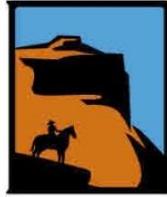


Mayor  
Robert Houston  
City Manager  
Joe Decker  
Treasurer  
RaeLene Johnson



City Council  
Kent Burggraaf  
Cheryl Brown  
Kirt Carpenter  
Brent Chamberlain  
Joe B. Wright

**KANAB**  
— UTAH —

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KANAB CITY PLANNING COMMISSION STAFF REPORT- February 3, 2015

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**I. APPLICANT: Kanab Utah Hotels, LLC (Hampton Inn)**

**REQUEST: Application for Site Plan Review**

**LOCATION: 98 South 100 East (Parcel K-14-6)**

**Current Zone: Commercial (C-1), Downtown Overlay**

**II. STAFF ANALYSIS**

Kody Young, authorized representative for Kanab Utah Hotels, LLC, is requesting Site Plan approval for a proposed Hampton Inn Hotel to be located at 98 South 100 East. The applicant is proposing to build a new 81 room, four-story, 48 foot tall hotel at the site in which the Dog House Tavern was previously located.

**1. Considerations relating to traffic safety and traffic congestion.**

- a. The effect of the site development plan on traffic conditions on abutting streets.
- b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
- c. The arrangement and adequacy of off-street parking facilities, including the requirements listed in Chapter 6 of this Ordinance.
- d. The location, arrangement, and dimensions of truck loading and unloading facilities.
- e. The circulation patterns within the boundaries of the development.
- f. Connectivity of streets and trails as defined in Section 4-30.
- g. The surfacing and lighting of off-street parking facilities.

Section 1-6 of Exhibit A: Downtown Overlay provides that “access points and driveways connecting directly to the corridor roadway shall be minimized” and Section 1-3 encourages access from city streets and shared access with adjacent businesses. Furthermore, Section 4-18 notes that “for lots or parcels that contain street frontage on Highway 89 or 89A, UDOT shall be consulted to determine if the proposed project adheres to the long range transportation plan.” Section 3-9 of the *Kanab City Standard Specifications for Design and Construction* states that “driveway access shall not be allowed within one hundred fifty feet of the nearest right-of-way line of an intersecting street for major collectors and one hundred eight-five (185) feet for arterials.”

— A Western Classic —

The proposed site plan indicates one driveway access point onto Highway 89 (100 East) with two access points from 100 South. The proposed driveway, fronting Highway 89 is located mid-block approximately 250 feet from the right of way line of 100 South. Staff believes that the proposed driveways are appropriately placed on site. In addition, onsite traffic circulation is adequately addressed, with adequate turning radii provided.

Exhibit A, Section 1-17, subsection B provides that “the primary pedestrian entry of the building should face the street and be identified, defined and reinforced by significant architectural elements of mass.” The primary entry faces 100 South on the south side of the building, approximately 30 feet from the proposed sidewalk. This entrance is the primary focal point of the building, reinforced with a canopy, a porte cochere, a pop-out and cornice above. An entrance is also provided on the east, west and north sides of the building. It appears as though pedestrians accessing vehicles parked on the on-site parking lot are reasonably accommodated, as well. In general, Staff believes that the applicant has adequately addressed considerations related to pedestrian access.

Section 3-9 of the *Kanab City Standard Specifications for Design and Construction* notes that a Traffic Impact Study (TIS) is required for developments “which generate 100 or more trips during the morning or afternoon peak hours.” The ITE Trip Generation Manual estimates that a total of 48 PM peak trips are expected to be generated by a hotel of this size. Therefore, a Traffic Impact Study is not necessary for this development. It is likely that the existing arterial street (Highway 89) which the property fronts has the capacity to absorb the expected increase in traffic.

