopted in the Land Use Code by the county in January of 2019. Future fourplex units are planned as well, Jennifer said.

The Johnstons, lifelong Moab residents, are owners of the Peak View Development, LLC. They’re presently taking reservations for phase

one of the development that includes eight twin-homes and eight single-family homes. Jennifer said all eight of the single family homes were reserved “in one day” when she published the advertisement online.

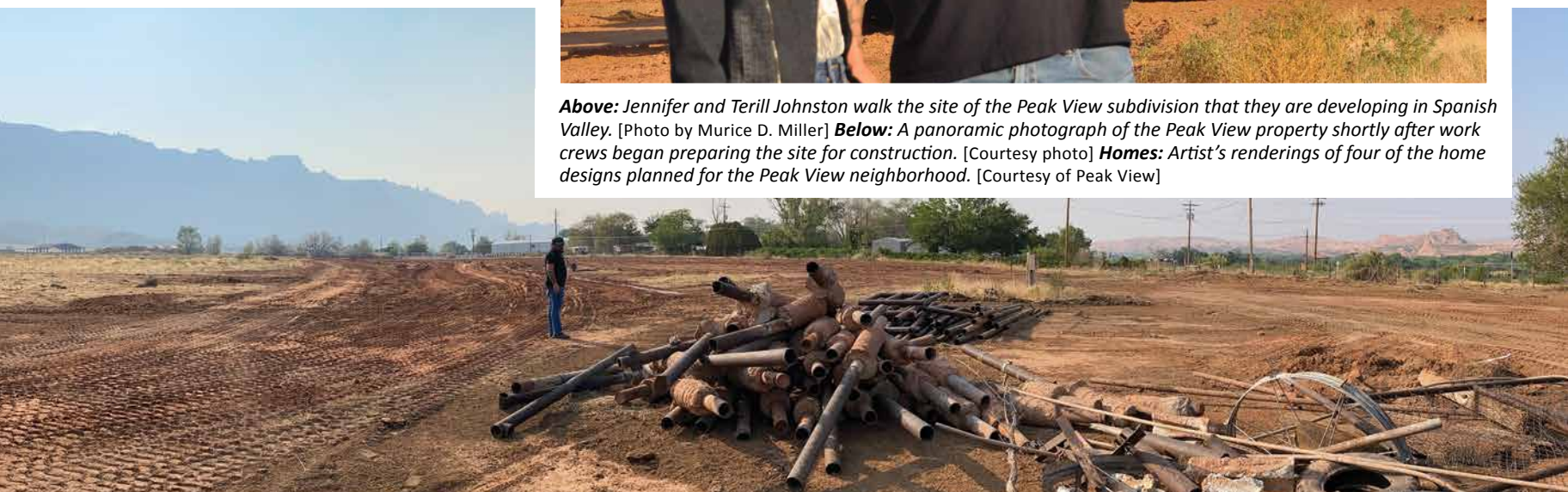
“It was exciting,” Jennifer said of the evolution of the project amid their busy lives. They had been through more than two years of planning

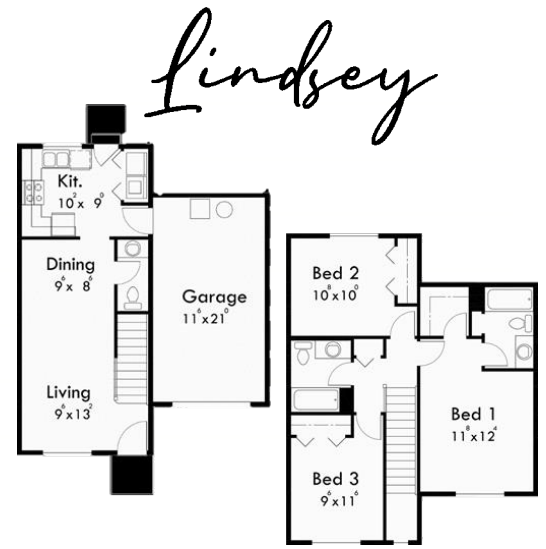
the housing development and the birth of their son, Lincoln, while Jennifer worked to activate her real estate license as an agent at Byrd & Co.

“We’ve been diligently working to get to this point to have reservations and for them to go that quick was very satisfying for the fight we’ve been through to get here,” Terill said. “It was quite a process ... and it’s paying off and we’re thrilled.”



Above: Jennifer and Terill Johnston walk the site of the Peak View subdivision that they are developing in Spanish Valley. [Photo by Murice D. Miller] **Below:** A panoramic photograph of the Peak View property shortly after work crews began preparing the site for construction. [Courtesy photo] **Homes:** Artist’s renderings of four of the home designs planned for the Peak View neighborhood. [Courtesy of Peak View]





GETTING THE COUNTY'S GO-AHEAD

The project was approved by Grand County Council in August after earlier proposed motions failed to gain a passing vote from council members as the county continued reviewing the Land Use Code and the indemnification provision for stormwater drainage on neighboring properties to ensure county taxpayers wouldn't be burdened with any potential liabilities at any point in the development.

"Third time's a charm," said council member Evan Clapper, referring to two previously failed motions, as he read the new motion for the council's vote. "I like this thing, I have been supportive of it from day one."

In discussion, council member Jaylyn Hawks also expressed enthusiasm for the project.

"It may very well be our first 13 units of HDHO workforce housing," Jaylyn said. "I guess there is one near Plateau Drive that has been put in, so among the first 14. It's pretty exciting. Thank you for hanging in there."

The Johnstons are required by the county's HDHO to make 80 percent of the homes at Peak View deed-restricted as primary housing for people who are actively employed in Grand County. Other stipulations say that some of the homes may not appreciate by more than 3 percent of the initial selling price per year. For phase one of

the Peak View project, with 16 homes, 13 will be sold as deed-restricted.

Jennifer said they want the community and local economy to thrive. The new home construction is important for local jobs and will help to bring long term stability to the area's economy, one largely dependent on tourism and recreation.

The Johnstons hired SET Engineering, of Durango, Colorado, to help them work on the design plans that were presented to the county attorney and engineer.

"This is a testament to the developer's perseverance to provide affordable housing in the heart of Spanish Valley," said engineer James Green.

Families who purchase homes at Peak View will be given options for customizing their homes, Jennifer said. A pathway will circle the neighborhood and a common area will include a playground.

Henderson Builders is in the early stages of establishing the site's infrastructure and, in about 3 months, the walls could be going up on the first of the homes. The first phase is expected to be completed sometime in 2021.

PREVIOUS LANDOWNERS PRAISE PROJECT

The property was previously farmed as a hay field by Judy and Gary Carmichael since 1980 and is adjacent to Rim Village and Spanish Trail Arena.

Judy, 74, who still lives across the street from Peak View, said she sold the land to the Johnstons with full support of their planned housing development. She said she envisions the neighborhood filling with local families who will enjoy the nearby equestrian center and recreation space.

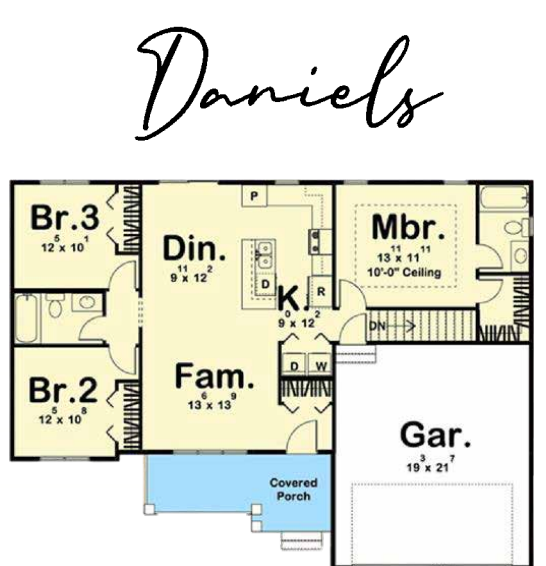
"From the time we bought the property in 1975...we knew one day it would become a neighborhood," Judy said. "It's a place where families can live and kids can play."

Future Peak View resident Jaclyn Coates said she quickly made a reservation with the Johnstons to purchase a single family home upon hearing about the development.

"I'm excited about the fact that I can afford a house that's going to be brand new," Jaclyn said. "My husband and I have been trying to find a house in Moab since we moved here 9 years ago."

Jaclyn said to finance the new home she's being approved for a first-time homebuyers loan that requires a 3% down payment.

"If you can get a brand new home for \$350,000 and it's brand new and you can go in there and live without anything breaking down, you're saving money," Jaclyn said. "I think this project is amazing." ■





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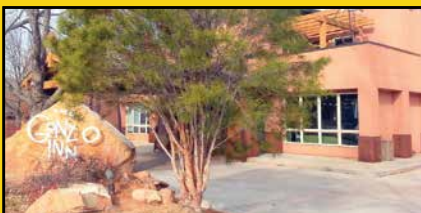
#1678322 / \$1,800,000

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#1662600 / \$289,000

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Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites. Views of Round Mt., Castle Rock, La Sal Mts.

