IVINS CITY
IVINS CITY
85 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-656-2286
www.ivins.com

IVINS CITY
JUN 26 2025
PAID

Rec'd By:	UN
Filing Fee:	$ 1000.00
Receipt #:	635905
Date:	6/26/25
Code: 402	

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: With Site Plan $1,000
Without Site Plan $ 600

Mailing Fee: $.75 per mailing labels

Enlaw LLC	Kory Jardine Project Director
Owner of Record	Agent of property owner
1500 E Black Desert Dr.	Same
Address	Address
Ivins, UT 84738	
City, State Zip	City, State Zip
904-535-0642	
Phone – Fax	Phone Fax
Pickleball Complex	801-391-6050
Proposed Use	Project/Property Address
I-6-2-4-127132-BD1	RC 4.15 Ac.
Tax ID#	Zone Acreage

Signature of applicant — Date 6/25/25

Signature of property owner — Date 6/26/25

☐ Date Received

☐ Application is complete

Signature of Building and Zoning Administrator — Date 6/26/25

BLACK DESERT PICKLEBALL COMPLEX - CLASS V CONDITIONAL USE PERMIT
NARATIVE date June 26, 2025 (updated 7/3/25)

NARRATIVE OVERVIEW:

Black Desert Resort is a premier resort development on approximately 250 acres located in the southeast corner of Ivins City at approximately 1500 E. Black Desert Drive just west of Snow Canyon Parkway (the "Resort") in Ivins City, Utah. The Resort is zoned RC ("Resort Commercial") which consists of a multi-phase development that currently has or will have several main components: a championship golf course with open space; a luxury hotel and Resort residences; and shopping, restaurants, and entertainment—including a water park and pickleball sports center (the "Project"). The additional of the Pickleball sports center of the western side of the Resort requires a Class V Conditional Use permit ("CUP") from Ivins City. The Resort's Application for a Class V Conditional Use Permit requires a recommendation from Ivins' Planning Commission before going to its City Council for a final decision.

The Pickleball sports center is an integral part of the Project which provides a necessary and needed amenity to the hotel guests and Resort residents. It will fit seamlessly into the overall Project and sit adjacent to the western side of the Tom Weiskopf designed 18-hole golf course at the end of Black Desert Drive where in intersects with Red Mountain Road. This area (as shown on the attached maps and diagrams) will be located on the area previously cleared and graded for the 2024 PGA Black Desert Golf Championship which was used as parking for that event. Use of that location is intended to minimize the disturbance of the lava features. Additionally, its recessed location limits its visible from existing homes to the west of the Project.

The proposed Pickleball sports center within the Black Desert Resort will include 24 outdoor courts with one as a championship court, associated amenities such as seating areas, lighting, fencing, and some support buildings (e.g., restrooms, storage, etc.). The design will optimize player experience while meeting local environmental and Ivins City's ordinances and zoning regulations. The Pickleball complex will sit on approximately 4.15 acres and is located between the Utah Tech golf practice course and Black Desert Drive in Ivins, Utah. Black Desert Resort hired one of the premier pickleball sports center architects, Swaback, that is be responsible for ensuring the design complies with all relevant municipal and county codes and ordinances. The Applicant aims to create a premier pickleball destination designed for hotel guests and resort residents, creating a vibrant amenity to be enjoyed by users of all ages. The design of the Pickleball sports center and its related amenity buildings will not only offer its own unique character, but also respect and enhance the existing architectural language of Black Desert Resort. The Construction Plan for the Pickleball sports center will consist of three Phases: Phase 1 will include the construction of the pickleball courts, stadium courts and cabana; Phase 2 will include the permanent seating at the main stadium court, along with various shade structures; and Phase 3 will include the construction of food and beverage support buildings and structures. It is anticipated that the required permits for this project will include Grading, Infrastructure, Subdivision and Site Development Construction Permits.

The applicant is now bringing before the Ivins TRC, Planning Commission and City Council its request for approval of a Class V Conditional Use Permit to construct the Pickleball sports center as set forth in the Application and its supplemental attachments addressing the "checklist" attached to the Application. The Applicant has paid the appropriate fees and is providing the following Checklist of requirements for Class V Conditional Use Permit as part of its Application and respectfully requests approval of its Application.

Property Report for Parcel I-6-2-4-127132-BD1

Property Information

Acres: 6.60
Zoning: Resort Commercial
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Black Desert PID
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20240017358

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department*
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly

Voting Districts

Washington County Precinct:
U.S. Senate District: 0
U.S. Congressional District: 2
Utah House District: 0
Washington County School Board District: 0

** Visit Vote.Utah.gov or https://recorder.washco.utah. for more voting information*

Community/Public Services

Law Enforcement: Ivins
Fire Protection: Santa Clara Ivins Fire Dept
** In an emergency, ALWAYS dial9-1-1!*

Schools:
Red Mountain Elementary
Lava Ridge Intermediate
Snow Canyon Middle
Snow Canyon High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: Ivins
Sewer: Ivins
Electricity: Rocky Mountain Power
Natural Gas: Dominion Energy (Questar Gas)
Internet Service Providers (Cable): TDS

** For more information on Internet services available in your area, see Decision Data.org, https://decisiondata.org/internet-providers-by-zip-code-plus-tv/*

Solid Waste Collection Day: Monday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at http://www.wcsw.org/*

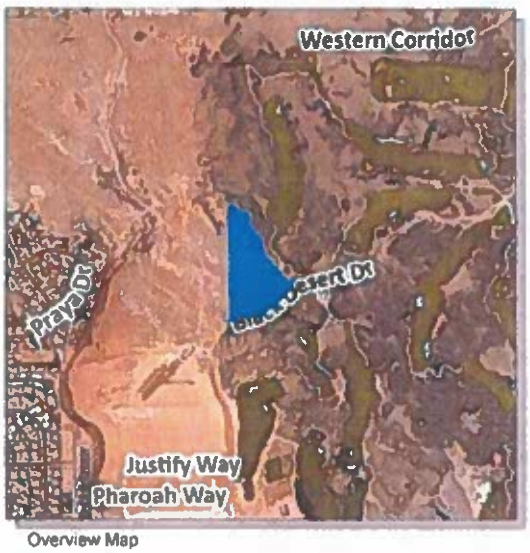
NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map
Report Generated 6/26/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel I-6-2-4-127132-BD1



