Project Narrative
Padre Canyon Resort
Development & Construction Offices
September 15, 2022

We are requesting to extend the Class IV Conditional Use Permit that was approved by the Planning Commission on September 14, 2021. The Conditional Use Permit allows for the use of three temporary office trailers which were previously permitted and installed at the Padre Canyon Resort project site. We are requesting that this Conditional Use Permit 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 offices and 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.

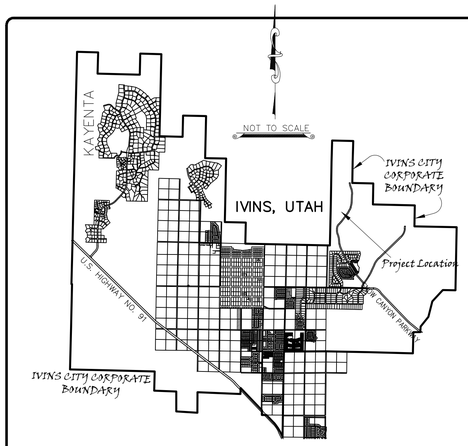
For reference, a rendering of the overall resort is enclosed (see Exhibit C). These office trailers will serve our needs while we build out the full resort as outlined in the approved development agreement.

Since the Conditional Use Permit was approved on September 14, 2022, we have started construction on Villas on Lot 5 (Permit No. 21472), and Lot 6 (Permit No. 21476), as well as our first three hotel guest suites in Building H (Permit No. 21521). We have also submitted a permit application for a Villa on Lot 10, which will begin soon. 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. These offices are critical to support the ongoing needs of an active construction site. Enclosed are current photos of the work in progress (see Exhibit D).

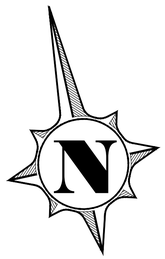
EXHIBIT A

SITE PLAN FOR

DEVELOPMENT & CONSTRUCTION OFFICES



VICINITY MAP

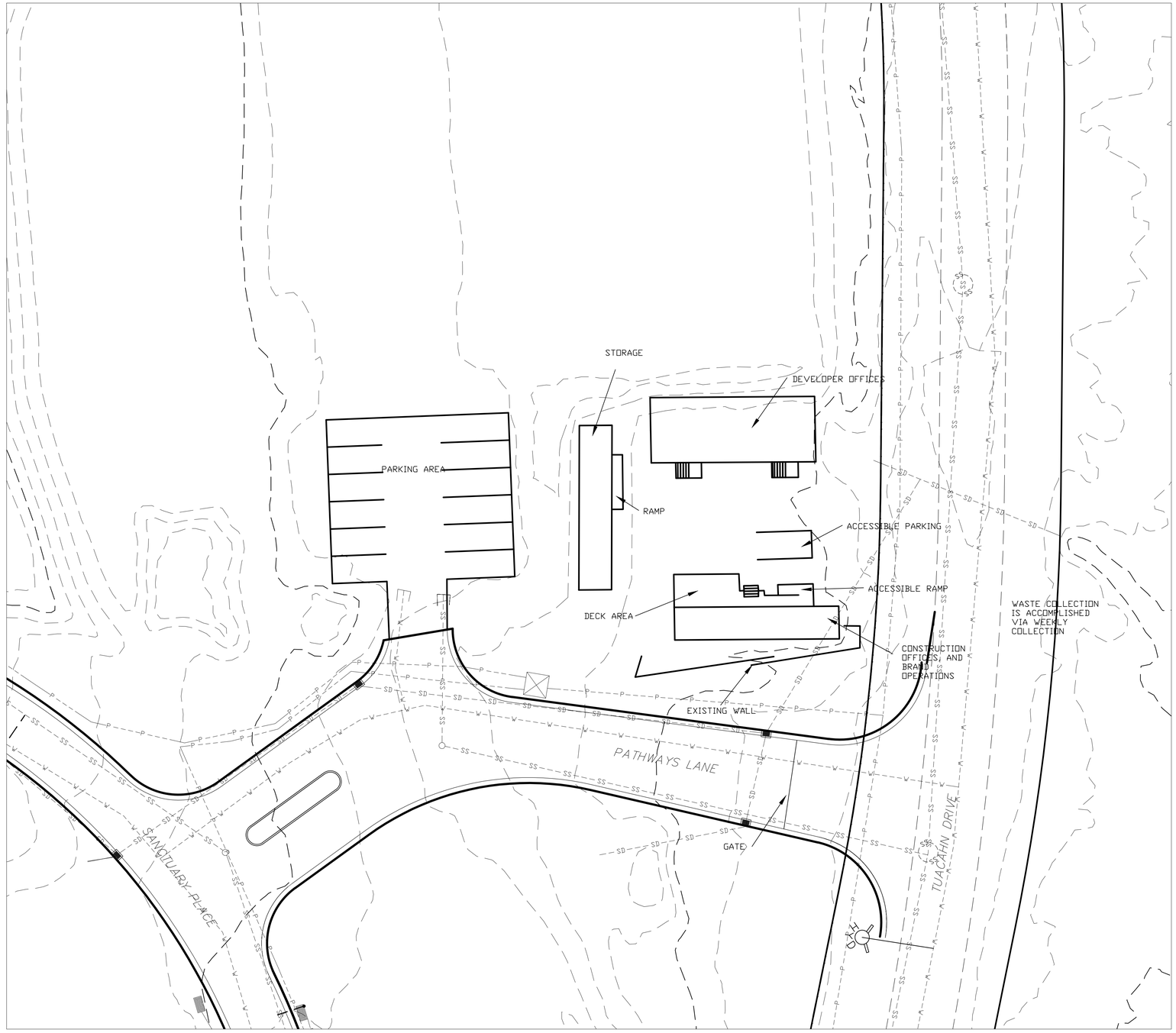


20 0 20

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

REGISTERED PROFESSIONAL ENGINEER No. 4873634 03-19-2020 BRETT L. HENKE STATE OF UTAH

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

Scale : 1 = 20

Sheet No. SP-1

EXHIBIT B

PHOTOGRAPHS OF OFFICE TRAILERS


SENTIERRE
PADRE CANYON RESORT


SENTIERRE
PADRE CANYON RESORT




ModSpace
800-523-7018




800

EXHIBIT C

RENDERING OF PADRE CANYON RESORT


Location of Construction and Development Offices

EXHIBIT D

CURRENT PHOTOGRAPHS OF WORK IN PROGRESS










Tuacahn Dr
Pathway Ln


CAT
CAT
320