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Beautiful 0.36 acre lot with excellent red rock views and views of the Moab Valley near the golf course. Bring your plans for your dream home.

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160 Acres—wonderful privacy & mountain views. CRP program in place. Nearest power is located at the SE corner on CR 322.

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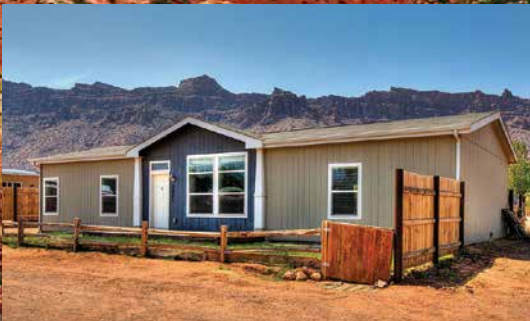


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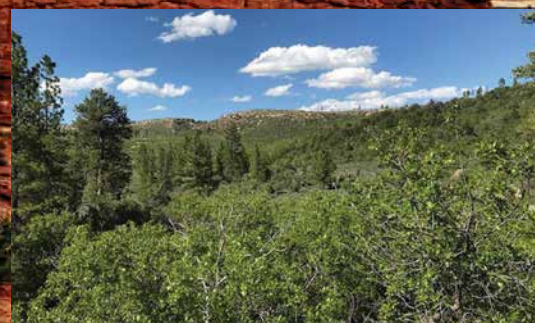
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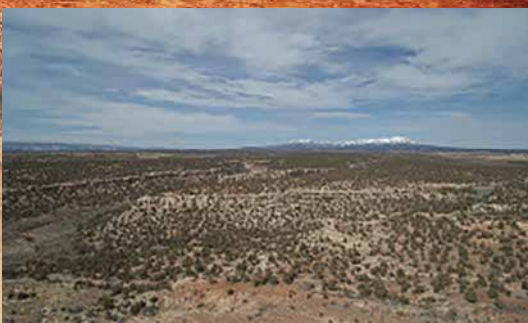
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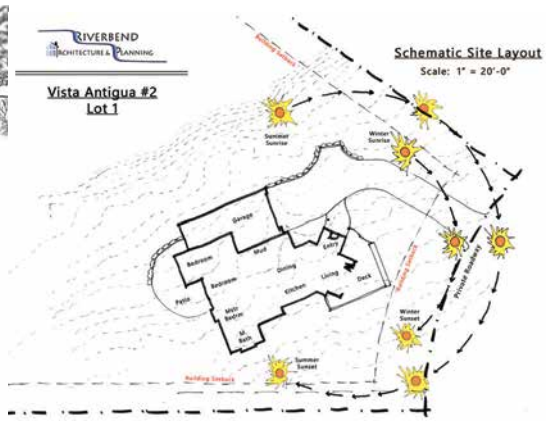


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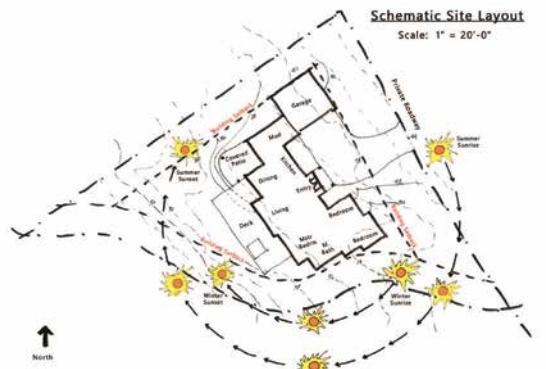
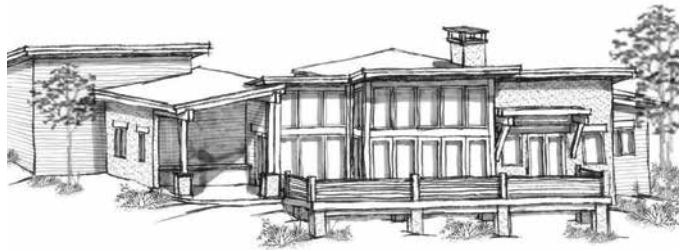
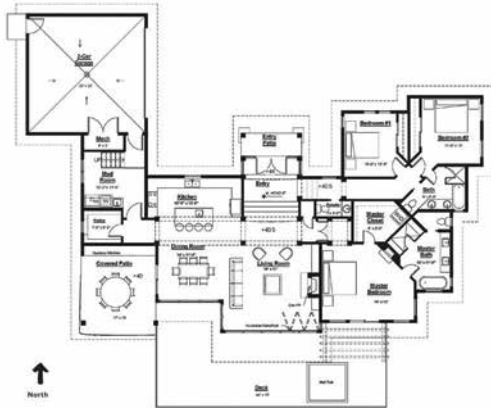
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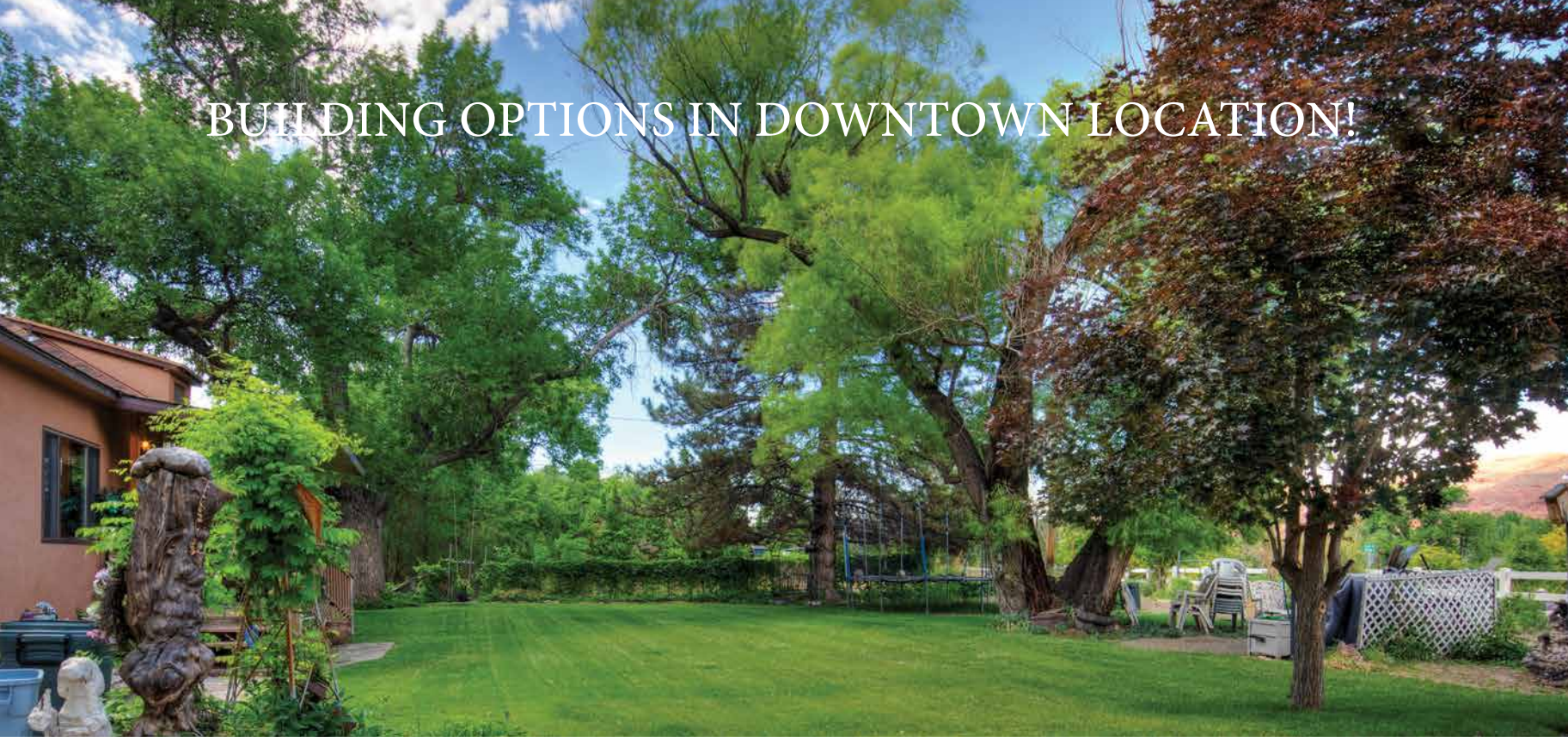
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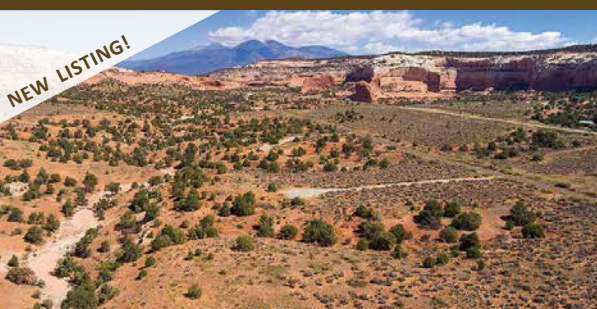
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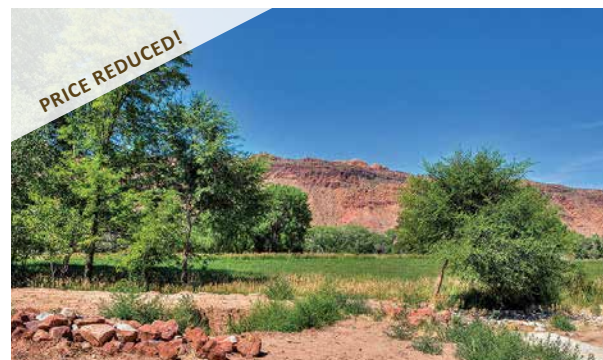