Parcel highlighted in blue

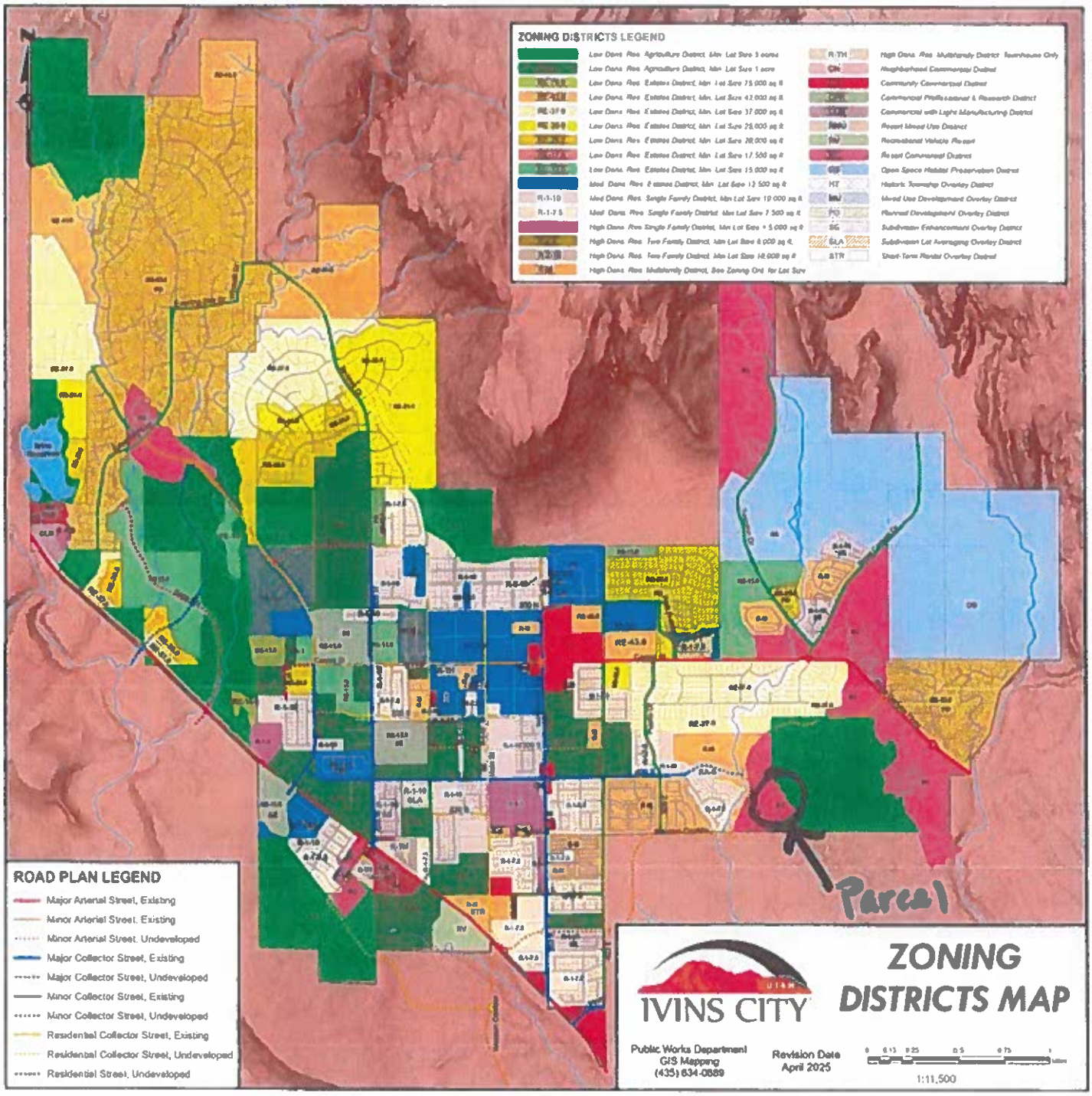


Overview Map

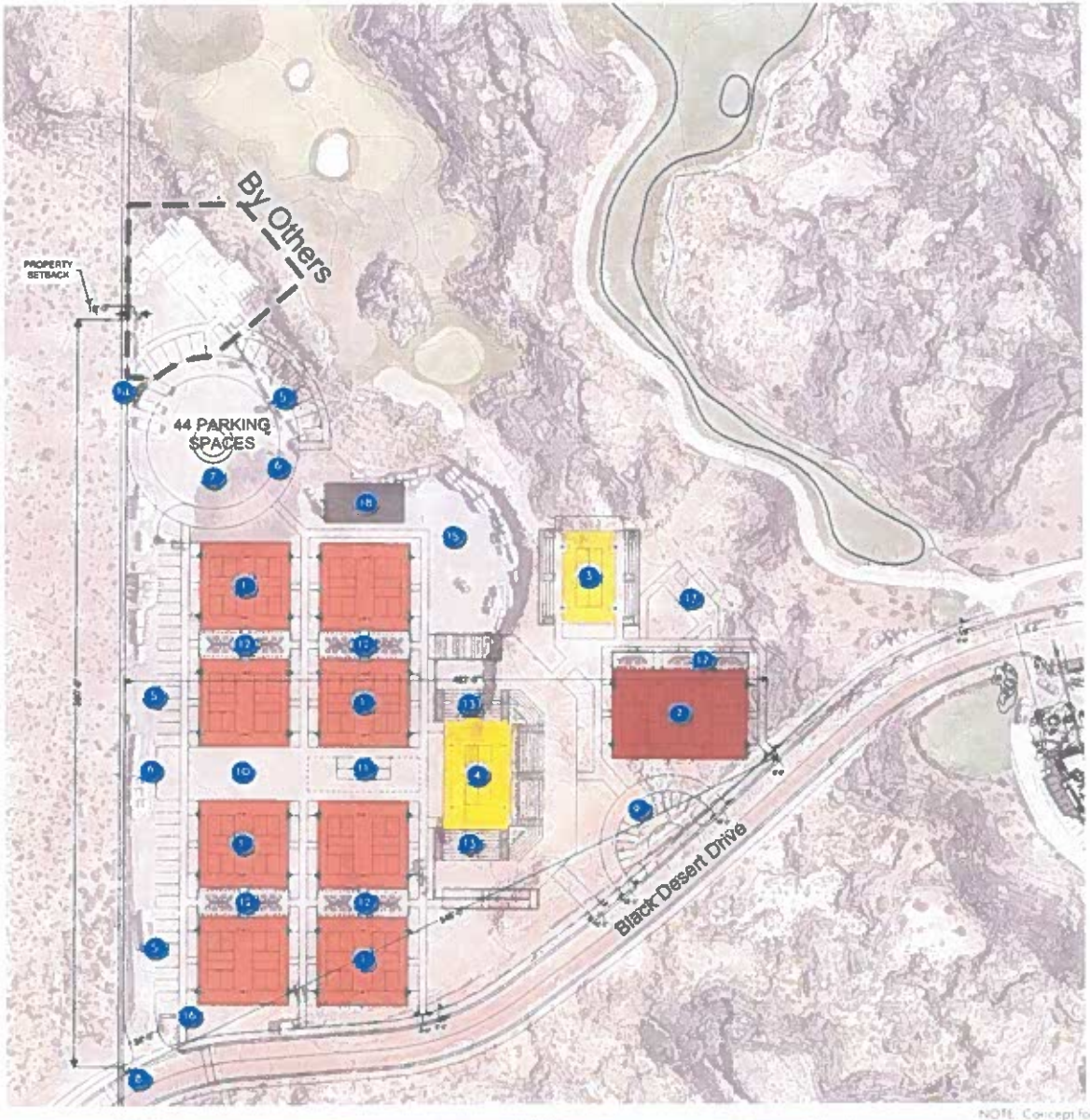
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Report Generated 8/26/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov


ZONING DISTRICTS LEGEND
ROAD PLAN LEGEND
Major Arterial Street, Existing
Minor Arterial Street, Existing
Minor Arterial Street, Undeveloped
Major Collector Street, Existing
Major Collector Street, Undeveloped
Minor Collector Street, Existing
Minor Collector Street, Undeveloped
Residential Collector Street, Existing
Residential Collector Street, Undeveloped
Residential Street, Undeveloped
Parcel
IVINS CITY
UTAH
ZONING DISTRICTS MAP
Public Works Department
GIS Mapping
(435) 634-0889
Revision Date
April 2025
1:11,500

SITE PLAN



LEGEND

1. 34'x64' standard courts (16 total)
2. 34'x64' members courts (3 total)
3. grandstand court
4. championship court
5. parking (44 total spots)
6. drop off
7. round-about
8. raised intersection (speed table)
9. member drop off/ golf cart parking
10. communal gathering
    - fun movable furniture, fire pit, ping pong & fooseball tables, porch swings, specimen trees, festoon lighting, artificial lawn, & lawn games
11. F&B w/ shaded seating & roof deck
12. court-side cabana
    - w/ lounge seating
13. built-in stadium seating
14. dumpster enclosure
15. kids zone
16. entry monument signage
17. members outdoor lounge area
18. merchandise/comfort station/ storage building

NOTE: Concept for discussion. Confidential & Proprietary.

