

Project Narrative
Padre Canyon Resort
Development & Construction Offices
July 20, 2020

The purpose of the enclosed conditional use application is to allow for the continued use of three temporary office trailers which were previously permitted and installed at the Padre Canyon Resort project site. These offices are critical to the ongoing and future development and construction activities of the Resort, and serve the following needs:

- Development – The development team has offices here, including personnel overseeing project financing, design, marketing, operations, and all other aspects of the development process. There is collaborative space where our onsite design meetings are held with architects and engineers.
- Construction – The team responsible for overseeing the construction of the hotel and residences has office space in these trailers.
- Brand Operations – The operations team supports the nightly rentals for the existing residences, and is preparing for the opening of the resort.
- Storage – There is storage space that supports the operation of the nightly rentals for the existing residences, as well as preparations for the future culinary operations for the resort.

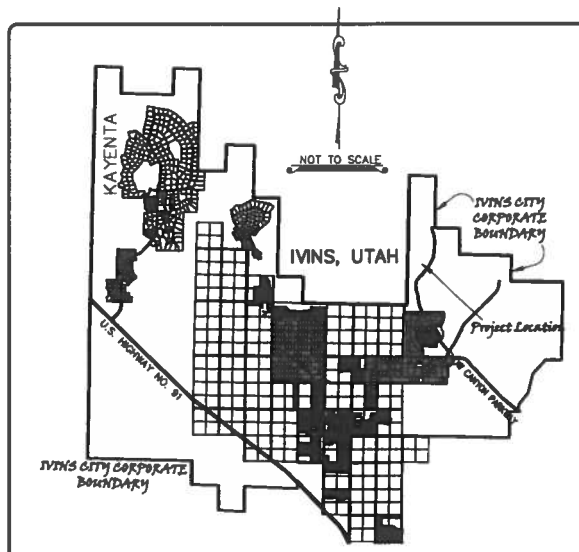
Enclosed is a site plan showing the layout and placement of these temporary office trailers (see Exhibit A). The trailers are served by a temporary gravel parking lot. They have been painted to match the color of the surrounding mountains. There is an accessible parking space, accessible ramp, and accessible restroom provided in one of the trailers. Pictures of the existing trailer exteriors are enclosed for reference (See Exhibit B).

The temporary offices are intended to remain onsite until the resort is completed, at which time the offices will be decommissioned, and the items in storage will be moved into the permanent structures. Once the trailers are removed, a pair of Bungalows is planned for this temporary office trailer location.

For reference, the master plan for the overall resort is enclosed (see Exhibit C). These office trailers will serve our needs while we build out the full resort as outlined in the approved development agreement. It is our intent to construct the full hotel (guestrooms and amenities) in a single phase, beginning later this year, contingent on project financing.

The plans for the hotel are currently being developed by Allen + Philp Architects. To expedite the construction of the hotel, we anticipate that we will first apply for permits for the grading and site utility work, followed by a permit for the underground parking structure. This will allow us to begin work on these elements while the full construction documents for the hotel buildings are being finalized.

We have applied for a building permit for our first pair of Canyon Bungalows (referred to as Twin Casitas on Exhibit C – Resort Master Plan), and plan to begin construction on these units by early fall. As we move forward, it is anticipated that the residences will generally be permitted and constructed as they are sold.