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MLS#1685558 | \$469,000
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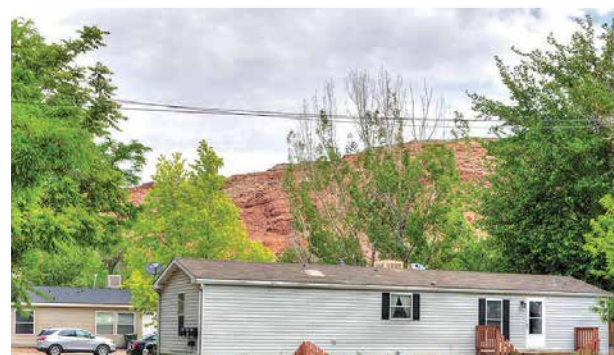
PRIME LOCATION FOR COMMERCIAL DEVELOPMENT!
3.13 Acres | Utilities Connected | HC & RR Zoned
MLS#1673269 | \$1,200,000
Curtis Wells – 435.210.4366



DUPLEX IN DOWNTOWN MOAB
Each Side: 2 Bed | 1 Bath | 1,100 Sq. Ft.
MLS#1685107 | \$469,000
Curtis Wells – 435.210.4366



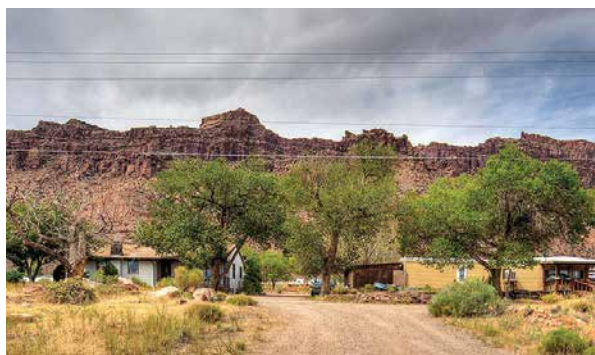
GREAT FOR EMPLOYEE OR TRANSITIONAL HOUSING
3 Bed | 2 Bath | 950 Sq. Ft.
MLS#1678427 | \$218,500
Curtis Wells – 435.210.4366



WALKING DISTANCE TO DOWNTOWN AMENITIES
2 Bed | 2 Bath | 900 Sq. Ft.
MLS#1678420 | \$228,500
Curtis Wells – 435.210.4366



HIGH VISIBILITY HIGHWAY COMMERCIAL PROPERTY!
0.60 Acre | Home: 4 bed | 2 Bath | Shop
MLS#1692193 | \$549,000
Lenore Beeson – 435.260.2135



HIGHWAY COMMERCIAL READY FOR DEVELOPMENT!
1.80 Acre | Well | Adjoined with MLS#1692193
MLS#1692192 | \$795,000
Lenore Beeson – 435.260.2135



IMPECCABLE HOME WITH ALL THE UPGRADES!
4 Bed | 3 Bath | 2,200 Sq. Ft. | 0.27 Acre
MLS#1686664 | \$729,000
Heidi Blake – 435.260.8185



NIGHTLY RENTAL!



CUSTOM HOME IN BUSINESS FLEX ZONE OF SJ COUNTY

3 Bed | 3 Bath | 2,142 Sq. Ft. | 1 Acre

MLS#1667700 | \$589,000

Lenore Beeson – 435.260.2135

UNDER CONTRACT!



BEAUTIFUL CORNER LOT IN QUIET, RURAL SETTING

0.60 Acre | Well | 2 Irrigation Units

MLS#1655466 | \$169,000

Lenore Beeson – 435.260.2135

SOLD!
LIST WITH US!



SPACIOUS HOME QUIET IN-TOWN LOCATION

3 Bed | 3 Bath | 2,243 Sq. Ft. | 0.39 Acre

MLS#1665041 | \$460,000

Sue Shrewsbury – 435.260.1479



CHARMING, NEWER HOME ON QUIET CUL-DE-SAC

3 Bed | 2 Bath | 1,778 Sq. Ft. | 0.22 Acre

MLS#1664155 | \$475,000

Sue Shrewsbury – 435.260.1479

SOLD!
LIST WITH US!



QUAINT HOME CLOSE TO THE HEART OF MOAB

3 Bed | 3 Bath | 2,482 Sq. Ft. | 0.32 Acre

MLS#1680547 | \$438,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366

SOLD!
LIST WITH US!



WELL MAINTAINED ORCHARD VILLA CORNER UNIT

3 Bed | 2 Bath | 1,463 Sq. Ft.

MLS#1656166 | \$349,000

Lenore Beeson – 435.260.2135



CHARMING MEDITERRANEAN IN PRIZED POSITION

4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre

MLS#1659315 | \$839,000

Lenore Beeson – 435.260.2135

SOLD!
LIST WITH US!



LOVELY HOME NEAR ELEMENTARY SCHOOL & REC CENTER

4 Bed | 3 Bath | 2,291 Sq. Ft. | 0.20 Acre

MLS#1661737 | \$549,000

Sue Shrewsbury – 435.260.1479



UTTERLY UNIQUE CABIN IN PACK CREEK RANCH

2 Bed | 1 Bath | 1,326 Sq. Ft. | 0.05 Acre

MLS#1658949 | \$445,000

Lenore Beeson – 435.260.2135



REDCLIFF CONDO NIGHTLY RENTAL OPPORTUNITY!

3 Bed | 2 Bath | 1,384 Sq. Ft. | 2nd Floor

MLS#1657838 | \$325,000

Lenore Beeson – 435.260.2135



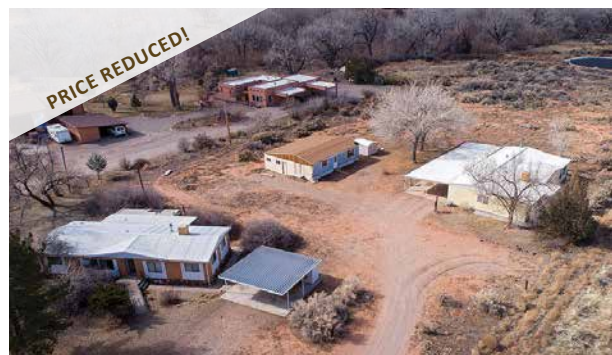
2ND STORY POOL SIDE UNIT WITH PORTAL VIEWS!

2 Bed | 2 Bath | 915 Sq. Ft. | Suites 210 & 211

MLS#1656299 | \$405,000

Curtis Wells – 435.210.4366

PRICE REDUCED!



IDEAL LOCATION ON EAST BENCH ROAD!

2.25 Acres | Utilities Connected | Well

MLS#1657854 | \$439,000

Lenore Beeson – 435.260.2135





IMMACULATE, CUSTOM HOME IN BLU VISTA

5 Bed | 4 Bath | 2,844 Sq. Ft. | 0.50 Acre

MLS#1655854 | \$699,000

Lenore Beeson – 435.260.2135



STELLA RUBY COTTAGES - A GEM IN DOWNTOWN MOAB!

3 Rentable Units | Hot Tub | 0.26 Acre

MLS#1670101 | \$1,270,000

Lenore Beeson – 435.260.2135



POOLSIDE GONZO BOUTIQUE CONDO HOTEL UNIT

2 Bed | 2 Bath | 919 Sq. Ft.

MLS#1685510 | \$389,000

Kali Bisco – 435.260.9906



BEAUTIFUL LOT IN ALLEN SUBDIVISION

0.32 Acres | Utilities Available | Close to Town!

MLS#1699057 | \$139,000

Lenore Beeson – 435.260.2135



LARGE PARCEL CLOSE TO TOWN WITH LOTS OF POTENTIAL

2.60 Acres | Utilities Available | May be Subdivided

MLS#1655621 | \$178,900

Sue Shrewsbury – 435.260.1479



SPACIOUS, SUNNY, AND WELL POSITIONED

4 Bed | 3 Bath | 2,678 Sq. Ft. | 1.83 Acres

MLS#1642978 | \$799,000

Lenore Beeson – 435.260.2135



CHARMING BRICK HOME CLOSE TO SWANNY PARK

2 Bed | 2 Bath | 1,284 Sq. Ft. | 0.25 Acre

MLS#1689315 | \$379,000

Lenore Beeson – 435.260.2135



COMMERCIAL OFFICE BUILDING PRIME DOWNTOWN LOCATION – 7 Suites | 3,520 Sq. Ft. | 0.13 Acre

MLS#1698909 | \$750,000

Lenore Beeson – 435.260.2135



DEVELOPMENT OPPORTUNITY ABOVE THE MOAB GOLF COURSE – 72.67 Acres | Next to Millcreek Canyon

MLS#1641651 | \$1,739,000

Curtis Wells – 435.210.4366



YOUR VERY OWN PIECE OF RARE PARADISE

3 Bed | 3 Bath | 1,692 Sq. Ft. | Share in 250 Acre Ranch

MLS#1678395 | \$1,200,000

Curtis Wells – 435.210.4366



CASTLE VALLEY INN BED & BREAKFAST!