Reef

BLACK DESERT RESORT

BLACK DESERT RESORT
PICKLEBALL SPORTS CENTER

SWABACK

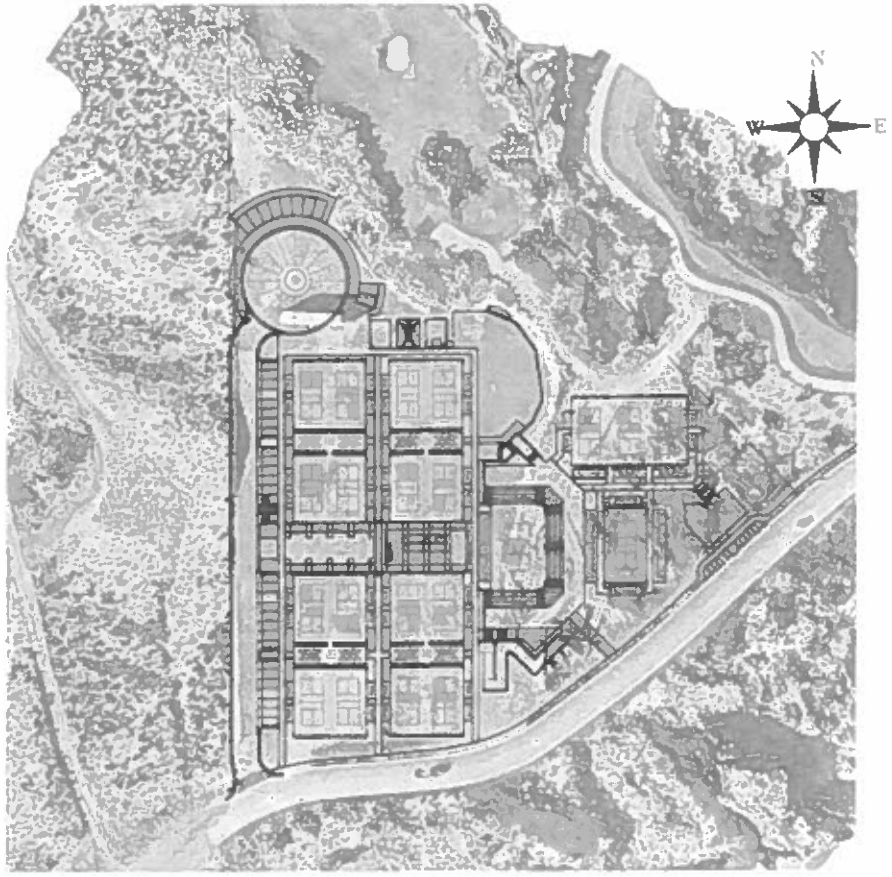
REEF CAPITAL
BLACK DESERT
PICKLEBALL COMPLEX

Ivins, Utah

CONSTRUCTION DRAWINGS

JULY 2, 2025

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	TC01	COVER SHEET
02	SP01	SITE PLAN
03	UT01	UTILITY PLAN
04	GR01	OVERALL GRADING & DRAINAGE PLAN
05	GR02	PRECISE GRADING PLAN
06	GR03	CUT/FILL HEAT MAP



