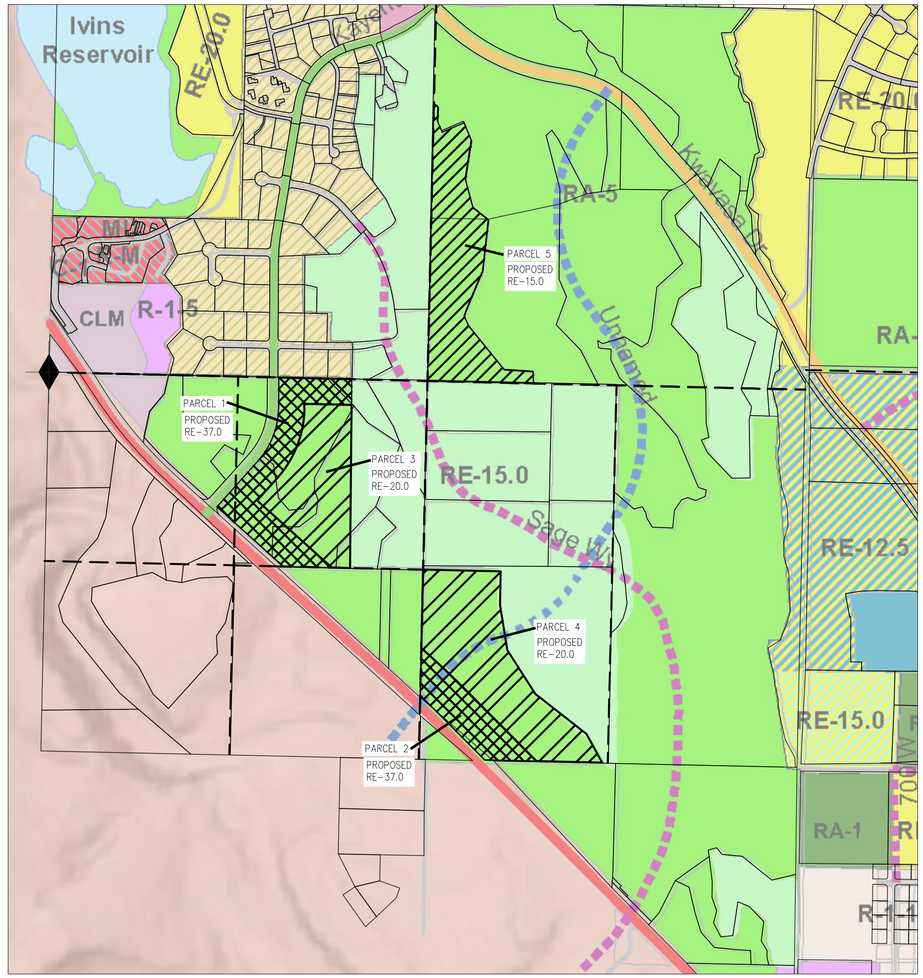


ZONING DISTRICTS LEGEND

RA-5	Low Dens. Res. Agriculture District, Min. Lot Size 5 acres	R-TH	High Dens. Res. Multifamily District, Townhouse Only
RA-1	Low Dens. Res. Agriculture District, Min. Lot Size 1 acre	CN	Neighborhood Commercial District
RE-75.0	Low Dens. Res. Estates District, Min. Lot Size 75,000 sq.ft.	C-1	Community Commercial District
RE-43.0	Low Dens. Res. Estates District, Min. Lot Size 43,000 sq.ft.	CPR	Commericial Proffessional & Research District
RE-37.0	Low Dens. Res. Estates District, Min. Lot Size 37,000 sq.ft.	CLM	Commericial with Light Manufacturing District
RE-25.0	Low Dens. Res. Estates District, Min. Lot Size 25,000 sq.ft.	RMU	Resort Mixed Use District
RE-20.0	Low Dens. Res. Estates District, Min. Lot Size 20,000 sq.ft.	RV	Recreational Vehicle Resort
RE-17.5	Low Dens. Res. Estates District, Min. Lot Size 17,500 sq.ft.	RC	Resort Commercial District
RE-15.0	Low Dens. Res. Estates District, Min. Lot Size 15,000 sq.ft.	OS	Open Space Habitat Preservation District
RE-12.5	Med. Dens. Res. Estates District, Min. Lot Size 12,500 sq.ft.	HT	Historic Township Overlay District
R-1-10	Med Dens. Res. Single Family District, Min Lot Size 10,000 sq.ft.	MU	Mixed Use Development Overlay District
R-1-7.5	Med. Dens. Res. Single Family District, Min Lot Size 7,500 sq.ft.	PD	Planned Development Overlay District
R-1-5	High Dens. Res Single Family District, Min Lot Size = 5,000 sq.ft.	SE	Subdivision Enhancement Overlay District
R-2-6	High Dens. Res. Two Family District, Min Lot Size 6,000 sq.ft.	SLA	Subdivision Lot Averaging Overlay District
R-2-10	High Dens. Res. Two Family District, Min Lot Size 10,000 sq.ft.	STR	Short-Term Rental Overlay District
R-M	High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size		

