BLACK DESERT AMENDMENT TO IVINS CITY CLASS IV CUP
(Relocation of construction trailers)
Revised March 26, 2025

NARRATIVE OVERVIEW:

Black Desert Resort originally filed its Class IV Conditional Use Application on April 27, 2021 regarding the placement and location of temporary construction, project information and storage trailers which was approved on or about May 2, 2021. Since this time, significant construction has taken place at Black Desert Resort including the commencement of construction of the underground parking garage, construction of The Cove (formerly known as Family Village) and the commencement of preparations for the construction of the water park all resulting in the need to modify and revise the location of various construction and office trailers. The original CUP Application anticipated that the various trailers would be "relocated as the project is built out." The current relocation of construction and office trailers is proposed as follows:

- Relocate the two primary construction management trailers to a location just East of their current location in The Cove to the Southwest corner of where the underground garage pit is currently located as shown in property map Diagram A and in Diagram B (see attached). The construction trailer that was temporarily located near the roundabout will be moved on 3/31/25 to address nearby residents' concerns as shown in Diagram C (see attached). This location is immediately South of the pit and is critical to be placed at this location because it must have access to water, electricity and internet which have are now accessible at this location. It will be mostly shielded from view from Snow Canyon Parkway by the rock fence being installed along Snow Canyon Parkway and the topography of this location.
- Relocate and repurpose the old golf pro-shop trailer to the West side of the Brine Building just North of the Hotel entrance as shown on Diagram B (see attached) where it will be used for administrative offices for the LPGA and PGA golf championships. It will be shielded from view from Snow Canyon Parkway by the Brine Building and topography of the site. This location is needed because it has access to water, electricity and internet.
- Relocate and repurpose the sales trailer to North Village at Lot 17 as shown in property map Diagram A and Diagram D (see attached) where it will be used by the Black Desert HOA team to coordinate with and supervise builders constructing homes in North Village. This Lot is owned by ENLAW and is needed because it has access to water, electricity and internet. It will be mostly shielded from view from Snow Canyon Parkway by the existing rock wall which is still under construction and anticipated landscaping along the West side of Snow Canyon Parkway.
- Removal of various constructions trailers from The Cove location has already occurred and additional construction trailers will be removed by 7/30/25 as shown in Diagram B.


Remove/cut
Operations trailer
3/31/25
Trailers will be
moved 3/31/25
Trailers have
been removed
3/6/25
Trailers will be
removed
7/30/25

Diagram A

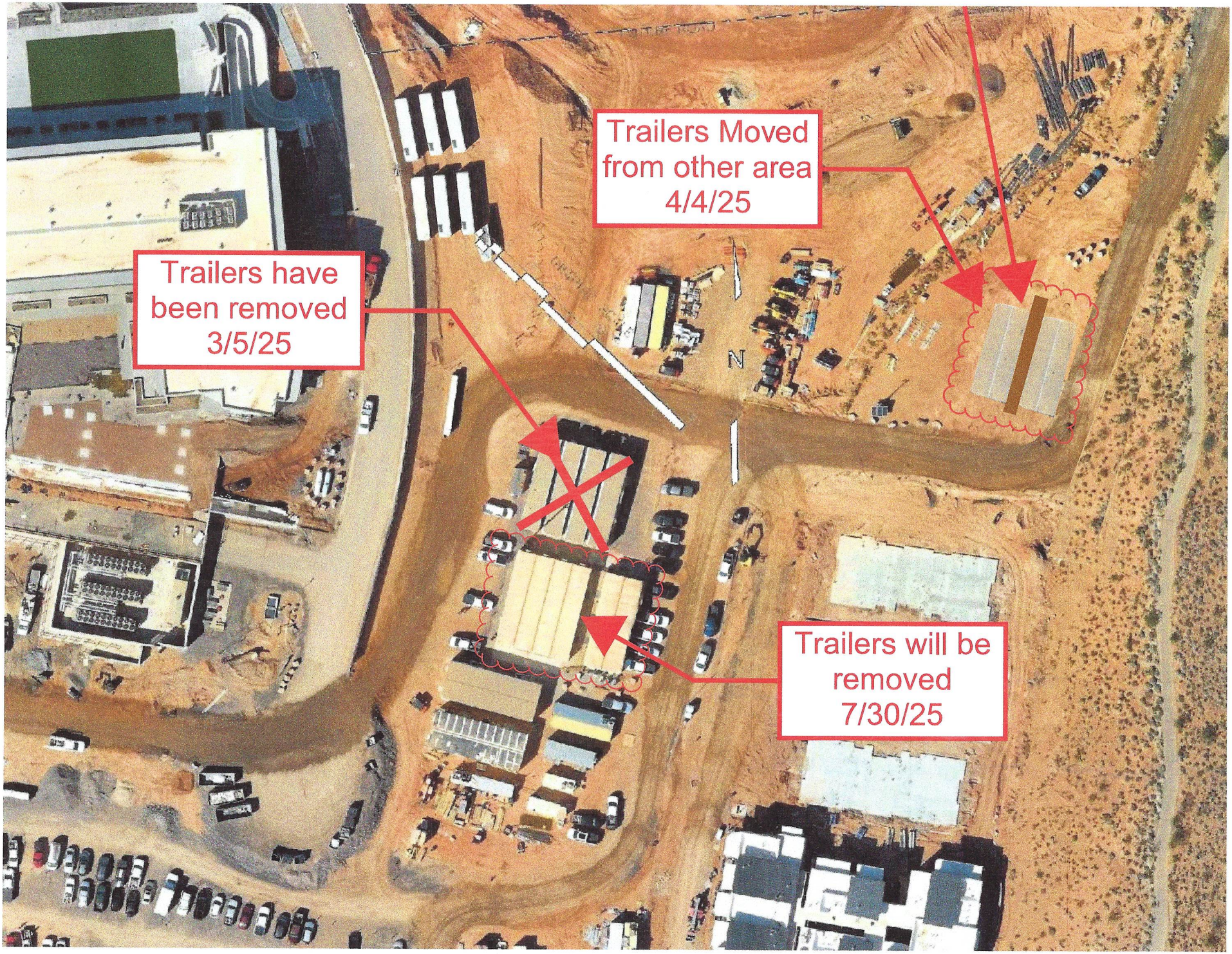

Trailers Moved from other area 4/4/25
Trailers have been removed 3/5/25
Trailers will be removed 7/30/25
N

Diagram B



Diagram C



Diagram D