SITE MAP

PERIGEE

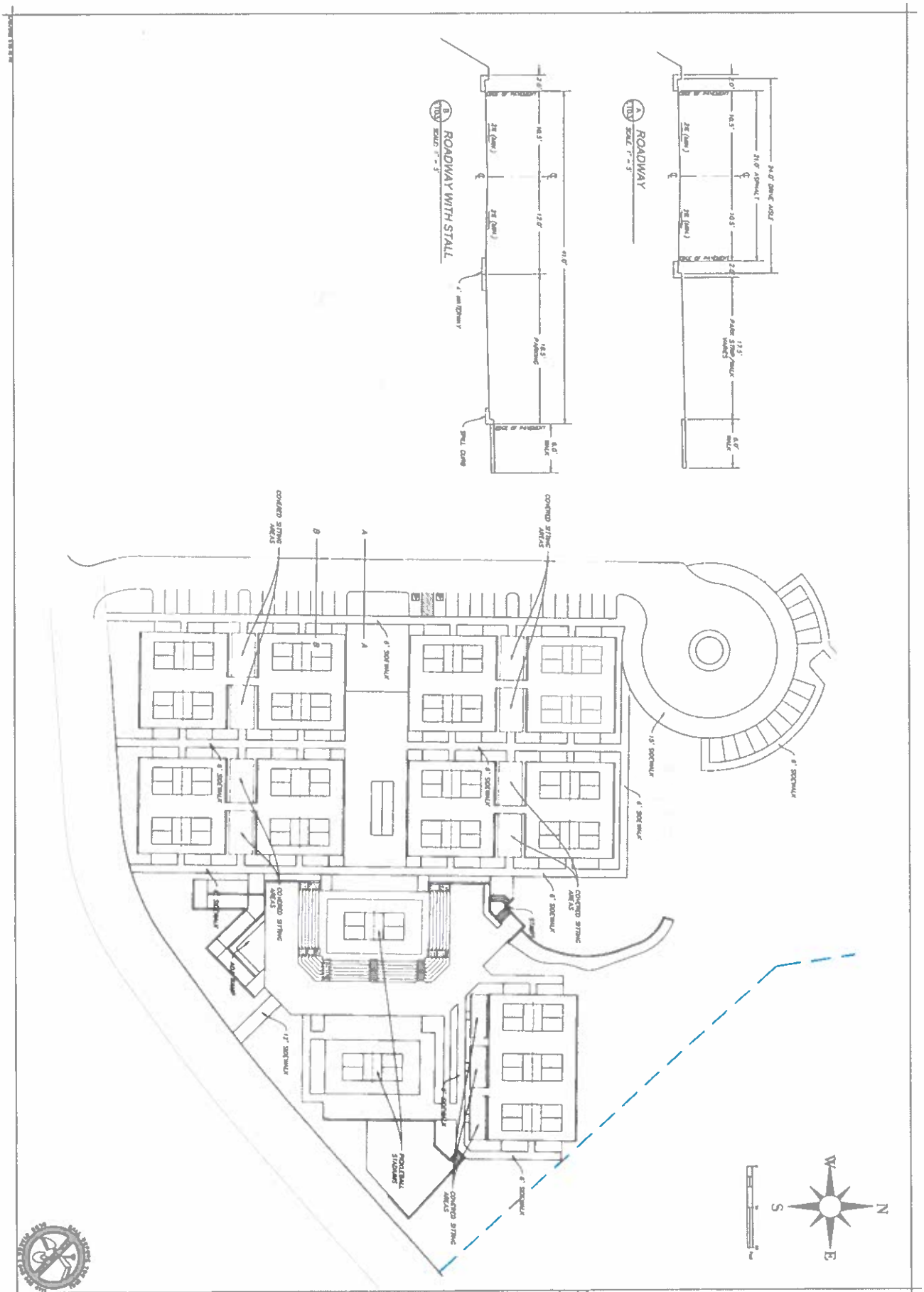
IVINS CITY

REEF CAPITAL BLACK DESERT PICKLEBALL COMPLEX

COVER SHEET

01

TC01

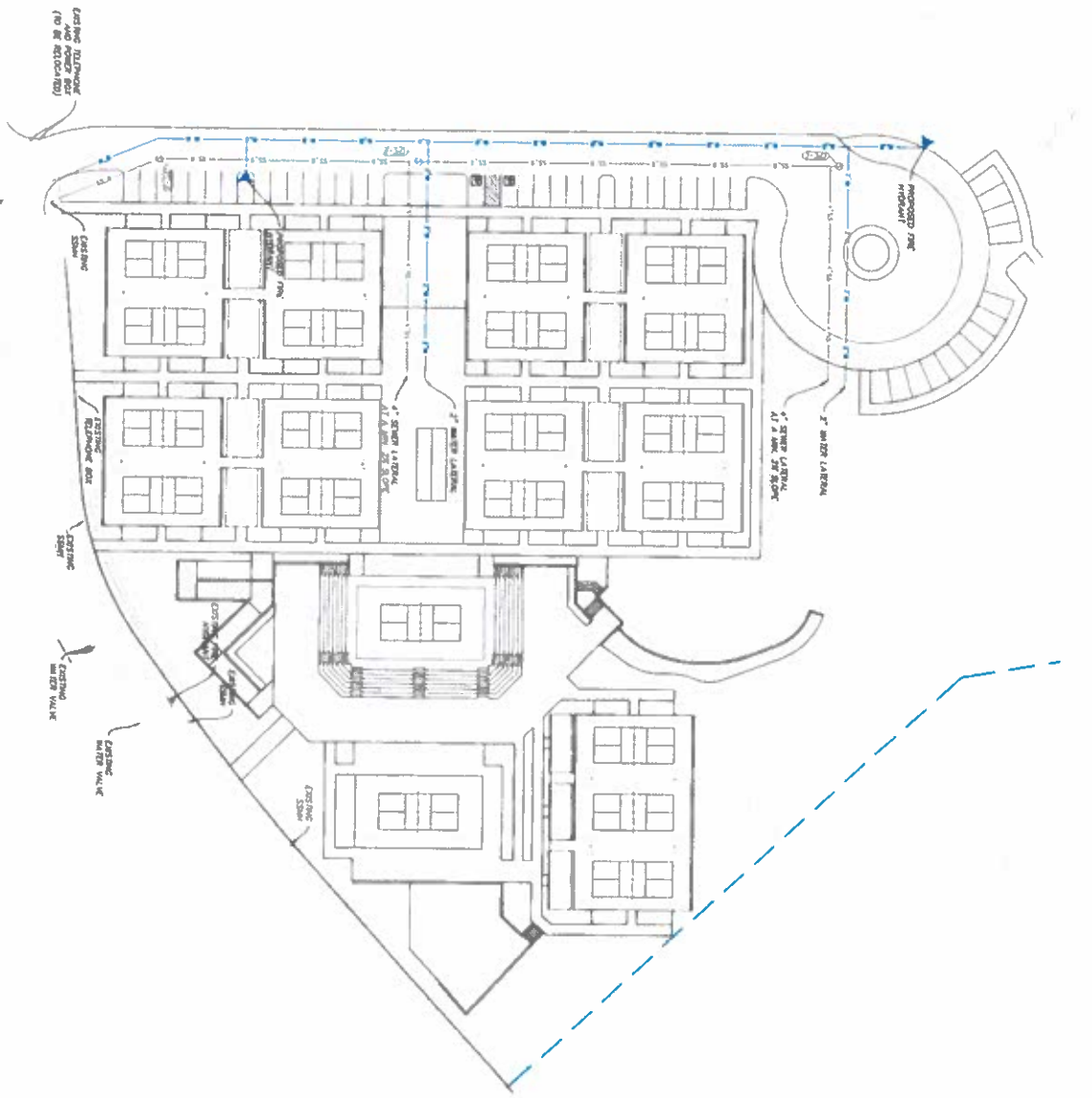


REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
SITE PLAN

SHEET NUMBER
SP01

02
OF 4 SHEETS

PERIGEE
CONSULTING



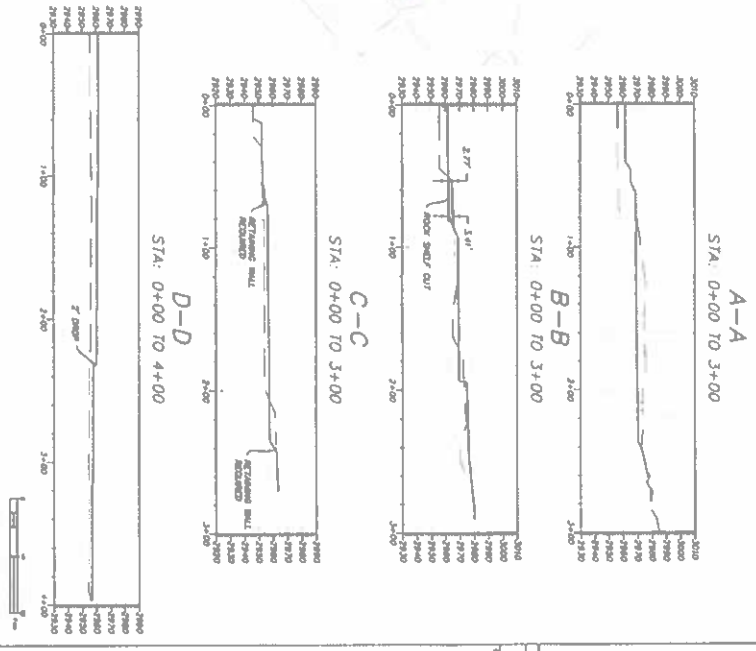
REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
UTILITY PLAN