LEGEND

- PROPOSED RE-15.0 (WITH LOT AVERAGING OVERLAY)
- PROPOSED RE-20.0(WITH LOT AVERAGING OVERLAY)
- PROPOSED RE-37.0 (WITH LOT AVERAGING OVERLAY)





VICINITY MAP

NO SCALE

PARCEL 1 (PROPOSED RE-37.0 WITH LOT AVERAGING OVERLAY)

BEGINNING AT A POINT BEING SOUTH 88°40'20" EAST 1,606.78 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°40'20" EAST 509.71 FEET; THENCE SOUTH 00°33'20" WEST 180.02 FEET; THENCE NORTH 88°40'20" WEST 329.46 FEET; THENCE SOUTH 00°28'58" WEST 27.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°28'29", HAVING A RADIUS OF 748.24 FEET (RADIUS POINT BEARS NORTH 89°31'02" WEST), AND WHOSE CHORD BEARS SOUTH 21°13'13" WEST 529.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 541.63 FEET; THENCE SOUTH 41°57'27" WEST 207.02 FEET; THENCE SOUTH 48°01'39" EAST 701.11 FEET; THENCE NORTH 88°40'54" WEST 337.69 FEET; THENCE NORTH 48°01'39" WEST 620.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°38'20", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 71°40'53" EAST), AND WHOSE CHORD BEARS NORTH 30°08'17" EAST 20.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 20.63 FEET; THENCE NORTH 41°57'27" EAST 406.93 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°28'27", HAVING A RADIUS OF 568.24 FEET (RADIUS POINT BEARS NORTH 48°02'35" WEST), AND WHOSE CHORD BEARS NORTH 21°13'12" EAST 402.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 411.33 FEET; THENCE NORTH 00°28'58" EAST 210.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.851 ACRES, MORE OR LESS

PARCEL 2 (PROPOSED RE-37.0 WITH LOT AVERAGING OVERLAY)

BEGINNING AT A POINT BEING SOUTH 88°40'20" EAST 2645.36 FEET ALONG THE SECTION LINE AND SOUTH 01°19'12" WEST 2,199.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°19'12" EAST 331.87 FEET; THENCE SOUTH 48°01'39" EAST 67.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°07'54", HAVING A RADIUS OF 6029.70 FEET (RADIUS POINT BEARS SOUTH 41°55'07" WEST), AND WHOSE CHORD BEARS SOUTH 46°30'56" EAST 329.53 FEET; THENCE ALONG THE ARC OF SAID CURVE 329.57 FEET; THENCE SOUTH 44°50'36" EAST 730.77 FEET; THENCE NORTH 88°40'17" WEST 361.01 FEET; THENCE NORTH 44°50'36" WEST 470.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°39'10", HAVING A RADIUS OF 5779.70 FEET (RADIUS POINT BEARS SOUTH 45°02'53" WEST), AND WHOSE CHORD BEARS NORTH 45°46'42" WEST 166.72 FEET; THENCE ALONG THE ARC OF SAID CURVE 166.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.065 ACRES, MORE OR LESS