The applicant has proposed 69 paved 9 ft. X 18 ft. parking stalls on the site, which includes 4 accessible parking spaces, which meets ADA requirements. Section 6-4 of the *Land Use Ordinance* provides that 1 space per sleeping unit is required for hotels. Furthermore, Section 6-9 provides that:

*Parking Space Requirements enumerated in Section 6-4 may be reduced by up to 50% of the requirement when one or a combination of the following methods is utilized:*

1. *A shared parking agreement between the applicant and adjacent land owners (up to 40% reduction)*
  - a. *Up to 50% of parking stalls in an adjacent parking lot may be applied toward the reduction, provided that:*
    - i. *The applicant demonstrates that the adjacent use is reciprocal in time and volume for parking demand.*
    - ii. *All parking stalls identified in the agreement are within 500 feet of the entrance of the building.*

The applicant has obtained an easement agreement with Kane County Hospital for 14 parking stalls, adjacent to the Hospital thrift store and 12 parking stalls to the south with Nick Ramsay. All stalls are located within 500 feet of an entrance. Under these agreements, up to 13 spaces may be added to the 69 spaces on-site. The applicant has demonstrated that demand for parking is reciprocal in demand, with the majority of parking demand at the hotel occurring between 6 pm – 9 am, with operating hours at Ramsay Towing and Service Center between 7:30 am and 6:30 pm and 10 am – 4 pm at the Hospital Thrift Store. Considering this, Staff believes that 13 spaces should be applied to the 69 on-site parking spaces provided, totaling 82 spaces and that the applicant has satisfied the requirement for the number of off-street parking spaces.

Section 6-2 of the *Land Use Ordinance* provides that “the dimensions of each off-street parking space shall be at least (9) feet by twenty (20) feet for diagonal or ninety degree spaces.” Therefore,

the applicant is not currently in compliance with the parking size requirements, proposing 9 ft. X 18 ft. spaces. However, the Planning Commission will consider a recommendation to amend the Land Use Ordinance, changing this requirement. Staff recommends that approval of the site plan application be contingent upon this ordinance change, providing for spaces of the proposed size.

Section 6-7 of the *Land Use Ordinance* states that “each off street parking lot shall be surfaced with a minimum of 2 inches of asphalt or 3 ½ inches of Portland cement or equivalent.” The applicant proposes to construct 3 inches of asphalt, which meets this requirement.

The City Engineer has reviewed the site plan, including the parking and access requirements and recommends approval, conditional upon meeting specified requirements, including UDOT approval, a change in parking stall size requirements, and furnishing an off-site parking agreement.

## **2. Considerations relating to outdoor advertising.**

The applicant is proposing to install two flat signs, affixed to the building, one facing west and one facing south, as well as a 6 ft X 9 ft monument sign near the southeast corner of the proposed building. The proposed monument sign complies with the requirements of Section 7-10, including the area, which is below the 80 square feet maximum. The proposed flat signs appear to comply with the requirements of 7-10, including not exceeding 20% of the face of the front wall and not projecting more than 18 inches from the building. It is not anticipated that the proposed signs will detract from adjacent development or cause any hazards to the public. The applicant will be subject to the requirements of Chapter 7 of the Land Use Ordinance and will be required to obtain a sign permit for those signs that he proposes, as provided in Section 7-5 of the Land Use Ordinance.

## **3. Performance standards for industrial and other objectionable elements**

The site is not anticipated to contain significant dangerous and objectionable objects as described in Chapter 10 of the Land Use Ordinance.

## **4. Considerations relating to buildings and site layout**

The proposed hotel is a permitted use within the C-1 zone. The building meets the minimum yard setback requirements for the C-1 zone, including the provision in Section 20-6 that “buildings over 2 stories in height in a commercial zone shall have a minimum setback of 30 feet if not retail space.” The façade of the building consisting primarily of earth-toned colored stone and EIFS materials and the building utilizes vertical relief overbuilds, canopies, cornices, and recesses, meeting the requirements of Section 1-17 of Exhibit A of the Land Use Ordinance.

Section 15-3 provides that the maximum building height within the C1 zone is 45 feet. The applicant has obtained a conditional use permit to construct the building to 48 feet, as specified in the proposed site plan, with the living space below 43 feet, with a cornice that reaches 48 feet. The proposed building will undoubtedly affect the character of the downtown area being significantly taller and bulkier than surrounding properties. The closest structure will be the one-story Kane County Hospital Thrift store, standing approximately 40 feet from this structure. This building will contrast this structure and other surrounding one and two story structures, but will be similar in height and bulk to the Holliday Inn Express one block to the South and the proposed Comfort

Suites two blocks to the west. One of the consequences with raising the height restriction is that there will be greater height variation with buildings, both downtown and throughout commercial areas in Kanab. As the structure is located near the center of the parcel, visual impact has been minimized, given the building's height and bulk. Nevertheless, as with any building of this mass, there will be some impacts related to increased shadows, in the direct vicinity of the building, including residential structures, directly adjacent to the parcel, to the east.

