BLACK DESERT RESORT TEMPORARY GOLF FACILITIES CONDITIONS

The Black Desert Resort is requesting a Conditional use Permit for (4) four temporary buildings. They will be located on approximately 1 acre of the overall 70 acre site located along Snow Canyon Parkway and the future Weiskopf Way. This is a new application. The existing approved conditional use permits will remain as needed. (1) The 20 x60 foot Building will be a temporary Pro Shop. (2) The 35 x 55 foot building is a mock up building (The contractor uses this space to make sure the owner is satisfied with the location of the fixtures and the final presentation of the hotel rooms at the resort before they are built). (3) The 30 x 200 foot building will be a golf cart storage building without maintenance. (4) 14 x 8.5 foot restroom.

Standard Conditions

1. The Project shall comply with the Ivins City Standard Specifications for Design and Construction.

2. The Project shall comply with all applicable requirements of the Ivins City Zoning Ordinance (Title 16 of the Ivins City Code), particularly chapters 11 (General Development Standards), 12 (Supplementary Development Standards), 19 (Site Plan and Building Design Requirements), 20 (Off Street Parking and Loading), 21 (Signs), 22 (Landscaping and Outdoor Lighting), and 26 (Building Code and Building Permits).

3. The Project shall comply with all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code, including the City's current Outdoor Lighting ordinance (Chapter 10).

4. All signage for the Project must comply with Ivins City Code, particularly as to size and any proposed lighting.

5. Construction hours for the Project must comply with Ivins City Code, particularly section 8.10.102.

Conditions Specific to this Project

1. This use permit allows the placement of four (4) temporary modular buildings to be used for hotel room mock-up, a pro shop, a golf cart storage room, and restrooms.

2. The temporary structures shall comply with the Ivins City Standard Specifications for Design and Construction with finish materials colored to blend with the natural surroundings.

3. This Use Permit is temporary, subject to a 3 year time period beginning on the approval date of May, 18 2021.

4. If the CUP expires without an approved application of extension, and if the applicant fails to commence construction within 6 months on the Black Desert Resort project, the site shall be vacated and revegetated back to the natural condition.