JUNE 2025

PERIGEE CONSULTING

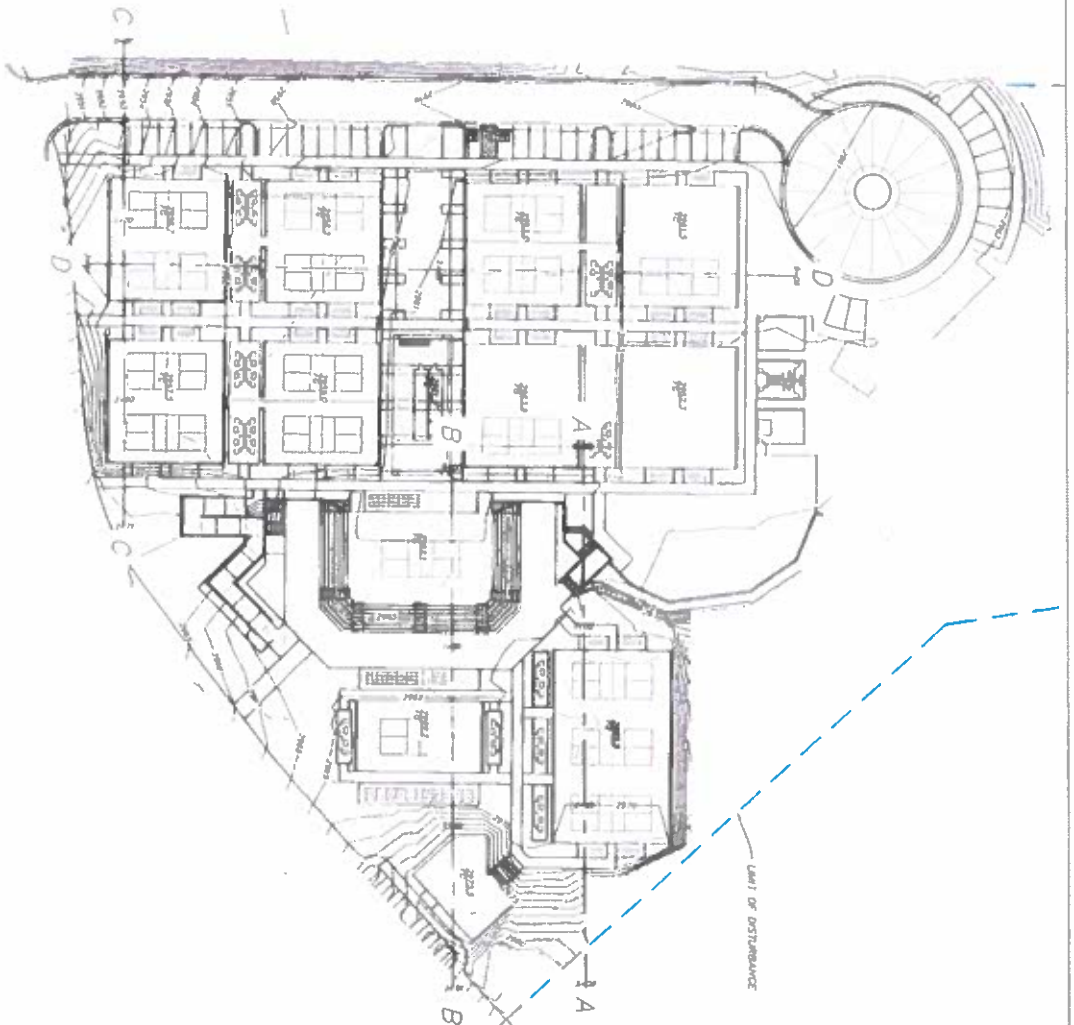
UT01

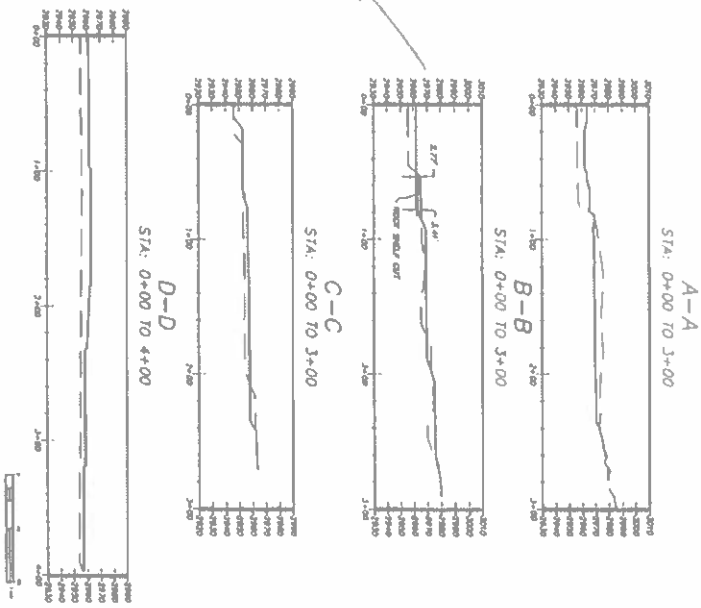


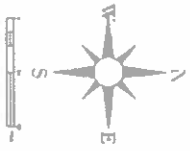


REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
OVERALL GRADING & DRAINAGE PLAN

PERIGEE CONSULTANTS



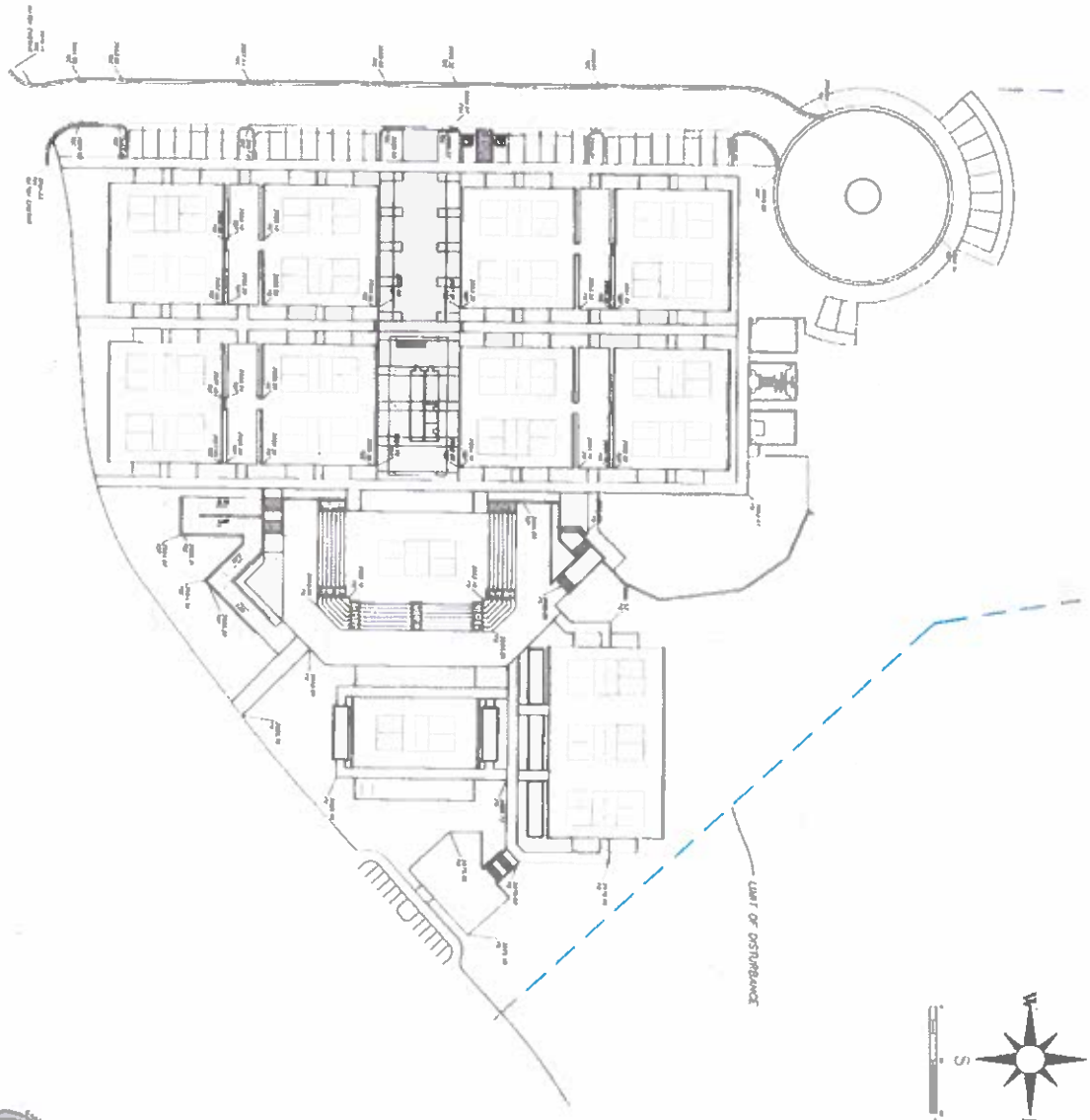




GR01

REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
OVERALL GRADING & DRAINAGE PLAN

