Project Narrative
Padre Canyon Resort
Development & Construction Offices
August 13, 2021

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. A Conditional Use Permit was approved by the Planning Commission on August 18, 2020, through August 2021. We are requesting that this approval be extended through the completion of the project.

These offices are critical to the ongoing and future development and construction activities of the Resort, and serve the following needs:

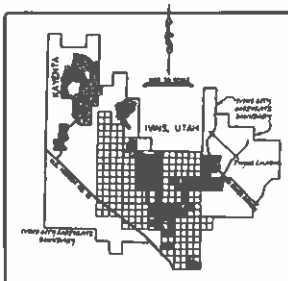
- Construction – The team responsible for overseeing the construction of the hotel and residences has office space in these trailers.
- Development – The development team has offices here, including personnel overseeing project financing, design, marketing, operations, and all other aspects of the development process. There is collaborative space where our onsite design meetings are held with architects and engineers.
- 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 Villa is planned to be developed on 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.

Since the Conditional Use Permit was approved on August 18, 2020, we have completed an extension of the paved trail along Tuacahn Drive, and have installed landscaping at our existing entry. We will be submitting permit applications for spec villas on two villa lots in the coming weeks. Construction on these villas will begin once the building permits are issued. Additional villas will be constructed as they are sold, per the terms of the Development Agreement approved by the City Council on August 5, 2021.



VICINITY MAP



30 0 30
SCALE IN FEET

LEGEND



NOTICE

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

KUMA
ENGINEERING COMPANY

SITE PLAN
SENTIERRE
PREPARED FOR PADRE CANYON RESORT
PROJECT LOCATED IN SECTION 36, T41S, R16W SLB&M
IVINS, UTAH

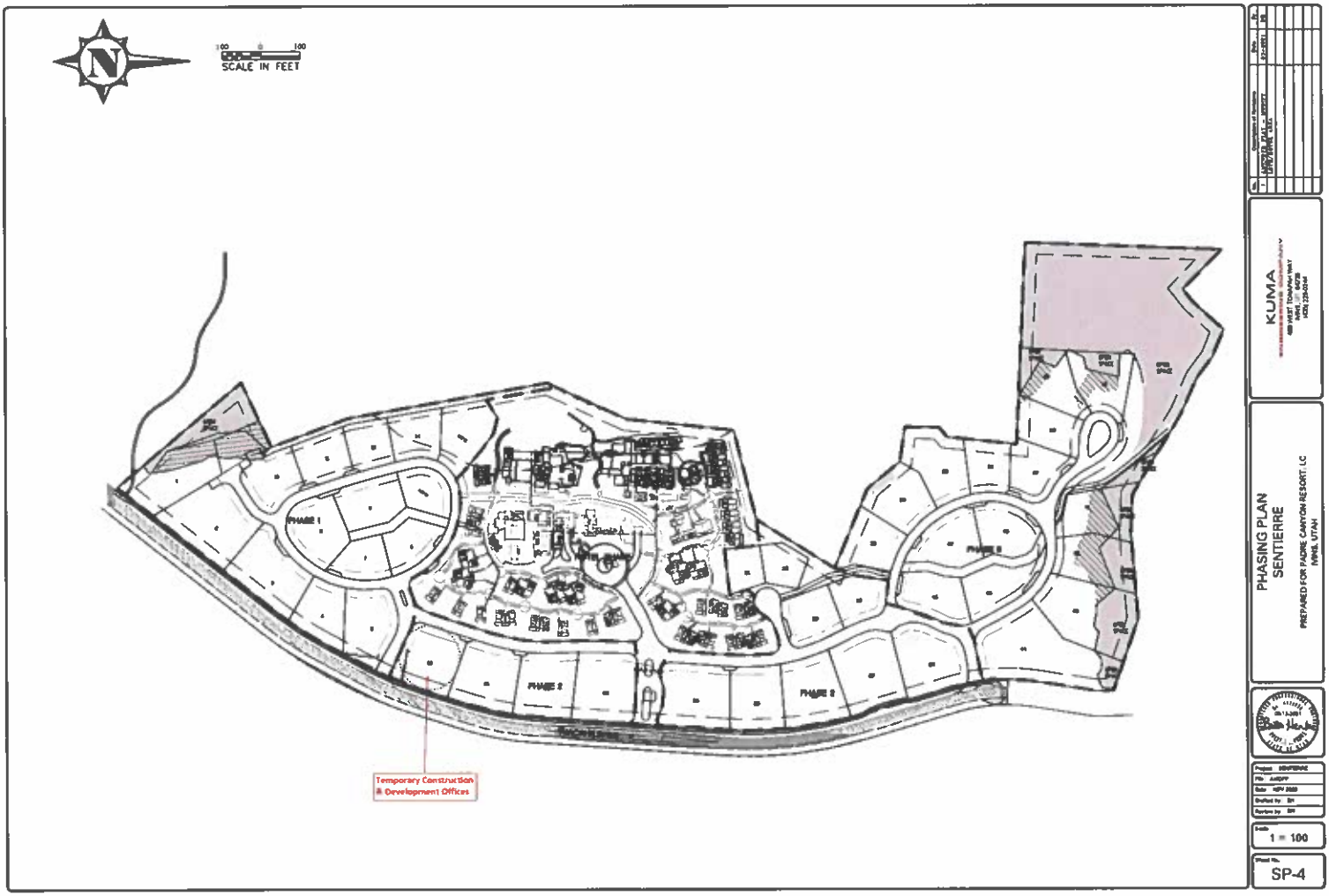
Scale: 1 = 20

Sheet No.
SP-1


SENTIERRE







KUMA

PHASING PLAN
SENTIERRE
PREPARED FOR PADRE CANYON RESORT, LC
MIAMI, UTAH

1" = 100'

SP-4