PARCEL 3 (PROPOSED RE-20.0 WITH LOT AVERAGING OVERLAY)

BEGINNING AT A POINT BEING SOUTH 88°40'20" EAST 2,114.74 FEET ALONG THE SECTION LINE AND SOUTH 180.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°33'20" WEST 1139.63 FEET ;THENCE NORTH 88°40'54" WEST 127.54 FEET; THENCE NORTH 48°01'39" WEST 701.11 FEET; THENCE NORTH 41°57'27" EAST 207.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°28'29", HAVING A RADIUS OF 748.24 FEET (RADIUS POINT BEARS NORTH 48°02'33" WEST), AND WHOSE CHORD BEARS NORTH 21°13'13" EAST 529.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 541.63 FEET; THENCE NORTH 00°28'58" EAST 27.49 FEET; THENCE SOUTH 88°40'20" EAST 329.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.853 ACRES, MORE OR LESS

PARCEL 4 (PROPOSED RE-20.0 WITH LOT AVERAGING OVERLAY)

BEGINNING AT A POINT BEING SOUTH 88°40'20" EAST 2645.36 FEET ALONG THE SECTION LINE AND SOUTH 01°19'12" WEST 1,319.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°40'18" EAST 542.02 FEET; THENCE SOUTH 01°02'31" WEST 236.29 FEET; THENCE SOUTH 09°11'15" EAST 317.96 FEET; THENCE SOUTH 32°32'59" EAST 363.45 FEET; THENCE SOUTH 51°54'26" EAST 453.94 FEET; THENCE SOUTH 28°45'34" EAST 227.79 FEET; THENCE NORTH 88°40'17" WEST 459.26 FEET; THENCE NORTH 44°50'36" WEST 730.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°07'54", HAVING A RADIUS OF 6029.70 FEET (RADIUS POINT BEARS SOUTH 45°03'01" WEST), AND WHOSE CHORD BEARS NORTH 46°30'56" WEST 329.53 FEET; THENCE ALONG THE ARC OF SAID CURVE 329.57 FEET; THENCE NORTH 48°01'39" WEST 67.04 FEET; THENCE NORTH 01°19'12" EAST 548.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.197 ACRES, MORE OR LESS

PARCEL 5 (PROPOSED RE-15.0 WITH LOT AVERAGING OVERLAY)

BEGINNING AT A POINT BEING SOUTH 01°19'27" WEST 708.38 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING SOUTH 55°16'00" EAST 39.68 FEET; THENCE SOUTH 02°43'36" WEST 100.08 FEET; THENCE SOUTH 22°53'39" EAST 77.51 FEET; THENCE NORTH 67°05'27" EAST 167.13 FEET; THENCE SOUTH 22°10'11" EAST 138.79 FEET; THENCE SOUTH 09°01'34" WEST 273.14 FEET; THENCE SOUTH 14°54'18" EAST 203.61 FEET; THENCE SOUTH 51°26'47" EAST 140.03 FEET; THENCE SOUTH 06°35'34" WEST 359.41 FEET; THENCE SOUTH 23°01'06" WEST 194.82 FEET; THENCE SOUTH 22°02'23" WEST 143.80 FEET; THENCE SOUTH 25°01'14" EAST 78.80 FEET; THENCE SOUTH 39°03'53" EAST 390.35 FEET; THENCE SOUTH 85°58'43" EAST 203.65 FEET; THENCE SOUTH 00°52'25" EAST 80.14 FEET; THENCE NORTH 88°40'30" WEST 740.51 FEET; THENCE NORTH 01°19'27" EAST 1,933.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.16 ACRES, MORE OR LESS.

No.	Description of Revisions	Date	By

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

ZONE CHANGE EXHIBIT

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 36, T41S, R17W SLB&M
IVINS, UTAH

Project :	KD
File :	ZC.BASE 06.23
Date :	APR 2023
Drafted by :	BH
Review by :	BH

Scale : 1 = 500

Sheet No. 1 OF 1

D:\Kuma\Projects\Kayenta\KD - DRY WASH WEST SUBDIVISION\ZC.BASE 06.23.dwg, Jul 19, 2023 - 12:02pm, Brett