N

100 0 100

SCALE IN FEET

I-7-1-36-120
SITLA

RIDGE LINE

I-7-1-36-113-SLL
SITLA

I-7-1-36-212

I-6-1-31-4310

450 NORTH

**LOT 93** 25426 SQ FT 0.584 ACRES
**LOT 92** 23940 SQ FT 0.550 ACRES
**LOT 91** 27098 SQ FT 0.622 ACRES
**LOT 90** 24271 SQ FT 0.557 ACRES
**LOT 89** 30327 SQ FT 0.696 ACRES
**LOT 88** 27547 SQ FT 0.632 ACRES
**LOT 87** 21866 SQ FT 0.502 ACRES
**LOT 86** 21954 SQ FT 0.504 ACRES
**LOT 85** 23493 SQ FT 0.539 ACRES
**LOT 84** 26056 SQ FT 0.598 ACRES
**LOT 83** 27982 SQ FT 0.642 ACRES
**LOT 82** 24767 SQ FT 0.569 ACRES
**LOT 81** 24690 SQ FT 0.567 ACRES
**LOT 80** 27705 SQ FT 0.636 ACRES
**LOT 79** 23957 SQ FT 0.550 ACRES
**LOT 78** 20809 SQ FT 0.478 ACRES
**LOT 77** 22619 SQ FT 0.519 ACRES
**LOT 76** 25379 SQ FT 0.583 ACRES
**LOT 75** 41902 SQ FT 0.962 ACRES

38' ROW PRIVATE ROAD

**LOT 18** 15456 SQ FT 0.355 ACRES
**LOT 19** 15629 SQ FT 0.359 ACRES
**LOT 20** 15386 SQ FT 0.353 ACRES
**LOT 21** 15244 SQ FT 0.350 ACRES
**LOT 22** 15549 SQ FT 0.357 ACRES
**LOT 23** 15194 SQ FT 0.349 ACRES
**LOT 24** 15268 SQ FT 0.351 ACRES
**LOT 25** 21031 SQ FT 0.483 ACRES
**LOT 26** 16429 SQ FT 0.377 ACRES
**LOT 27** 18157 SQ FT 0.417 ACRES
**LOT 28** 21147 SQ FT 0.485 ACRES
**LOT 29** 13949 SQ FT 0.320 ACRES
**LOT 30** 15539 SQ FT 0.357 ACRES
**LOT 31** 13588 SQ FT 0.312 ACRES
**LOT 32** 23104 SQ FT 0.530 ACRES
**LOT 33** 14823 SQ FT 0.340 ACRES
**LOT 34** 14672 SQ FT 0.337 ACRES
**LOT 35** 13616 SQ FT 0.313 ACRES
**LOT 36** 13821 SQ FT 0.317 ACRES
**LOT 37** 16921 SQ FT 0.388 ACRES
**LOT 38** 15017 SQ FT 0.345 ACRES
**LOT 39** 13337 SQ FT 0.306 ACRES
**LOT 40** 13415 SQ FT 0.308 ACRES
**LOT 41** 18128 SQ FT 0.416 ACRES
**LOT 42** 12679 SQ FT 0.291 ACRES
**LOT 43** 16983 SQ FT 0.390 ACRES
**LOT 44** 12505 SQ FT 0.287 ACRES
**LOT 45** 12541 SQ FT 0.288 ACRES
**LOT 46** 12890 SQ FT 0.296 ACRES
**LOT 47** 13462 SQ FT 0.309 ACRES
**LOT 48** 13123 SQ FT 0.301 ACRES
**LOT 49** 13908 SQ FT 0.319 ACRES
**LOT 50** 14775 SQ FT 0.339 ACRES
**LOT 51** 12770 SQ FT 0.293 ACRES
**LOT 52** 13495 SQ FT 0.310 ACRES
**LOT 53** 13564 SQ FT 0.311 ACRES
**LOT 54** 12561 SQ FT 0.288 ACRES
**LOT 55** 19535 SQ FT 0.448 ACRES
**LOT 56** 13717 SQ FT 0.315 ACRES
**LOT 57** 13424 SQ FT 0.308 ACRES
**LOT 58** 13077 SQ FT 0.300 ACRES
**LOT 59** 12385 SQ FT 0.284 ACRES
**LOT 60** 16402 SQ FT 0.377 ACRES
**LOT 61** 14553 SQ FT 0.334 ACRES
**LOT 62** 13947 SQ FT 0.320 ACRES
**LOT 63** 12612 SQ FT 0.290 ACRES
**LOT 64** 13886 SQ FT 0.319 ACRES
**LOT 65** 14128 SQ FT 0.324 ACRES
**LOT 66** 15820 SQ FT 0.363 ACRES
**LOT 67** 15388 SQ FT 0.353 ACRES
**LOT 68** 13069 SQ FT 0.300 ACRES
**LOT 69** 13952 SQ FT 0.320 ACRES
**LOT 70** 14553 SQ FT 0.334 ACRES
**LOT 71** 17111 SQ FT 0.393 ACRES
**LOT 72** 13428 SQ FT 0.308 ACRES
**LOT 73** 21793 SQ FT 0.500 ACRES
**LOT 74** 16425 SQ FT 0.377 ACRES