The applicant has provided a landscaping plan, which proposes a variety of trees, shrubs, and perennials. to be located in all un-paved areas, at the front, sides and rear of the building. Section 9-8 (A) provides that "the public right of way shall be landscaped with two inch (2") caliper trees and approved landscaping as described in Section 9-8(G)." The applicant proposes to retain the existing trees which front 100 East and proposes to add one tree in the public right of way and proposes to add landscaping, in addition to curb, gutter, and sidewalk along 100 South, with 5 new 2" caliper trees. Section 6-7(B) provides that a tree diamond every 6 parking spaces or a 6-foot wide island with a tree is to be installed at the end of each parking row. The applicant has met this requirement for the parking row, directly in front and at the rear of the building, with tree diamonds places at least every 6 spaces. The parking, fronting 100 East includes a 20 feet wide landscaping island on the south end end and a 5 feet wide island on the north end; this parking is directly adjacent to the existing street trees. The City Engineer acknowledges that the five feet wide tree island does not fully comply with the ordinance, but that a exception to this requirement may be appropriate. Staff believes that the applicant has adequately addressed the landscaping requirement in Section 6-7(B). Section 9-8 (B) provides that "in addition to landscaping in the right of way, a minimum six foot (6') wide landscaped area shall be installed along the entire frontage of the parcel" and further provides that "The Planning Commission may revise the landscaping plan to ensure the purposes of this chapter are substantively met." The applicant proposes a narrow, 2 feet wide landscaping strip of shrubs between the parking lot and the public right of way, where the sidewalk and street trees are located. Furthermore, Section 9-8 (M) provides that "five foot (5') landscaping strips are required around all trash enclosures except the gate side." The applicant proposes landscaping on the south side of the trash receptical, with only curbing on the north side, adjacent to the Hospital Thrift Store parking lot, with a tree to remain near the receptacle. Although, the applicant does not fully comply with the requirements of 9-8 (B) and 9-8(M), Staff believes that given the limitations of the relatively compact site, to accommodate parking and driveway access, this landscaping adequately addresses landscaping requirements.

### **III. FINDINGS**

- 1. The proposed site plan meets the dimension, use, and design requirements of the C-1 Zone and the Downtown Overlay.**
- 2. The applicant has obtained a conditional use permit to increase the height to 48 feet, according to the site plan.**
- 3. The effect on traffic impact and safety has been appropriately considered and the proposed development has adequately addressed considerations related to vehicular and pedestrian traffic access.**
- 4. Proposed parking meets the requirements of Chapter 6 of the Land Use Ordinance.**
- 5. Proposed landscaping adequately addresses the requirements of Section 6-7 and 9-8 of the Land Use Ordinance.**
- 6. Proposed Signage meets the requirements of Chapter 7 of the Land Use Ordinance.**
- 7. The proposed architectural design meets the requirements for the Downtown Overlay (Exhibit A).**

8. The City Engineer has reviewed the site plan and recommends approval conditional upon UDOT approval, an amendment to the parking stall size requirements, a clarification about the off-street parking requirements and an exception to the landscaping requirement of 6-7(B).

#### **IV. STAFF RECOMMENDATION**

That the Kanab City Planning Commission approves the application for Site Plan Review, based upon the following condition:

- That the applicant obtains approval from UDOT to determine if the proposed project adheres to the long range transportation plan as it relates to curb, gutter and sidewalk improvements, as stated in Section 4-18-1.1 of the *Kanab City Land Use Ordinance*.
- That the City Council approves a Land Use Ordinance amendment which provides for 9 ft. X 18 ft. parking spaces.