9 Rooms | 4.53 Acres | 11% Cap Rate | Water Shares

MLS#1590093 | \$1,975,000

Becky Wells – 435.260.2842



LIGHT & INVITING WITH COMFORTABLE LAYOUT!

3 Bed | 2 Bath | 1,162 St. Ft. 0.30 Acre

MLS#1677903 | \$349,000

Lenore Beeson – 435.260.2135





LARGE CORNER LOT WITH CUSTOM BRICK HOME

4 Bed | 2 Bath | 2,172 Sq. Ft. | 0.53 Acre
MLS#1635511 | \$614,900
Lenore Beeson – 435.260.2135



HIGHWAY COMMERCIAL DEVELOPMENT OPPORTUNITY

Home: 3 Bed | 2 Bath | 1,568 Sq. Ft. | 2,901 Sq., Ft, Shop
0.60 Acre | MLS#1636837 | \$599,000
Heidi Blake – 435.260.8185



OVERLOOK THE MOAB VALLEY!

7.98 Acres | Utilities Available | Shared Well
MLS#1655625 | \$297,500
Sue Shrewsbury – 435.260.1479



DOWNTOWN ACREAGE WITH 3 HOMES & SHOP!

3 Bed | 3 Bath | 1,463 Sq. Ft. | 2.03 Acre | R3 Zoned
MLS#1699962 | \$1,250,000
Becky Wells – 435.260.2842



SUNFLOWER HILL LUXURY BED & BREAKFAST!

12 Rooms | Innkeeper's Unit | Solar | 1.46 Acres
10.5% Cap Rate | Water Shares | MLS#1593287 | \$2,900,000
Becky Wells – 435.260.2842



UNBEATABLE DOWNTOWN LOCATION!

3 Bed | 2 Bath | 1,748 Sq. Ft. | 0.60 Acre
MLS#1678006 | \$479,000
Kali Bisco – 435.260.9906



TURN KEY RIM VILLAGE INVESTMENT OPPORTUNITY!

3 Bed | 2 Bath | 1,573 Sq. Ft.
MLS#1624926 | \$419,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



YOUR HOME AWAY FROM HOME AT THE GONZO INN!

2 Bed | 2 Bath | 909 Sq. Ft. | 2 Adjoining Rooms
MLS#1621660 | \$379,000
Kali Bisco – 435.260.9906



IDYLIC ACREAGE WITH MASSIVE POTENTIAL

120 Acres | Raw Land | San Juan County
MLS#1556357 | \$98,000.00

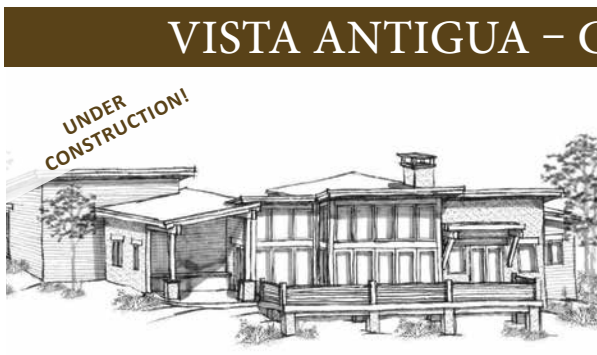
Sue Shrewsbury – 435.260.1479 & Heidi Blake – 435.260.8185



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Adjacent to the Moab Golf Club
Lots Starting at \$119,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



NEW CONSTRUCTION MODERN SOUTHWEST HOME

3 Bed | 3 Bath | 2,410 Sq. Ft. | 0.40 Acre
MLS#1633142 | \$844,900

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



NEW CONSTRUCTION TUCKED INTO THE EDGE OF THE SLICKROCK – 3 Bed | 4 Bath | 2,822 Sq. Ft.

1.36 Acres | MLS#1633114 | \$989,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



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THE LITERARY LANDSCAPE OF MOAB

LOCAL AUTHORS ABOUND
WITHIN INSPIRATIONAL
RED ROCK COUNTRY

Written by Sharon Sullivan

MOAB'S RED ROCK SCENERY INSPIRES NOT ONLY THE OUTDOOR RECREATION FOR WHICH IT'S FAMOUS; ADDITIONALLY, IT'S FERTILE GROUND FOR AN ARRAY OF ARTISTS, INCLUDING PUBLISHED AUTHORS — SOME WELL-KNOWN, OTHERS LESS SO. GET ACQUAINTED WITH SOME OF THE WRITERS CONTRIBUTING TO THE AREA'S LITERARY LANDSCAPE.



One of the area's best-known authors is **Terry Tempest Williams**. In her most recent book, *Erosion: Essays of Undoing*, the renowned conservationist poses the question: "How do we find the strength to not look away from all that is breaking our hearts?"

Erosion is a "call to action, blazing a way forward through difficult and dispiriting times" ... it is a "book for this moment, political and spiritual at once, written by one of our greatest naturalists, essayists, and defenders of the environment," according to Sarah Crichton Books, of Macmillan Publishers.

Tempest Williams has written 18 books, including *When Women Were Birds: Fifty-four Variations on Voice*; *The Hour of Land: A Personal Topography of America's National Parks and Refuge: An Unnatural History of Family and Place*. She's written columns and essays for *Outside* magazine, *Orion*, the *New York Times*, and *Los Angeles Times*, and *High Country News*.

Since 2017, Tempest Williams has served as writer-in-residence at Harvard Divinity School, dividing her time between Cambridge, Massachusetts and Castle Valley. Since the Harvard



spring semester ended she's been devoting her time to reading lots of books as a judge for the nonfiction category of the National Book Awards, which are announced in mid-November. Visit coyoteclan.com to learn more about Terry Tempest Williams.

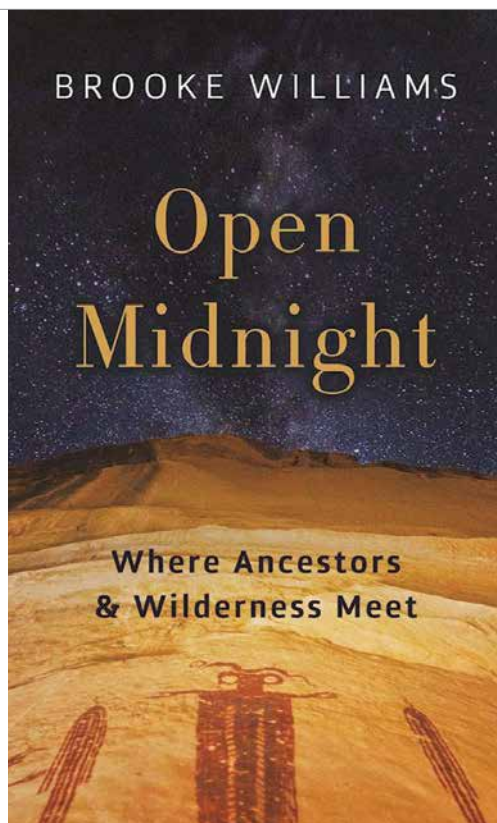
Landscape photo by © S Quintans-adobestock.com

Brooke Williams is a 30-year wilderness advocate, author, and husband of Tempest Williams. His most recent book, *Open Midnight: Where Ancestors and Wilderness Meet*, from Trinity University Press, is comprised of two parallel stories – about Williams spending a year traveling through wild places with his dog, a map, and his truck, while “ground truthing” – investigating the existence of backcountry roads in southeastern Utah. *Open Midnight* is also about Williams’ great-great-great-grandfather’s 1863 journey from England with a group of Mormons to America’s western wilderness.

“One of my jobs in the world is to make a case that there’s more to these wild landscapes than just recreation,” says Williams, 68. “There are spiritual, and inspirational elements going back to the beginning of time. It’s part of our evolution.”

Williams is also author of *Halflives: Reconciling Work and Wildness*, a memoir about deciding to leave a traditional job to do freelance work; *Utah Ski Country*; *Utah: A Celebration*; and *Escalante: The Best Kind of Nothing*. He’s currently working on a book titled *The Hermit Virus*, prompted by his and Tempest Williams’ self-isolation in Castle Valley since March, due to the COVID-19 pandemic.