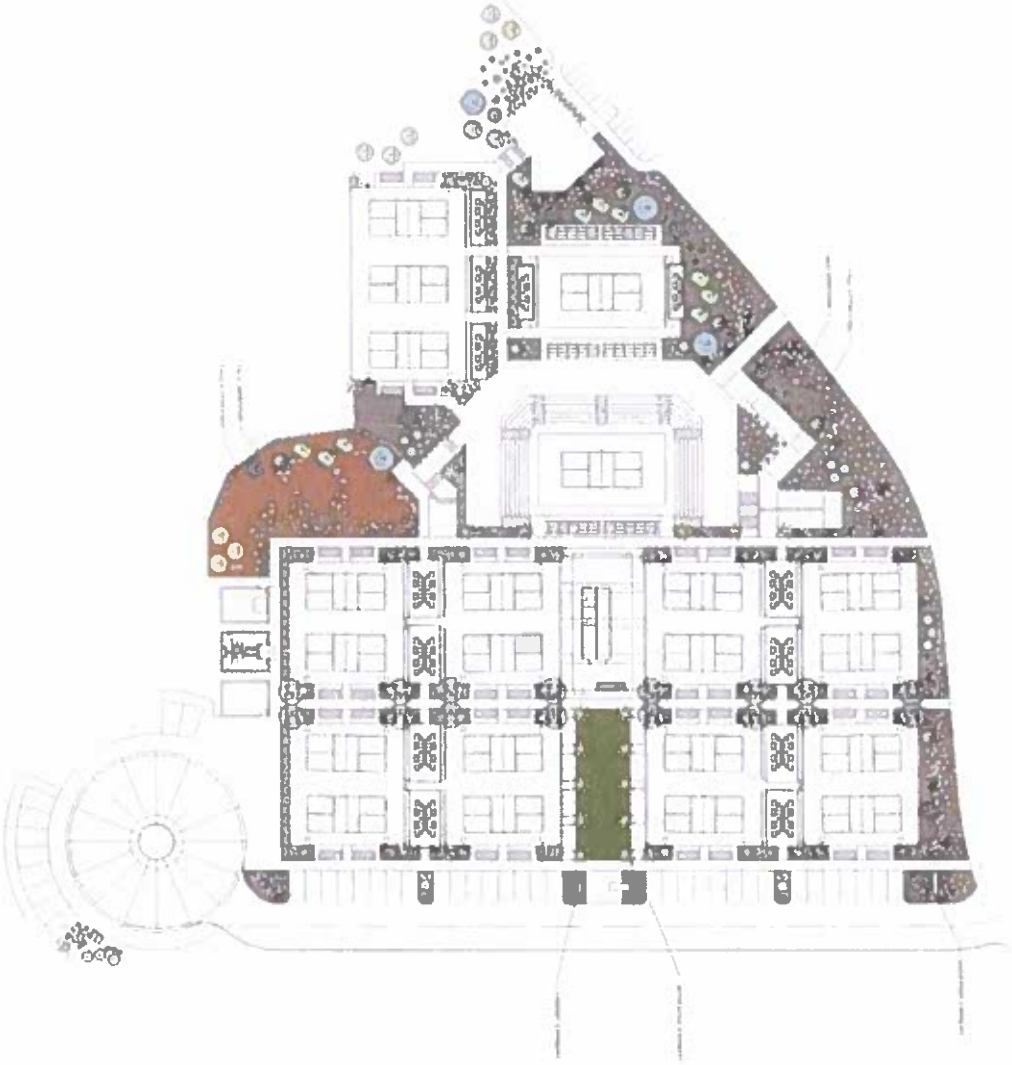
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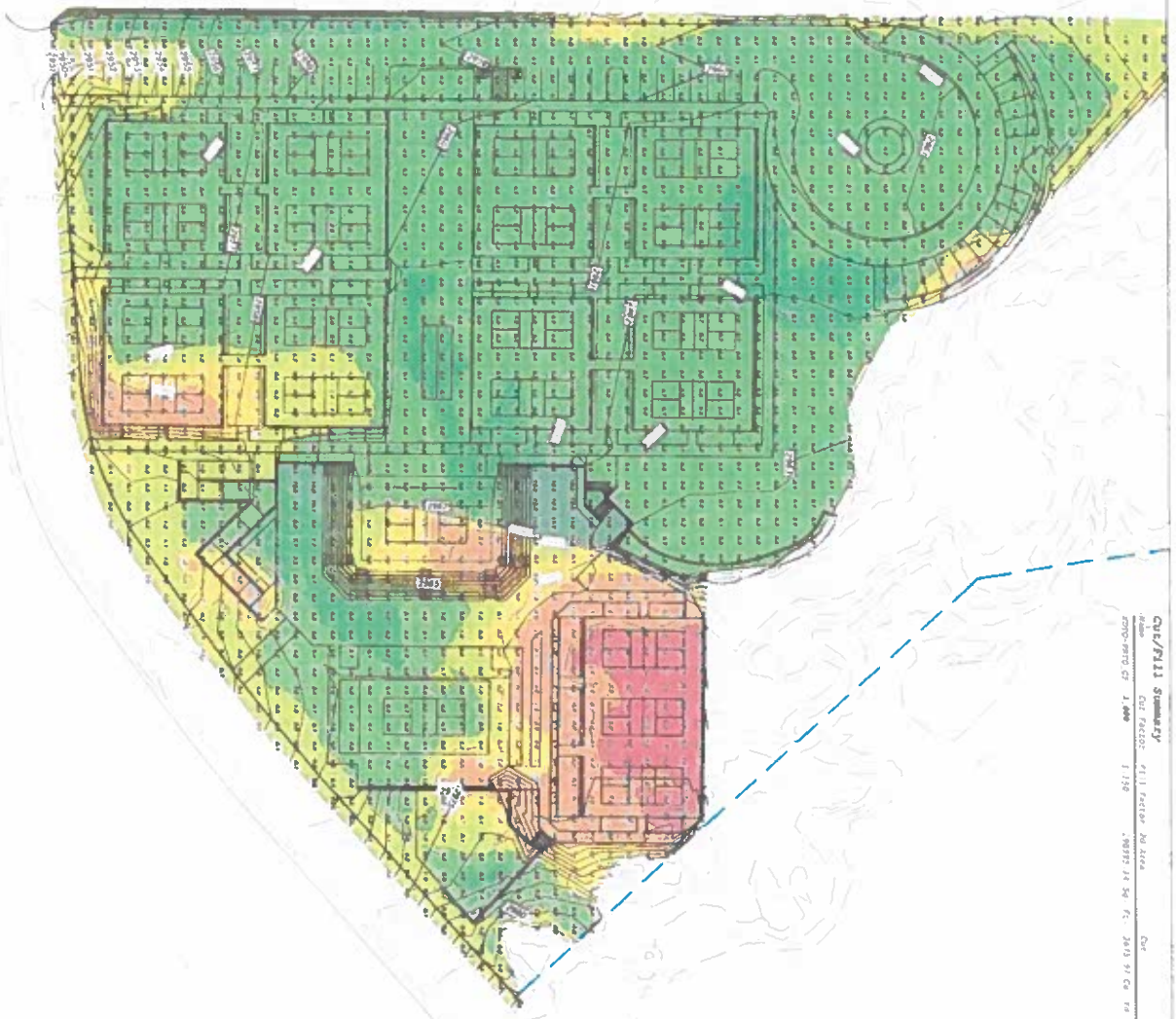


REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
PRECISE GRADING PLAN

05
GR02

PERIGEE





REEF CAPITAL BLACK DESERT PICKLEBALL COMPLEX

CUT/FILL HEAT MAP

CR03

06

PERIGEE CONSULTING



Reef
CAPITAL PARTNERS

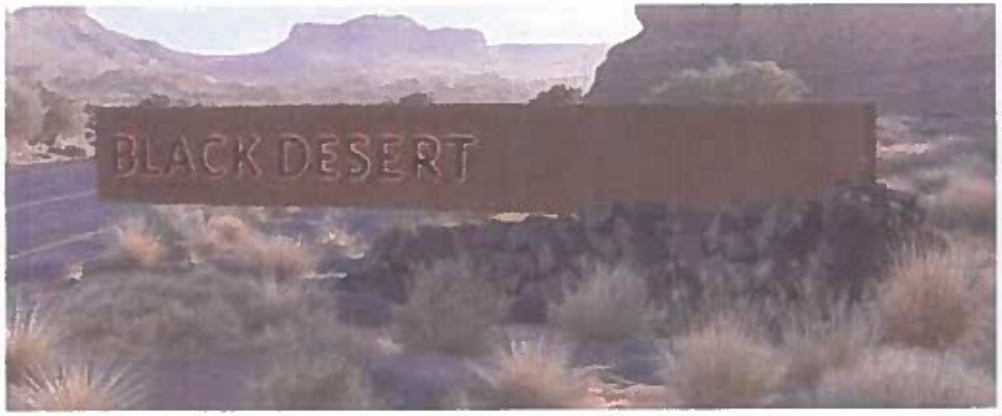
Black Desert Resort

Pickleball Sports Complex

SWABACK

Signage Design Aspiration

A collection of Black Desert Resort Signage and Inspiration Imagery





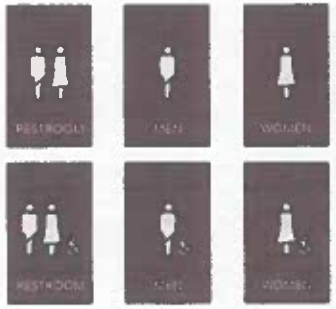


Halo Illumination From Pinned Off Letters

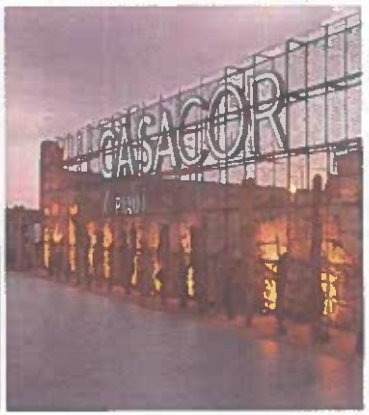


Patina / Aged Metal Cabinet









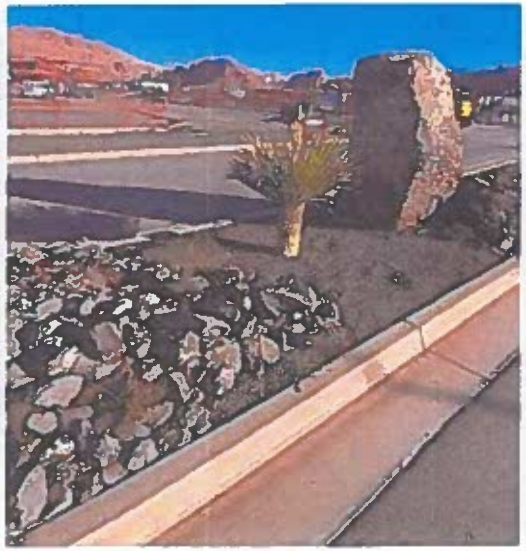
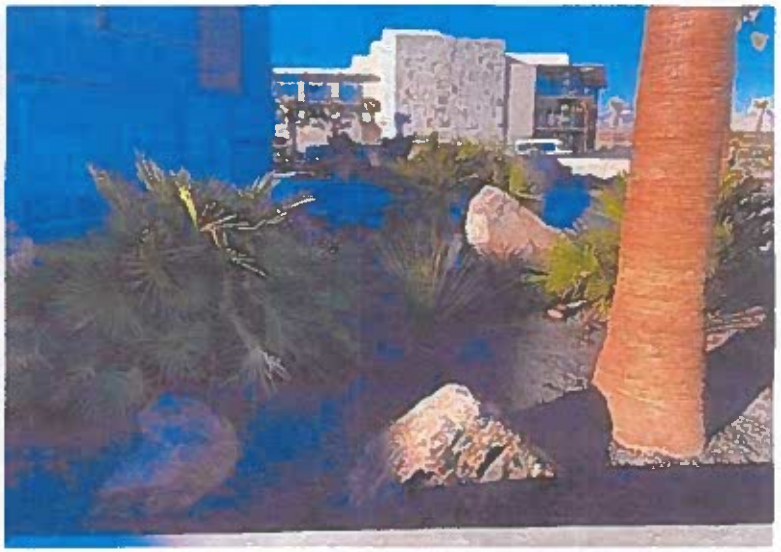
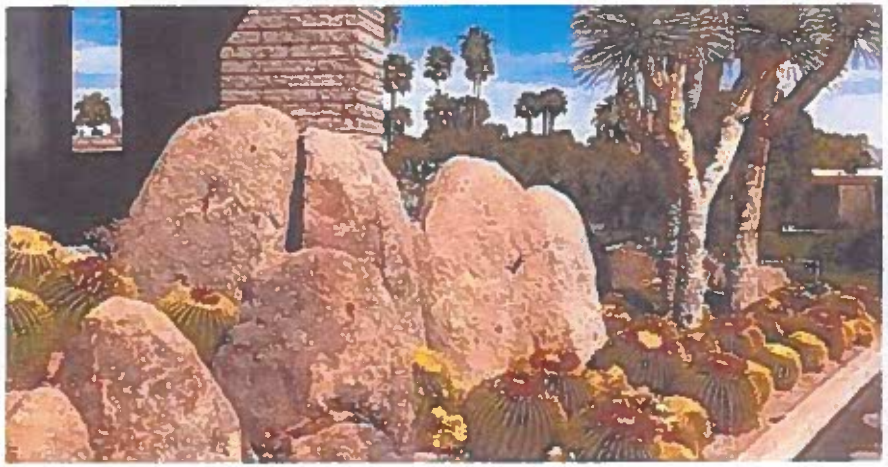
Signage Concept

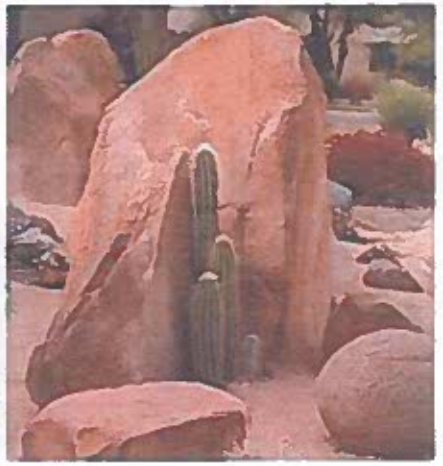
Architectural identity signage will feature dimensional letters mounted to a screen wall. Letters should be pin-mounted to create a floating effect, with dynamic shadow play at night when back lit. All signage lighting will use warm, integrated illumination—subtle, indirect, and embedded within the structure. The aesthetic should strike a balance between modern industrial and organic minimalism. It should feel monolithic yet approachable, evoking a sense of exclusivity and quiet discovery.

