

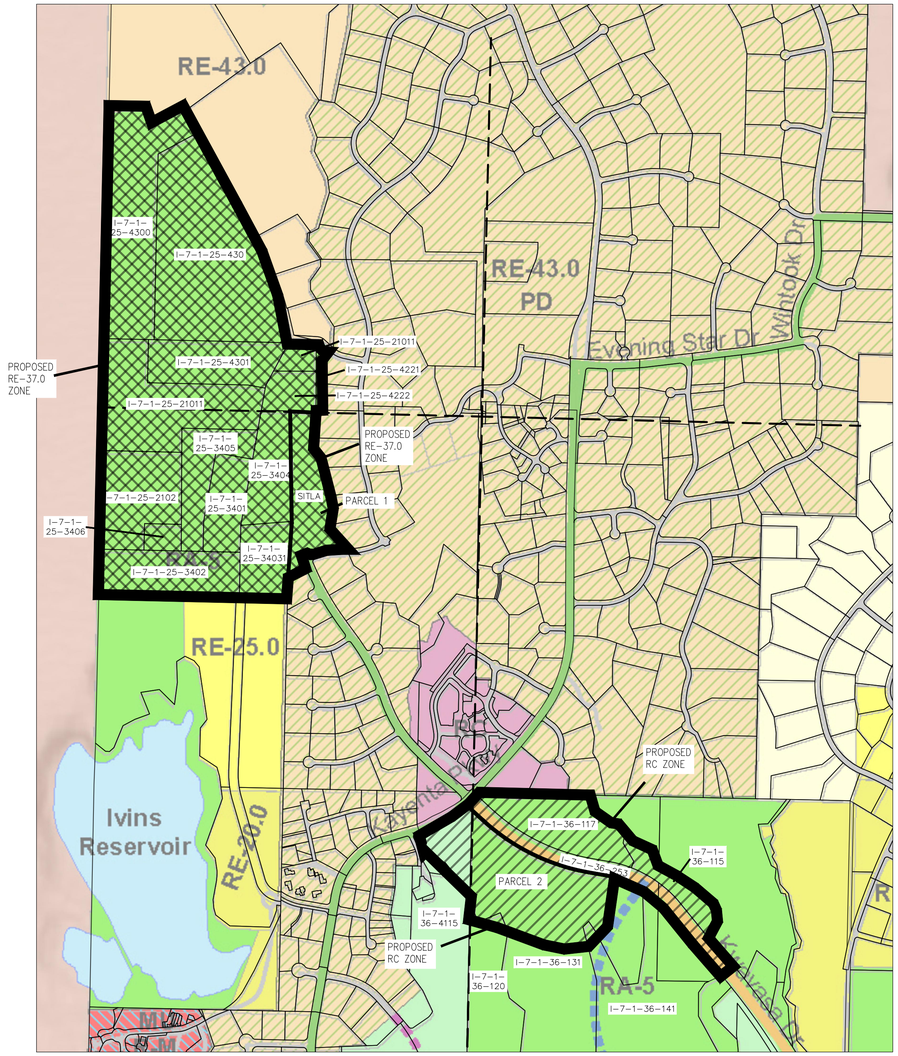
LEGEND

PROPOSED RC ZONE

PROPOSED RE-37.0 ZONE
(WITH LOT AVERAGING)

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.	CST	Community Commercial District
RE-43.0	Low Dens. Res. Estates District, Min. Lot Size 43,000 sq.ft.	CPR	Commercial Proffessional & Research District
RE-37.0	Low Dens. Res. Estates District, Min. Lot Size 37,000 sq.ft.	CLM	Commercial 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		





VICINITY MAP
NO SCALE

PROPOSED RE-37.0 PARCELS (WITH LOT AVERAGING): (TOTAL – 98.11 ACRES, MORE OR LESS)

