CURRENT ZONE: R-1-7.5

200 SOUTH

CURRENT ZONE: R-37.0

HAFEN WILFORD LEON TRUST
I-SB-21-B-2

CURRENT ZONE: RA-1

CAMINO PARK

CURRENT ZONE: R-M

300 SOUTH

400 EAST

SUBJECT PARCEL
I-SB-21-B-1

CURRENT ZONE: RA-1
PROPOSED ZONE: R-1-7.5

XAVIER DR

PUERTO DR

PADRE CANYON ESTATES

CURRENT ZONE: R-1-7.5

ESCALANTE DR

FIFE EMMA H TRUST
I-SB-24-B-5

CURRENT ZONE: RA-1

400 SOUTH

SUNSET ESTATES

CANYON CLIFF

320 EAST

CURRENT ZONE: R-1-7.5

PADRE LAKES TOWNHOMES

COYOTE WAY

PADRE LAKES TOWNHOMES

CURRENT ZONE: R-M

RED ROCK CANYON

CURRENT ZONE: R-M



VICINITY MAP
(N.T.S.)

N

0 50 100 200

SCALE: 1" = 100'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGAL DESCRIPTION

ALL OF LOT 2, BLOCK 12, OF THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY, CONTAINING 9.91 ACRES, MORE OR LESS, AND EMBRACED WITHIN SECTION 5, T42S, R6W, SLB&M

CONTAINING 9.21 ACRES

PROJECT INFORMATION

PARCEL NO: I-SB-21-B-1
TOTAL AREA = 9.21 ACRES
CURRENT ZONE = RA-1
PROPOSED ZONE = R-1-7.5
CURRENT LAND USE = MDR

APPLICANT

CLARK COLLEDGE
1192 E DRAPER PKWY #447
DRAPER, UT 84020
CLARK@CLARKCOLLEDGE.COM

OWNER

HAFEN FARMS LLC
1192 E DRAPER PKWY #447
DRAPER, UT 84020

HAFEN FARMS LLC

ZONE CHANGE EXHIBIT

PARCEL I-SB-21-B-1

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

ZONE CHANGE EXHIBIT
PARCEL: I-SB-21-B-1
LOCATED IN IVINS, UTAH

PROJ. #: IF 24613	
DRAWN BY: BLW	
DATED: 02/05/2025	
CHECKED BY:	
SCALE OF SHEET HOR SCALE: 1" = 100'	
SHEET	1 OF 1