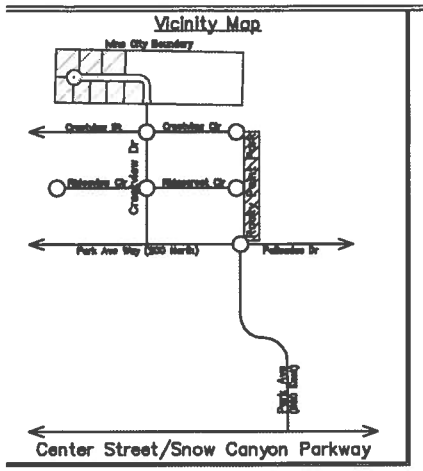


RED DESERT PHASE 1 CONCEPT PLAN
PROPOSED RESIDENTIAL SUBDIVISION
SEPTEMBER 20, 2016

N

Red Desert Phase 1
Approximately 4.3 Acres

Possible Future Development
Approximately 5.4 Acres

Red Cliffs Desert Reserve/Snow Canyon State Park

Approved HCA Future Fence

154.74' | 148.72' | 148.72'

Red Mountain Estates

Existing Block Wall along Eastern Boundary

20' Storm Drainage Easement

181.05'

1-1
24,598 Sq Ft
0.56 Ac

1-2
23,504 Sq Ft
0.54 Ac

1-3
23,605 Sq Ft
0.54 Ac

158.55'

50.00'

43.00'

Phase 1 Street Alignment
Roush Enterprises, LLC Parcel I-SB-18-C, 5.00 Acres

Existing Pool

Existing Pool Pump House

Existing Home

Existing Power Transformer

43.00'

Possible Phase 2A Street Alignment
Roush Enterprises, LLC Parcel I-SB-18-B-1, 2.65 Acres

Roush Enterprises, LLC Parcel I-SB-18-D-1, 2.02 Acres

127.89'

166.10'

1-4
18,032 Sq Ft
0.41 Ac

1-5
14,831 Sq Ft
0.34 Ac

1-6
15,905 Sq Ft
0.37 Ac

1-7
15,905 Sq Ft
0.37 Ac

144.59'

1-8
18,317 Sq Ft
0.42 Ac

43.00'

38.00'

Possible Phase 2B
Street Alignment

Entry Gate

118.88' | 110.00' | 110.00' | 110.00' | 124.40'

Existing Block Wall along Southern Boundary

50.00'

Crestview Dr

The Palisades Phase 2

The Palisades Phase 1

Existing Utility Access Note –
All Required Utilities for Red Desert Phase 1
are Stubbed at the Terminus of Crestview Dr

Title	Graphic Scale (Feet)
Red Desert Phase 1 Concept Plan Submitted to Ivins City	
Drawn By – Robert Roush, MGR Roush Enterprises, LLC Date – September 20, 2016	100.00' – 200.00'