The Williams couple collaborated on a project to republish *The Story of My Heart* by 19th century British nature writer Richard Jeffries. Tempest Williams discovered the rare book in a shop in Stonington, Maine; she and



Williams became enchanted with Jeffries’ writings about the “soul life” he found while wandering through the English countryside. They approached Torrey House Press in Salt Lake City about republishing the work. “We loved the book; we wanted to see it re-issued,” Williams says. Torrey House published the original book, with a foreword by Tempest Williams and essays by Williams, following Jeffries’ chapters.



“It was a fun project,” says Williams. “There are so many books that are out-of-print, yet there’s a lot there that maybe we could use. So much of Jeffries’ philosophy is pertinent today.” He notes that Rachel Carson, author of *Silent Spring* always carried a copy of *The Story of my Heart*. The late American author Henry Miller was also known to love the book, Williams says.

“Hauntingly original, provocative, and dashed with wit—this literary ghost story changed the way I see the world.”
—CAROLINE LEAVITT, *New York Times* bestselling author of *Pictures of You*

M DRESSLER

THE
LAST
TO
SEE
ME

A NOVEL

Another Castle Valley author is **Mylène Dressler**, who is working on her third in a series of ghost stories set in the west – tales drawn from the landscape, with characters, she says, that live in the shadows or margins of society. The genre is known as “literary gothic.”

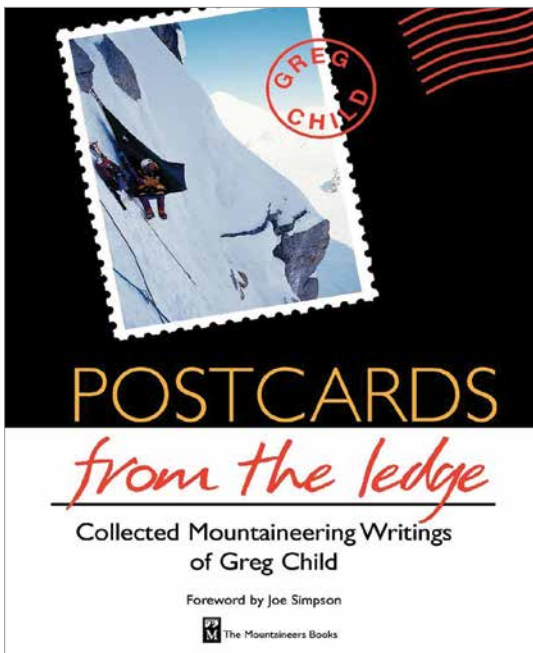
The *Last Ghost Series* are stories set in California, the Sierra Nevada, and Utah told from the perspective of a ghost named Emma Rose. “About five or six years ago I had an idea for a ghost story,” Dressler says. “And I remembered the wonderful writers I read growing up,” such as Shirley Jackson, author of *The Haunting of Hill House*; Henry James, who wrote *Turn of the Screw*; and Daphne Du Maurier, author of *Rebecca*. Dressler’s first of the series, *The Last to See Me*, published by Arcade, a division of Skyhorse Publishing, won the Book Pipeline competition, and was chosen from a list of winners for a possible film, she says.

Prior to the ghost series Dressler wrote what she calls “family psycho-dramas, or realist fiction.” She’s also penned nonfiction pieces for the *Washington Post* and various literary journals. The 57-year-old author is a retired fiction



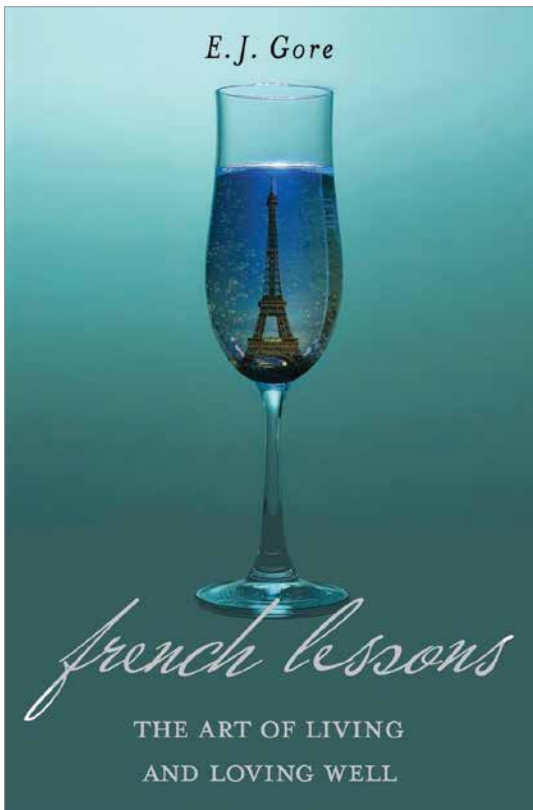
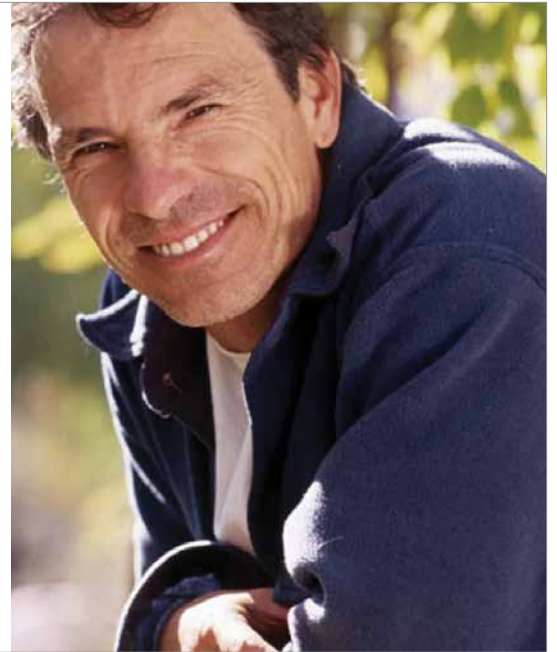
and creative writing professor, who, during the course of her career, spent a year in Mexico teaching writing on a Fulbright Scholarship.

Continued on page 36 >>



Yet another accomplished Castle Valley author is **Greg Child**, who writes about climbing and exploration. He's written numerous magazine features and columns, as well as five books including *Postcards from the Ledge*, a collection of humorous and insightful mountaineering pieces — including stories about controversial events. Published in 1998, by Mountaineers Books, *Postcards* won both the Banff Mountain Literature Award and the National Outdoor Book Award.

Child, a 63-year-old Australian-born, U.S. citizen, earned an Emmy for his work on a National Geographic documentary. In 1987, he was honored with the American Alpine Club's Literary Award for his "prolific and insightful mountaineering literature," according to mountaineers.org.



E.J. Gore has enjoyed success with her self-published novel *French Lessons, the Art of Living and Loving Well*. Published in 2013, the book continues to sell well via Amazon and independent bookstores, says Gore. She receives royalties every month from all over the world, including occasionally from France.

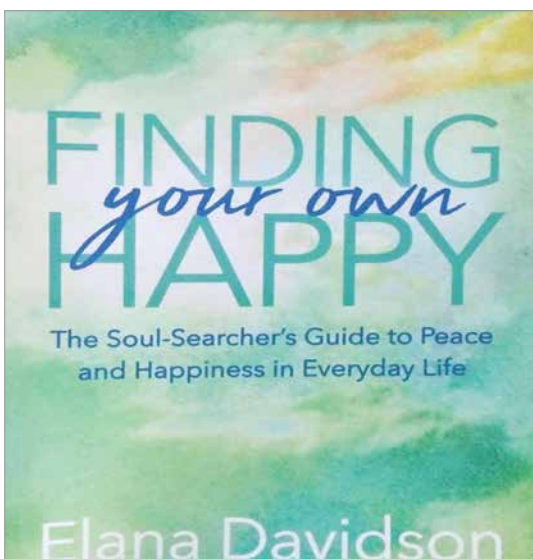
"It came about because I have a great love of France and Paris," says Gore. "And I also have a background as a life coach." She describes how, while sitting alone people-watching one day at her favorite bistro in Paris, a woman in the corner of the restaurant caught her eye. Gore was taken by her "marvelous" style and the way she was "holding forth with her dinner companions." On a napkin, Gore began sketching the idea for a book.

Her character Gabrielle is the prototype of the woman she noticed that night at the bistro. "It's a work of love, and a work about Paris. If even one person can be touched, or amused, I love that," Gore says. A chance encounter with actress Katherine Heigl at the Sundance Film Festival led to the book being optioned in 2017



for a film after Gore shared a detailed synopsis of a script with the actress. The option has since run out, but it was still a "thrill" says Gore, who resides in Spanish Valley.

Gore is currently writing a play about the life of Mary Colter, an American architect in the early to mid-1900s who designed many of the timeless, beautiful stone cabins and lodges at Grand Canyon National Park.