43 South 100 East, Suite 100 T 435.628.6500  
St George, Utah 84770 F 435.628.6553

alphaengineering.com

January 23, 2015

Kanab City  
Attn: Gary McBride  
76 North Main  
Kanab, UT 84741

RE: Hampton Inn Site Plan 2<sup>nd</sup> Review

Dear Gary,

We have completed a second review of the site plan provided for the proposed Hampton Inn Hotel to be located on the corner of 100 East and 100 South Street, in Kanab, Utah, as submitted by Vanzeben Architecture. In addition, they provided a response letter and email with the updated site plan.

All items in our previous review have been addressed with the exception of the following items. The original review comment is repeated in italics.

- 1. Chapter 4, Section 4-18-2.2, requires coordination with UDOT for parcels containing street frontage on Highway 89 or 89A to determine if the proposed project adheres to their long range transportation plan. The site plan indicates the existing driveways will be removed, and the new driveway approaches installed. These improvements should be verified to have been coordinated with UDOT.* **The email with the submittal indicated that this was in process, however was not provided with the submittal.**
- 2. Chapter 6 of the Land Use Ordinance, Section 6-2. The parking lot does not appear to comply with parking stall size requirements. The parking stall dimensions should be checked and corrected if necessary.* **The email with the submittal referenced modification of the ordinance regarding parking stalls, however we understand this has not taken place yet.**
- 3. Chapter 6 of the Land Use Ordinance, Section 6-4, requires the total number of parking stalls to be "1 per each sleeping unit". The hotel has 81 sleeping units, and the on-site spaces provided will be 69 with an off-site parking agreement of an additional 14 spaces. It is recommended that the off-site parking agreement be provided for Kanab City to review.* **The response letter indicates that an off-site parking agreement will be provided to the City, however was not included with the submittal.**
- 4. Chapter 6 of the Land Use Ordinance, Section 6-7(B), "Landscaping," 6-foot islands at the end of parking rows.* **The tree island on the northwest end of the parking lot has been revised; however it appears to be only be 5-foot wide. This should be checked and corrected or a variance to the ordinance requested.**

The first three comments remain as a reminder that additional documentation or variances should be obtained prior to approval of the site plan, as noted. Item number four should also be addressed to the satisfaction of the City.

We recommend approval of the site plan conditional upon the developer providing the above noted documentation or obtaining the necessary variances. It should be noted that per Chapter 2, Section 2-2, of the Kanab Standard Specifications for Design and Construction, a full set of construction drawings stamped by a Civil Engineer registered in the State of Utah including a geotechnical report and drainage report should be submitted for review and approval upon approval of the Site Plan.

Please let us know if you have any questions regarding this review.

Sincerely,



Glen E. Carnahan, P.E.  
ALPHA ENGINEERING COMPANY



**KANAB**  
UTAH

76 North Main  
Kanab, Utah 84741  
Phone: (435) 644-2534  
Fax: (435) 644-2536  
[www.Kanab.Utah.Gov](http://www.Kanab.Utah.Gov)

# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

## Application:

Application is hereby made to the Kanab City Planning and Zoning Commission for review and approval of the site plan for the following property:

## Applicant Information:

Name Kanab Utah Hotels, LLC, DBA Hampton Inn Phone (435) 229-9090  
Address 230 N 1680 E #T1 P.O. Box \_\_\_\_\_  
City St George State Utah Zip Code 84790

## Property Location: Indicate property location using ( East-West / North - South ) street address

98 S 100 E, Kanab, UT (proposed Hampton Inn Kanab site)

## Project Name and Description:

Hampton Inn Kanab: and 81-room, 4-story hotel

## Desired Development Committee Meeting Date

Meeting Date Requested: 01/20/2015 Date ( mm-dd-yyyy )

NOTE: Development Committee Meetings are normally held on Wednesday(s) at 10:00am in the Kane County Commission Chambers. This application will need to be submitted a minimum of one week in advance of the date listed above.

## Acres:

1.07 Acres Existing Zone C1 (Commercial Zone)  
Parcel ID K-14-6



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Kanab, Utah 84741  
Phone: (435) 644-2534  
Fax: (435) 644-2536  
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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

## Fees:

Fees Required \$0.00

Deposit Req'd \$553.50

The calculated fees that are shown above are required before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required fees/deposits by either making payment on-line, by mail or by hand delivery to the Kanab City Office in the form of a check or money order.