38' ROW PRIVATE ROAD

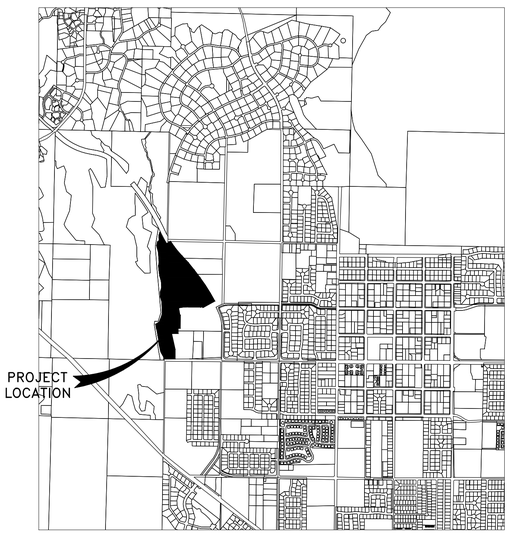
I-SB-8
RT MARTEN UTAH LLC
WILLIAM PAPANIKOLAS
GARY M & CHERYL COLLINS TRUST

I-SB-7-A
I-SB-7-B
I-SB-7-C
I-SB-110
I-SB-9
RT MARTEN UTAH, LLC
I-SB-10-A
RT MARTEN UTAH, LLC
I-SB-10-B
RT MARTEN UTAH, LLC

43' ROW DESERT DOVE LANE
38' ROW DESERT SAND WAY
KWAVASA DRIVE (FUTURE 108' ROW)
KWAVASA DRIVE (600 W)
200 NORTH
CLIFF STREET

PROJECT INFORMATION
- KWAVASA DRIVE BETWEEN CENTER STREET AND 450 NORTH
- TAX ID NUMBER: I-SB-8 / I-SB-10-B / I-SB-10-A / I-7-1-36-212
- 40.8 ACRES
- CURRENT ZONE RE-12.5 / RE-15
- 93 LOTS
- 2.28 LOTS/ACRE

PROJECT THEMES
- SINGLE STORY / LOW PROFILE HOMES
- DESERT COLORS
- SINGLE FAMILY
- DROUGHT TOLERANT LANDSCAPING AND PLANTS THAT ADAPT WELL TO DESERT ENVIRONMENT
- DARK SKY DEVELOPMENT
- PROPERTY BOUNDARIES AND PRIVACY ACCOMPLISHED WITH NON-CONTINUOUS BLOCK WALLS AND THE EMPLOYMENT OF LANDSCAPE SCREENING
- BOUNDARY WALL ALONG KWAVASA DRIVE, PARTIAL BOUNDARY WALLS ELSEWHERE
- KWAVASA DRIVE WILL BE PER CURRENT CROSS SECTION IN MASTER TRANSPORTATION PLAN




OWNER/DEVELOPER:
KAYENTA DEVELOPMENT

**Contact: LANCE ANDERSON (435) 668-7420**

| No. | Description of Revisions | Date | By |
|---|---|---|---|
| | | | |

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

# CONCEPT PLAN
# DESERT CLIFFS SUBDIVISION
PREPARED KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 31 T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 487808 08-04-2022 BRETT L. HENKE STATE OF UTAH

| | |
|---|---|
| Project : | DC |
| File : | DC.BASE 15K |
| Date : | AUG 2022 |
| Drafted by : | BH |
| Review by : | BH |

Scale : 1 = 100

Sheet No. CP

D:\Kuma\Projects\Kayenta\VDI = DESERT CLIFFS\DC.BASE 15K.dwg, Aug 04, 2022 - 10:39am, brett