Elana Davidson relied on her own personal experience, and that as a life coach when writing her book *Finding Your Own Happy: The Soul-Searchers Guide to Peace and Happiness in Everyday Life*, published in 2019 by Morgan James. Davidson, who owns Essence Coaching, wrote the book after learning how to achieve happiness after experiencing her own journey of emotional turmoil. "When I was looking for answers I started to notice other people struggling," she says. "I learned what made a difference for me. I wanted other people to have the tools." The book is available at Moonflower Community Cooperative in Moab.

Continued on page 38 >>



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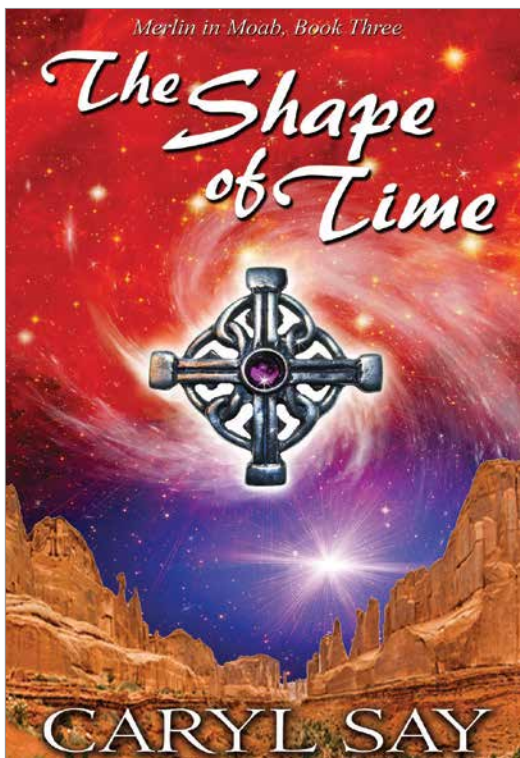


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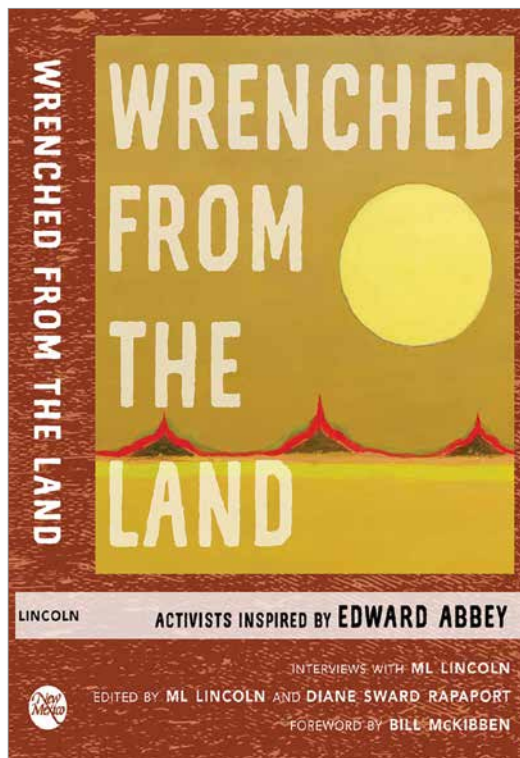
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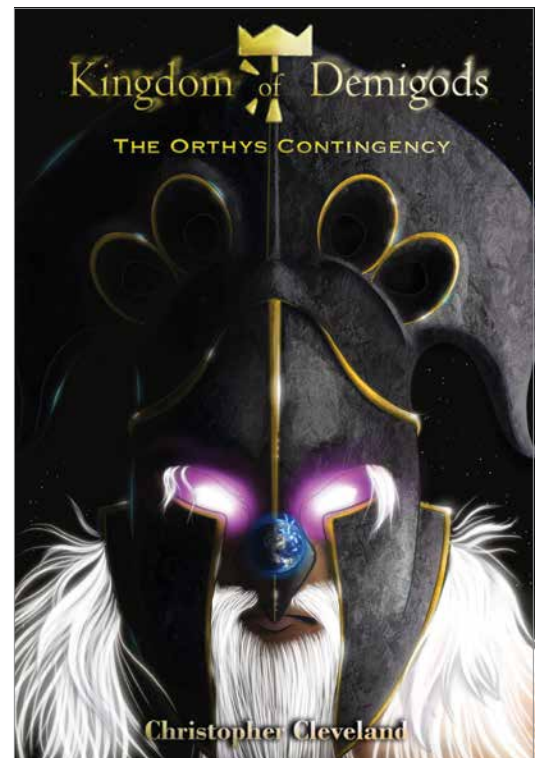
Fantasy writer **Caryl Say's** third novel, *The Shape of Time* quickly made the "top 10" bestseller list in the *Arthurian* fantasies category when it was published by Amazon in May 2020. It's the third in the *Merlin in Moab* series.

Say traveled to England to do research for what would become the first of her *Merlin in Moab* series, *Heart of Magic*, which was published in 2014. "I started late in life; it's been an adventure for me," says the 69-year-old Moab resident. Say writes every day while also working part-time at Arches Trading Post. "When I'm in that zone I have to sit down and write," she says. "It feels like a volcano inside me waiting to erupt and it has to come out."



ML Lincoln is a filmmaker, storyteller, activist, and author of *Wrenched from the Land: Activists Inspired by Edward Abbey*. Published by the University of New Mexico Press, the book is a collection of 16 interviews with environmental icons who were inspired by Abbey. *Wrenched from the Land* includes interviews with Terry Tempest Williams, the late Charles Bowden, Dave Foreman, Doug Peacock, Paul Watson, Bob Lippman, the late Katie Lee, and others.

Lincoln wrote the book's introduction, while author and climate activist Bill McKibben penned the foreword. Lincoln also produced the award-winning documentary *Wrenched* about how Abbey influenced the environmental movement of the 1970s and 80s.



Christopher Cleveland is a prolific young writer who has penned nearly 30 works in his 27 years — including nine novels, three short stories, two novellas, and four screenplays. His genre is science-fiction/fantasy. The self-published author's books are available at Amazon.

His *Kingdom of Demigods* series and the *Lost Legends of Egypt* series are also available at Grand County Public Library, where he has donated signed copies. Cleveland is currently working on a new series he says bridges the two prior collections. ■



LEARN ABOUT MANY OTHER LOCAL AND REGIONAL AUTHORS OF THE AREA,
WHOSE WORKS YOU'LL FIND AT BACK OF BEYOND BOOKS, 83 N. MAIN ST. IN MOAB.
SEVERAL OF THE ABOVE-MENTIONED TITLES ARE AVAILABLE THERE AS WELL
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Call Janie 435-260-1572



Millcreek Cove Subdivision

8 single family lots, or 16 twin home lots in Phase 4. Close to town, Beautiful Location. \$1,300,000. MLS #1699033
Call Bryon 435-260-1699 or Preston 435-260-1701



A Mountain-Modern Rustic Home

made from majestic Canadian log, with cathedral ceilings and walls of windows. Self-sustaining with solar and a shared well the open floor plan suggests a calming and peaceful atmosphere. \$569,000. MLS #1684185.
Call Bryon 435-260-1699 or Preston 435-260-1701



Nice Log Home, Inside & Outside

at 210 W. Shafer Lane in Castle Valley on 5 acres. 3 bd., 1 3/4 baths (1708 S.F.), partial basement (936 S.F.). Water Rights. Horse shelter and storage shed. Price: reduced to \$330,000. MLS #1647006
Call Janie 435-260-1572



Majestic Mt. Peale Lodge

Residence plus income potential. 7 master suites, 2 kitchens, covered decks, balcony, spacious common areas inside and out. \$1,320,900. MLS #1681574
Call Kevin 435-260-9890



Mt. Peale Duplex Cabins

Residence plus income potential. Each side 3 bedroom, 1 bath, vaulted ceilings, laundry, covered deck. \$439,000 for each duplex. MLS #1681580 & MLS #1681588
Call Kevin 435-260-9890



Red Brick and White Lapped Siding Tri-level

at 405 W. Wingate Ave with many upgrades and new roof in 2020. 3 beds and 1 1/2 baths, living room and lower level with walk-out family room. Easy maintenance backyard totally fenced. Walk to HMK, Rec. Center, Swanney Park. \$362,000. MLS #1692459
Call Janie 435-260-1572



Spacious Remodeled Home

4 Bed, 2 Bath, great room plus living room with wood burning fireplace. New A/C, new hardwood flooring. \$349,000. MLS #1690112
Call Nancy 435-260-7327



Flat Iron Mesa Ranch 17 S. Pinon Rd.

22.36 acre Lot 1 just 20 miles south of Moab. Away from the crowds. Water well. \$289,000. MLS #1625337.
Call Janie 435-260-1572



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Private Mt. Peale Oasis Home

2 bd, 2 ba on 5 acres. Wooded yard and private garden, covered deck, soaking tub. 1152 sq ft., private well with superb drinking water.