NOTE: Additional deposits will be required when initial deposits are fully expended. Any unused portion of deposits will be refunded to applicant upon completion of the project.

## Existing Use of Property

80% Vacant Land / 20% Retail (Currently the Dog House Tavern)

## Use of Adjacent Property

NORTH: Retail (Thrift Store) ; SOUTH: Retail Strip Mall (Various Tenants) ; EAST: Multifamily Residential (Single Story Apartments) ; WEST: Highway

## Development Time Table: State the time table for development.

Construction Commencement: April 1, 2015  
Construction Completion: February, 2016  
Grand Opening: March 15, 2016

## Intended Use of Property:

Refer to Kanab City Land Use Chart(s) for Commercial or Manufacturing for approved use(s) found in the Kanab City Land Use Ordinance. Select the use you are applying for under your current zone designation.

Hotel

## Describe All Sensitive Lands Impacts: (Refer to Kanab City Land Use Ordinance - Sensitive Lands Section)

Not Applicable



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www.Kanab.Utah.Gov

# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

Developers Address:  Same As Applicant

Name Kanab Utah Hotels, LLC, DBA Hampton Inn Phone (435) 229-9090

Address 230 N 1680 E #T1 P.O. Box \_\_\_\_\_

City St George State Utah Zip Code 84790

### Adjacent Property Owner(s) Notification:

A list of names, street addresses and mailing addresses for owners of property within 140 feet from the outer boundary of the subject property. ( Note: this includes property owners across the street and in the rear of the subject property. In determining the 140 feet, the width of any intervening street or alley shall not be included. To add additional Adjacent Property Owner press the button below.

Name See attachment Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Street Address \_\_\_\_\_

P.O. Box \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Exhibits:

These items are required before meeting with Planning Commission:

A. Site Plan Construction Drawing(s)

B: Signed letter from the Kanab City Engineer - indicating approval of the Site Plan Construction Drawing(s).

C: Meet the Kanab City Land Use Ordinance ( Chapter 9 ) requirements.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office before the scheduled Planning Commission Meeting. No meeting can be held without the above submitted items.



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UTAH

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Kanab, Utah 84741  
Phone: (435) 644-2534  
Fax: (435) 644-2536  
www.Kanab.Utah.Gov

# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

Owner:  1st listed Owner - Same As Applicant

Provide information for all Legal Title Owners below. Use button to add additional owners.

Name Kanab Utah Hotels, LLC, DBA Hampton Inn Phone (435) 229-9090

Address 230 N 1680 E #T1 P.O. Box \_\_\_\_\_

City St George State Utah Zip Code 84790

### Signature of Property Owner(s) within the Subject Property:

Each Owner(s) of property within this requested Site Plan Review must enter his/her name and date. Owner(s) understand that this application requires a review and approval before the Kanab City Planning Commission

NOTE: Filling in Signature Name and Date and submitting form will serve as a valid signature. Form will be date and time stamped when submitted.

**Warning - once form is submitted - Form information can not be changed.**

### Applicant(s) Requesting General Plan Zone Change

Signature  Date (mm-dd-yyyy) 01/09/15

### Contact Information:

Applicant must provide at least one email address for correspondence with City Administrative Staff.

Email \_\_\_\_\_ Email \_\_\_\_\_



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UTAH

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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