- I-7-1-25-430 (21.43 ACRES)
- I-7-1-25-4300 (13.93 ACRES)
- I-7-1-25-21011 (13.37 ACRES)
- I-7-1-25-4301 (6.21 ACRES)
- I-7-1-25-4222 (2.24 ACRES)
- I-7-1-25-4221 (0.46 ACRES)
- I-7-1-25-2102 (7.81 ACRES)
- I-7-1-25-3406 (1.11 ACRES)
- I-7-1-25-3405 (5.0 ACRES)
- I-7-1-25-3401 (4.03 ACRES)
- I-7-1-25-3404 (4.94 ACRES)
- I-7-1-25-3402 (7.48 ACRES)
- I-7-1-25-34031 (4.12 ACRES)
- TOGETHER WITH:
  - PARCEL 1 (SITLA PORTION):
    - BEGINNING AT A POINT BEING SOUTH 88°36'24" EAST 1,320.90 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°36'24" EAST 175.88 FEET; THENCE SOUTH 05°02'49" WEST 262.84 FEET; THENCE SOUTH 39°16'44" EAST 89.33 FEET; THENCE SOUTH 13°12'02" EAST 359.48 FEET; THENCE SOUTH 04°05'19" WEST 167.17 FEET; THENCE SOUTH 45°11'13" EAST 167.42 FEET; THENCE SOUTH 86°55'35" WEST 86.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°48'12", HAVING A RADIUS OF 550.00 FEET (RADIUS POINT BEARS SOUTH 03°04'25" EAST), AND WHOSE CHORD BEARS SOUTH 78°01'29" WEST 170.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 170.90 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°21'35", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 20°52'37" WEST), AND WHOSE CHORD BEARS NORTH 66°11'50" WEST 28.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.19 FEET; THENCE SOUTH 68°30'03" WEST 60.00 FEET; THENCE SOUTH 21°56'51" EAST 81.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°21'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 67°04'20" WEST), AND WHOSE CHORD BEARS NORTH 67°06'10" WEST 34.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°40'25", HAVING A RADIUS OF 783.14 FEET (RADIUS POINT BEARS NORTH 18°35'18" WEST), AND WHOSE CHORD BEARS SOUTH 74°44'55" WEST 91.17 FEET; THENCE ALONG THE ARC OF SAID CURVE 91.22 FEET; THENCE NORTH 01°22'01" EAST 1106.51 FEET TO THE POINT OF BEGINNING. CONTAINING 5.979 ACRES, MORE OR LESS

PROPOSED RC PARCELS: (TOTAL – 31.107 ACRES, MORE OR LESS)

- I-7-1-36-117 (6.94 ACRES)
- I-7-1-36-115 (2.69 ACRES)
- I-7-1-36-253 (5.44 ACRES)
- TOGETHER WITH:
  - PARCEL 2:
    - BEGINNING AT A POINT BEING SOUTH 01°19'12" WEST 58.78 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°19'12" WEST 57.14 FEET; THENCE SOUTH 47°24'05" EAST 106.84 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°41'40", HAVING A RADIUS OF 1464.00 FEET (RADIUS POINT BEARS NORTH 42°35'55" EAST), AND WHOSE CHORD BEARS SOUTH 63°44'55" EAST 824.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 835.40 FEET; THENCE SOUTH 80°05'45" EAST 125.87 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°32'04", HAVING A RADIUS OF 734.00 FEET (RADIUS POINT BEARS SOUTH 09°54'15" WEST), AND WHOSE CHORD BEARS SOUTH 77°49'43" EAST 58.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 58.09 FEET; THENCE SOUTH 07°58'37" WEST 343.69 FEET; THENCE SOUTH 47°13'17" WEST 201.49 FEET; THENCE SOUTH 81°08'10" WEST 149.15 FEET; THENCE NORTH 83°13'18" WEST 97.36 FEET; THENCE NORTH 71°04'00" WEST 609.41 FEET; THENCE NORTH 01°19'12" EAST 176.86 FEET; THENCE NORTH 43°17'24" WEST 250.25 FEET; THENCE NORTH 48°45'02" WEST 167.00 FEET; THENCE SOUTH 74°17'51" WEST 21.00 FEET; THENCE NORTH 15°42'09" WEST 140.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°54'15", HAVING A RADIUS OF 834.43 FEET (RADIUS POINT BEARS NORTH 15°43'43" WEST), AND WHOSE CHORD BEARS NORTH 59°19'10" EAST 430.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 435.51 FEET TO THE POINT OF BEGINNING. CONTAINING 16.037 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.BASEAMD
Date :	APR 2023
Drafted by :	BH
Review by :	BH

Scale :
1 = 500

Sheet No.
1 OF 1

D:\Kuma\Projects\Kayenta\KD - CC 2023\ZC.BASEAMD.dwg, Jul 28, 2023 - 4:01pm, Brett