\$421,000. MLS #1681521

Call Kevin 435-260-9890



Woodland Ridge in Old LaSal

2.62 acres, \$107,000. MLS #1678814

3.19 acres, \$117,000. MLS #1678825

2.73 acres, \$97,000. MLS #1679094

7.06 acres, \$78,000. MLS #1679105

Your won't believe the views. Additional lots available soon. Call Billy 812-360-3302



Cabin on 5 Acres

This is a beautiful cabin situated on 5 acres in the La Sal mountains. With a wood burning stove, a wrap around porch. The adjacent 5 acres is also available as MLS #1655367. MLS #1655235. \$347,000.

Call Trevor 405-833-7005



3454 Tierra Del Sol

Amazing turn-key townhome in a great location with strong rental history. Price lowered to \$439,000. MLS #1661116

Call Trevor 405-833-7005



Downtown Moab C-3 Central Commercial Building Lot

141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft..

Will accommodate building of 9 possible rentals for which I have schematics available upon request.

\$600,000. MLS #1499132.

Call Janie 435-260-1572

VACANT LAND

Primo Castle Valley Lot

111 Hooley Lane situated Castle Creek side at end of cul de sac and adjacent large open space for solitude and privacy. Oversized at 6.89 acres in excellent water well and solar potential area. Never available before. Rare opportunity!

\$269,000. MLS #1691885

Call Janie 435-260-1572

Mt Peale Views in Old La Sal

• 1.5 acres, \$33,000, MLS #1681647

• 3.01 acres, \$101,000, MLS #1681640

• 14.93 acres, \$127,000, MLS #1681681

• 19.41 acres, \$165,000, MLS #1681679

• 27.72 acres with power pole,

\$221,760, MLS #1681677

• 53.61 acres with well and power pole,

\$644,100, MLS #1681676.

Call Kevin 435-260-9890

Fabulous View Property of 13.73 Acres

Just North of Highlands Subdivision. It has been platted for a 10 lot subdivision, or it could be an exclusive one house site overlooking the Moab Valley. \$1,400,000. MLS #1644375.

Call Janie 435-260-1572

Prime Doc Allen Lot

.30 acres on West side. All utilities are stubbed to the lot, curb and gutter are in. \$132,300. MLS #1630078.

Call Kevin 435-260-9890

The Bliss of Being Away From the Crowds

out at Flat Iron Mesa Ranch Lot 19 (12.96 acres); where the night sky is brilliant and the air is so clean. Great easy build lot should percolate well for septic system. Power & Phone at frontage. MLS #1579822. BIG Price reduction to: \$119,000.

Call Janie 435-260-1572

Get Away From the Crowds

Quiet, 83.43 acres at Sunrise Country in San Juan County. Off the grid, with County Maintained Roads, and school bus service. Oh the views. \$115,000. MLS #1548410.

Call Janie 435-260-1572



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eyan.mmosher@gmail

435-210-4817

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435-261-2830

1075 S. Hwy 191, Suite B

Moab, Utah 84532

Phone: 435-259-7337

moaboffice@gmail.com

moabpremierproperties.com



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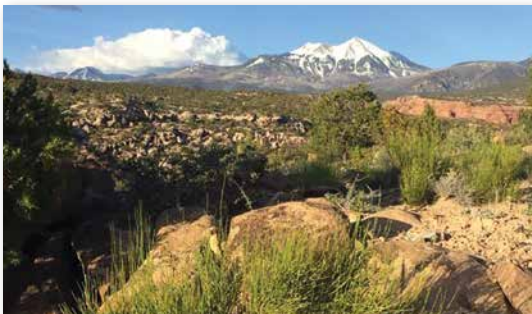
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DANETTE JOHNSON
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RICK LAMB
Associate Broker
435-260-2599
rick@moabrealty.com



Pole Canyon in Kane Creek Canyon Estates. Beautiful residential/recreational property just 18 minutes from Moab, that offers fabulous desert and mountain views. This lot located just off Kane Canyon Drive, offers striking views of the La Sal Mountains, the red fins of Behind the Rocks, Pole Canyon and Kane Creek Canyon. Power is conveniently located on the lot frontage. New owner will install well and septic. County maintained roads throughout the subdivision. There are no HOA dues. Sensible covenants are in place for the protection of property values. Owner financing is available. Available: 1610902, 1610907, 1610909, 1610910, 1610912, 1610913, 1610893 | Prices range from \$145,000 to \$175,000 | **Rick 435-260-2599**



Kane Creek Canyon Estates, scenic, beautiful large lot residential subdivision south of Moab across Hwy 191 from Bridger Jack Mesa. Only 17 minutes from Moab. Bordered on two sides by BLM public land. All of southeastern Utah recreation is at your door step. County maintained roads, underground power installed, Buyer is responsible for well and septic, Kane Creek Canyon Estates have covenant protection but no HOA fees, Owner financing available. Available: 1610901, 1610904, 1610906, 1610900, 1610898, 1610897, 1610895 | Prices range from \$145,000 to \$175,000 **Rick 435-260-2599**



Many upgrades, mountain views. Mountain views from your back deck, red rock views from the front...this quaint 3-bed, 2-bath home is ready and waiting for YOU! Located just on the edge of town, this home features many upgrades including new flooring and refrigerated air with a programmable thermostat. The fenced back yard is perfect for spending time outdoors with friends and family while watching the colors on the mountains as the sun sets. This home also boasts an open living/dining area, breakfast bar, separate laundry room and newer flooring. A large storage shed and ample parking (including space for an RV) are a bonus. MLS#1685190 | \$299,000 | **Danette 435-260-0130**



Nightly rental opportunity! This 2 bedroom, 2 bath is the perfect place to enjoy what Moab is about. The location is quiet and serene. You can enjoy a dip in the community pool or use it as an investment property. This has good rental history and is furnished and ready for a new owner. MLS#1690830 \$375,000 | **Stephanie 435-260-8023**



GREAT COMMERCIAL PROPERTY with additional land to expand your business! Building is 5,800 sq. ft. and previously a cabinet making shop. All equipment and clients included. (Excluding the business name). MLS#1576970 | \$990,000 **Dave 435-260-1968**



Great in-town location on quiet street! 2 bedrooms, 2 bath 1,868 square-foot single-family rambler/ranch style home close to downtown in a desirable and quiet neighborhood. Two-car garage, workshop. MLS#1651852 | \$349,000 **Dave 435-260-1968**



Uniquely furnished and turnkey ready townhome in beautiful Rim Village! Stunning views of the red rock rim and La Sal mountains. 3 bedrooms 2 ½ bathrooms. Master bedroom with en suite bathroom and two additional bedrooms with queen beds. Enjoy this townhome as a vacation home and nightly rental or as your full-time residence! Amenities include community pool, hot tub, playground, and tennis/basketball court. Attached two car garage. Ample on-street parking for trailers, jeeps and RZR's. MLS#1618763 \$399,500 | **Dave 435-260-1968**



HIGH ON HOLYOAK, far above the valley floor with grand views of the red rock spires and monuments of Castle Valley. Property includes a very comfortable platform yurt set-up. Use as a base camp for all your Moab and Castle Valley recreational adventures or utilize this great temporary dwelling as you build your dream home. Either way you will enjoy this great location with stunning views. MLS#1601261 \$195,000 | **Rick 435-260-2599**



Don't miss out on this beautiful fully-furnished and turn-key ready townhome! Great views from all areas of the townhome and outside patios. Master suite has a beautiful view of the red rock rim from the balcony that's sure to provide sensational sunset views in the evenings! Three bedrooms and 2 1/2 bathrooms, with two-car garage to store all of your toys! MLS# 1628574 | \$425,000 **Dave 435-260-1968**



AFFORDABLE MOAB LIVING! Great in town location - this home sits on a corner lot with a fenced yard and large storage shed. Many upgrades include tiled shower with jetted tub, newer flooring and central AC. Space rent is \$470/mo, includes water/sewer/trash and all community amenities. New owner must be approved by Grand Oasis/Inspire. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. MLS# 1676249 | \$69,000 | **Danette 435-260-0130**



BRAND NEW and ready for it's first owners! This 3 bedroom, 2 bath home has a bright, open living room/kitchen/dining area with a walk out to the back patio. Large pantry with shelving and a wonderful center island. The laundry room has its own entrance with a large sink. Master bedroom boasts double sinks, a luxurious tub and a separate shower. The yard is up to you - room for a garden, firepit, shed! The mountain and red rock views are spectacular. MLS# 1677748 \$350,000 **Danette 435-260-0130**



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 ½ bath on main level, 1274 sq. ft. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. \$309,000 | Available: #1649454, 1649457, 1649458, 1649468, 1649469 | **Dave 435-260-1968**



1120 S. LaSal Avenue. Two bedroom, 2 bath home — tile throughout, granite counters, attached garage, large 24x25 shop, solar panels and much, much more. MLS#TBA | \$479,000 **Danette 435-260-0130**



RESIDENTIAL LAND LISTINGS

VIEWS, VIEWS, VIEWS!

