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

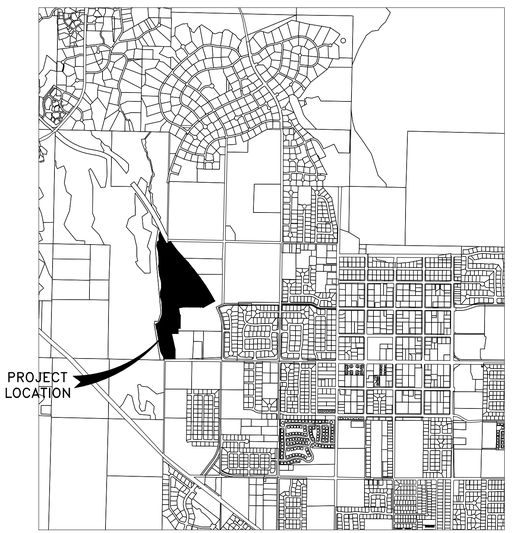
I-SB-8
RT MARTEN UTAH LLC
WILLIAM PAPANIKOLAS
GARY M & CHERYL COLLINS TRUST

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