VICINITY MAP

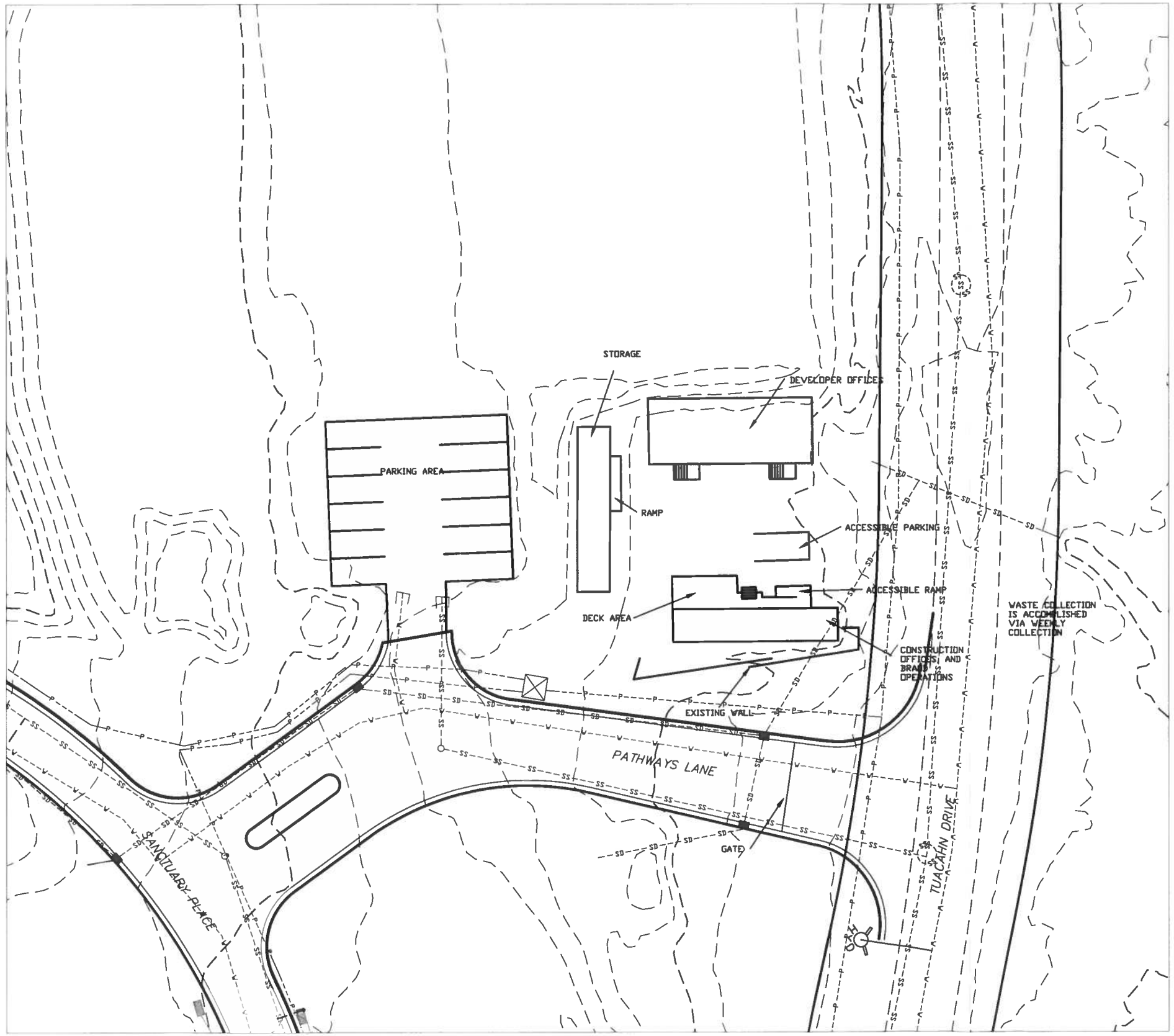
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SCALE IN FEET

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER
- EXISTING CONTOUR
- EXISTING STORM DRAIN



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
DIGALERT
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

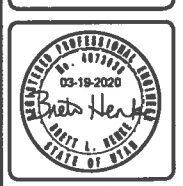
OWNER/DEVELOPER:
PADRE CANYON RESORT LC
2 WEST ST GEORGE BLVD #37
ST GEORGE UTAH 84770

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

SITE PLAN
SENTIERRE

PREPARED FOR PADRE CANYON RESORT
PROJECT LOCATED IN SECTION 30, T41S, R16W SLB&M
IVINS, UTAH



Project :	SENTIERRE
File :	SP CUP 2020
Date :	MAR 2020
Drafted by :	BH
Review by :	BH

Scale : 1 = 20

Sheet No. SP-1