Close to town with that quiet, country feeling.
Build your dream home HERE!
\$140,000 | MLS#1684905
Danette 435-260-0130

DEVELOPMENT OPPORTUNITY

at the "Gateway" to Moab! Have your business seen FIRST by visitors as they enter Moab. This 2.39 acre parcel is located just south of the Colorado River Bridge on the west side of Highway 191.
\$1,795,000 | MLS# 1658268
Danette 435-260-0130

This lot has all the views of the red rock monuments that have made Castle Valley famous and in addition you have great views towards the Colorado River corridor. Choose from a number of different potential building sites and enjoy the peace and quiet of Castle Valley.
Come check out this great property!
\$135,000 **UNDER CONTRACT** | MLS#1606451
Rick 435-260-2599

RARE BUILDING LOT IN TOWN.

Spectacular views of the mountains and red rock rim! Hiking/Biking trails right out your back door.
.25 acre in cul-de-sac.
Water, sewer and power all stubbed.
\$119,000 | MLS#1590268
Danette 435-260-0130

GREAT PROPERTY IN LA SAL

.56-ACRE LOT IN LA SAL.
Power at lot and phone nearby. Can be purchased with deed restricted pond parcel.
MLS#1215877 | \$38,400
Owner/Agent | **Dave 435-260-1968**

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#1520062 | \$225,000 each
Rick 435-260-2599

COMMERCIAL

LEASING OPPORTUNITY - COMMERCIAL PROPERTY
4,000 Sq Ft of commercial space. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. \$1.00 SQ FT / Per Month. MLS# 1621858
Dave 435-260-1968



GREAT LOCATION! Enjoy the convenience of living downtown — close to K-6 elementary school, park and recreation & aquatics center. This 3 beds, 2 bath home is not to be missed! Spacious, open living room/kitchen/dining room area walks out to a secluded backyard with a patio and gas bbq hookup. Master bedroom boasts a large, walk in closet with attached bathroom, double sinks and tiled shower. Laundry room leads out to the 2 car attached garage. Lush green lawn has full auto sprinkler system for both front and back. MLS# 1688989 | \$429,000 | **Danette 435-260-0130**



BEAUTIFUL BUCHANAN LOT in Castle Valley, property is sprinkled with Pinyon-Juniper, blessed with an easy building terrain and of course the views can't be beat. \$165,000 | MLS# 1687800 | **Rick 435-260-2599**



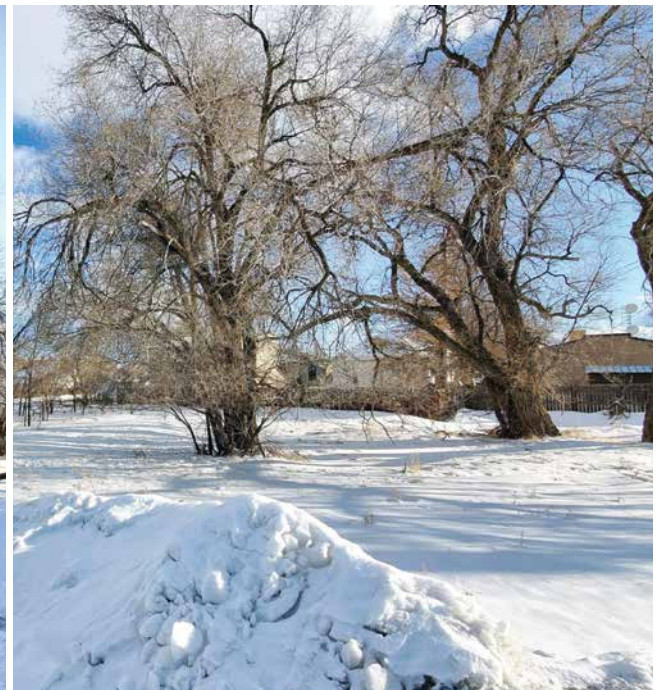
4 Executive Offices Available
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Premium WiFi

Contact Dave (435) 260.1968



670 Bittle Lane

Whether you are looking for a new family home or an investment property, we have the perfect opportunity for you! The location is close to downtown, but tucked away for additional privacy and has minimal traffic. The main house is 1440 sqft, has 3 bedrooms, 2 bathrooms with an open concept living area. The home also has a spacious two-car garage. Each room has 1 to 2 large windows to maximize natural light and causes the house to feel bright and airy. The kitchen has beautiful slate appliances that are in mint condition, and are included in the sale along with the washer and dryer. The 2nd dwelling space is a detached two bedrooms, one bathroom apartment with 576 sqft of living space, and its own 2 car garage.



Commercial Lot in Monticello

Commercial Zoning. Great Location In Downtown, just south of Family Dollar. .17 acres with lots of potential.



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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
Dominion Gas: 719-2491 or 719-2490
Rocky Mountain 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
Jude Tuft, General Contractor: 719-5082

WELL DRILLING

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

SURVEYORS

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

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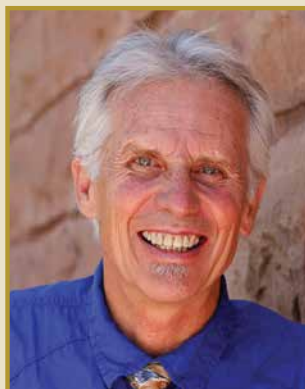


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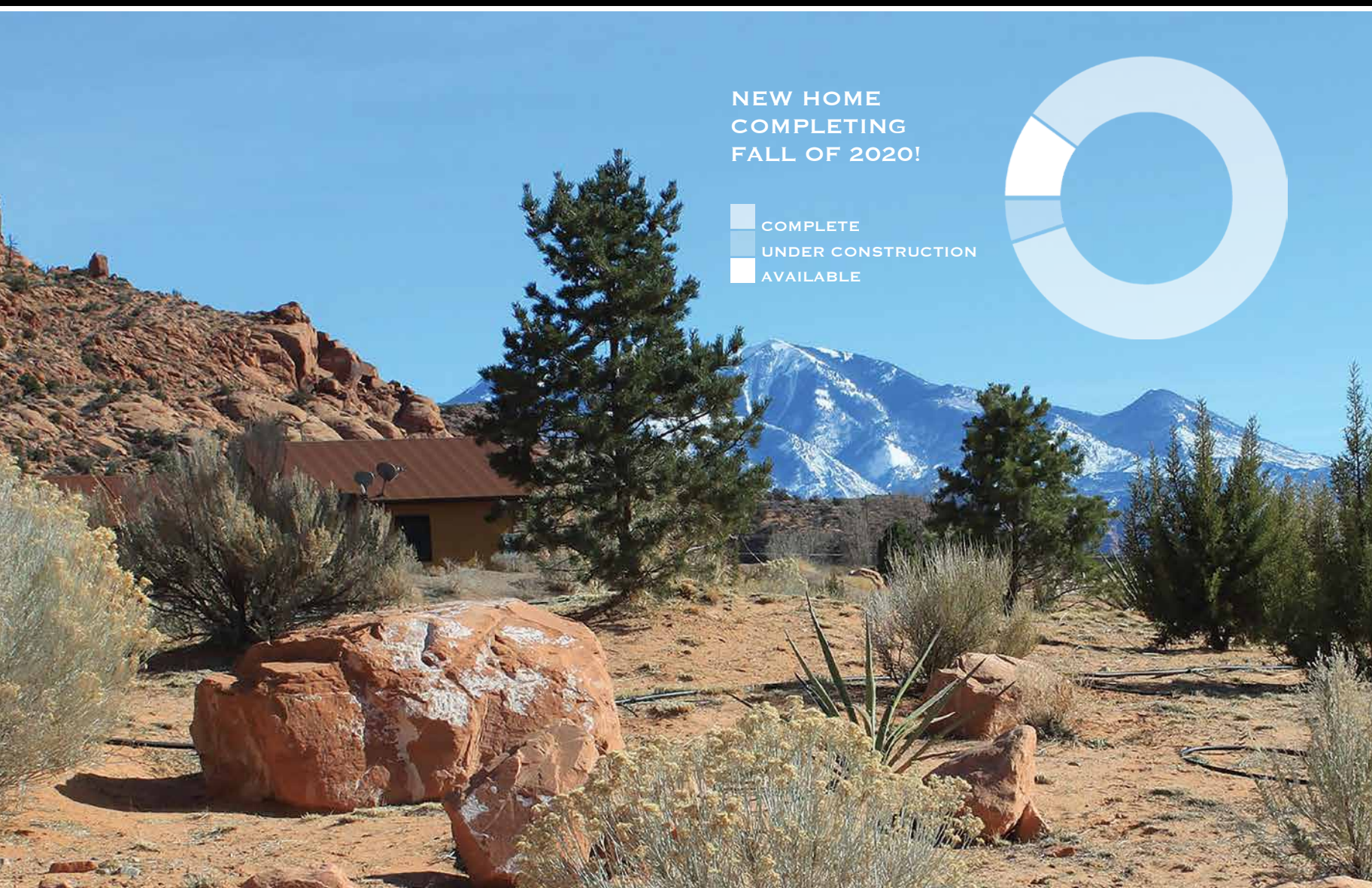
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