For City USE ONLY

Accepted \_\_\_\_\_

Date ( mm-dd-yyyy ) \_\_\_\_\_

**ADJACENT PROPERTY OWNERS**  
**(140' of Outer Boundary Lines)**

140' ft

0011612 K-10-11  
GUINN D MICHELLE  
112 E 450 N  
KANAB, UT 84741

0011778 K-11-10  
RAMSAY NICK R & CAROL LYNN  
111 E 575 N  
KANAB, UT 84741-3350

0012255 K-14-4  
VAUGHN JEFFERY J & WENDY L  
159 E 100 S  
KANAB, UT 84741-3534

0012263 K-14-5  
DOS BROS LC  
CLARKSON BENJAMIN K  
7 W CENTER ST  
KANAB, UT 84741

0012289 K-14-7  
KANE COUNTY HUMAN RESOURCES  
SPECIAL SERVICE DISTRICT  
355 N MAIN ST  
KANAB, UT 84741

0012297 K-14-8  
SOUTH CENTRAL UTAH TELEPHONE  
ASSOC INC  
MCLEMORE MARC  
PO BOX 555  
ESCALANTE. UT 84762-0555

0012305 K-14-9  
SMITH THAYNE C & GEORGIA J -TR-  
SMITH ERIC  
2810 WOODBURY CIR  
SAINT GEORGE, UT 84790

0012313 K-15-1  
TEXU LLC  
78 E CENTER ST  
KANAB, UT 84741

0012438 K-15-3  
KANE COUNTY  
76 N MAIN ST  
KANAB, UT 84741-3219

0012396 K-15-17  
RIVER CITY INVESTMENTS LLC  
78 E CENTER ST  
KANAB, UT 84741-3542

# **EXHIBIT A**

**(Site Plan)**

**\*\*Electronic Version Submitted Via Email\*\***

**SITE PLAN KEYNOTES:**  
 1. PROPERTY LINE.  
 2. NEW 3" THICK ASPHALT PAVING ON 8" IMPROVED SUBGRADE ON COMPACTED SUBGRADE 10% MAX DRAINAGE.  
 3. NEW ACCESSIBLE RAMP. SEE DETAIL.  
 4. OBTAIN APPROVAL FOR WORK IN LOT RIGHT OF WAY.  
 5. PAVING TO BE IN PLACE AT TIME OF CONSTRUCTION.  
 6. OUTDOOR STORAGE.  
 7. NEW 4" THICK CONCRETE SIDEWALK ON 8" HIGH SUBGRADE.  
 8. NEW MONUMENT SIGN. BY OWNER. 4' HIGH X 4' DIA.  
 9. NEW 4" DIA. 4" THICK CONCRETE SIDEWALK ON 8" HIGH SUBGRADE.  
 10. NEW 4" THICK CONCRETE SIDEWALK ON 8" HIGH SUBGRADE.  
 11. NEW ELECTRICAL TRANSFORMER.  
 12. NEW ELECTRICAL SERVICE.  
 13. STEEL FRAME SWING GATE IN TRUCK DRIVE.  
 14. 6" CONCRETE SUB-VENTORSE IN WOODPILES.  
 15. NEW 2" CAULKER TREE. FRANKLIN CEMETERY.  
 16. NEW LANDSCAPING. CONCRETE GUTTER. OBTAIN APPROVAL FOR WORK IN LOT RIGHT OF WAY.  
 17. APPROVAL FOR WORK IN LOT RIGHT OF WAY.  
 18. EXISTING CURB & GUTTER.  
 19. 20" X 4" WIDE PAINTED PARKING STRIP.  
 20. EXISTING TREE TO BE REMOVED.  
 21. EXISTING TREE TO BE REMOVED.  
 22. EXISTING TREE TO BE REMOVED.  
 23. EXISTING CONCRETE DRIVE APPROXIMATE TO BE REMOVED.  
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 43. EXISTING TREE TO BE REMOVED.  
 44. EXISTING TREE TO BE REMOVED.

**NOTES:**  
 A. ALL WORK SHALL CONFORM TO KANAB CITY PUBLIC WORKS DEPARTMENT. REFER TO THE CITY ENGINEER FOR ANY QUESTIONS.  
 B. VERIFY EXISTING CONDITIONS BEFORE COMMENCING WORK.  
 C. EXISTING CONDITIONS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL CONDITION.  
 D. EXISTING CONDITIONS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL CONDITION.  
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 M. EXISTING CONDITIONS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL CONDITION.  
 N. EXISTING CONDITIONS SHALL BE MAINTAINED OR RESTORED TO ORIGINAL CONDITION.

COVERAGE	AREA	% RED.	LOT
FRONT YARD	12,141.50 FT.	26%	
LANDSCAPING	4,994.50 FT.	NOT LISTED	
PAVING	25,412.50 FT.	63%	
<b>PARKING MARKS</b>			
STALLS REQUIRED	81		
ON-SITE	69		
OFF-SITE (SOUTH IN PARKING AGREEMENT)	14		
TOTAL STALLS	83		

**OFF-SITE PARKING:**  
 14 STALLS TO BE PROVIDED BY ADJACENT PROPERTY OWNER.  
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