Confidential Not Intended for Public Distribution

PLANTING STRATEGY

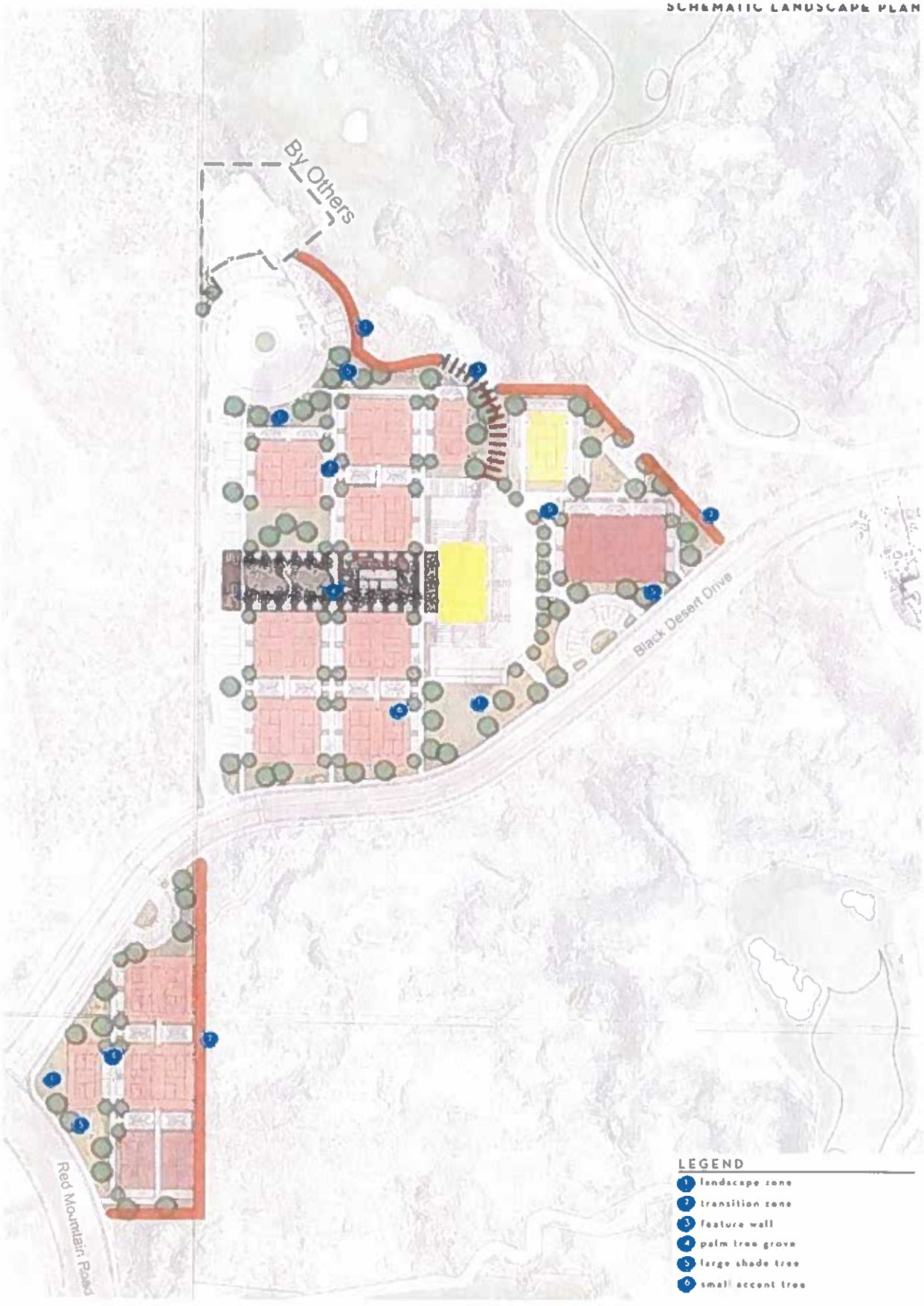
INSPIRATION IMAGERY



NOTE: Concept for discussion. Confidential & Proprietary

SCHEMATIC LANDSCAPE PLAN



NOTE: Concept for discussion. Confidential & Proprietary.

Reef
BLACK DESERT RESORT

BLACK DESERT RESORT
PICKLEBALL SPORTS CENTER

SWABACK

PLANTING PALETTE *TREES & PALMS*

BOTANICAL NAME	COMMON NAME
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis spp.	Desert Willow
Cycus revoluta	Sago Palm
Fraxinus greggii	Little Leaf Ash
Quercus 'Joan Lionetti'	Joan Lionetti Live Oak
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde
Phoenix dactylifera	Date Palm
Prosopis glandulosa 'Maverick'	Thornless Mesquite
Quercus 'Joan Lionetti'	Joan Lionetti Live Oak
Quercus virginiana 'Cathedral'	Cathedral Live Oak
Sophora secundiflora	Texas Mountain Laurel
Vitex agnus-castus	Chaste Tree
Washingtonia 'Filibusta'	Washingtonia Hybrid
Washington a filifera	California Fan Palm



Mediterranean Fan Palm
Chamaerops humilis



Desert Willow
Chilopsis linearis spp.



Sago Palm
Cycus revoluta



Quercus 'Joan Lionetti'
Joan Lionetti Live Oak



Texas Mountain Laurel
Sophora secudiflora

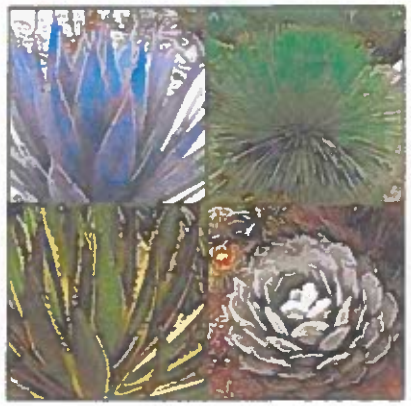


Washintonia Species
Washingtonia species

NOTE: Concept for discussion. Confidential & Proprietary.

PLANTING PALETTE *CACTI, SUCCULENTS, & ACCENTS*

BOTANICAL NAME	COMMON NAME
Agave spp.	Century Plants
Dasylirion quadrangulatum	Mexican Grass Tree
Dasylirion texamun	Green Desert Spoon
Echinocereus grusonii	Golden Barrel Cactus
Euphorbia antisphilitica	Candelilla
Euphorbia biglandulosa	Gopher Plant
Ferocactus pringlei	Red Barrell Cactus
Hesperaloe spp.	Red/Yellow Yucca
Opuntia spp.	Flowering Prickly Pear
Pachycereus marginatus	Mexican Fence Post
Yucca spp.	Yucca's



Century Plants
Agave species



Mexican Grass Tree
Dasylirion quadrangulatum



Golden Barrel Cactus
Echinocereus grusonii



Candelilla
Euphorbia antisphilitica



Red/ Yellow Yucca
Hesperaloe species



Yucca's
Yucca species

NOTE: Concept for discussion. Confidential & Proprietary

PLANTING PALETTE *SHRUBS*

BOTANICAL NAME	COMMON NAME
Calliandra californica	Baja Red Fairy Duster
Dalea frutescens	Black Dalea
Encelia farinosa	Brittle Brush
Guara lindheimeri	Guara
Larrea tridentate	Creosote
Leucophyllum spp.	Texas Ranger
Lavandula stoechas	Spanish Lavender
Poliomintha maderensis	Lavender Spice
Psorothamosus fremontii	Indigo Bush
Rosmarinus 'Tuscan Blue'	Upright Rosemary
Salvia chamaedryoides	Sky Blue Sage
Salvia clevelandii	Cleveland Sage
Salvia greggii	Sage
Vauelinia californica	Arizona Rosewood



Brittle Bush
Encelia farinosa



Guara
Guara lindheimeri species



Texas Ranger's
Leucophyllum species



Tuscan Blue Rosemary
Rosemarius officinalis 'Tuscan Blue'



Cleveland Sage
Salvia clevelandii



Sage
Salvia greggii species

NOTE: Concept for discussion. Confidential & Proprietary

PLANTING PALETTE *GROUNDCOVERS*

BOTANICAL NAME	COMMON NAME
Baileya multiradiata	Desert Marigold
Convolvlus cneorum	Bush Morning Glory
Eremophila glabra	Outback Sunrise
Hymenoxys acaulis	Angelita Daisy
Gazania rigens 'Sun Gold'	Gazania
Lantana spp.	Lantana
Rosmarinus 'Prostratus'	Trailing Rosemary
Teucrium chamaedrys	Prostrate Germander
Verbena rigida	Sandpiper Verbena
Zephranthes spp.	Rain Lilly's



Desert Marigold
Baileya multiradiata



Bush Morning Glory
Convolvlus cneorum



Outback Sunrise
Eremophila glabra



Trailing Rosemary
Rosmarinus 'Prostratus'



Sandpiper Verbena
Verbena Rigida



Rain Lilly's
Zephranthes species

NOTE: Concept for discussion. Confidential & Proprietary

PLANTING PALETTE *GRASSES & VINES*

BOTANICAL NAME	COMMON NAME
Bouteloua 'Blonde Ambition'	Blonde Ambition
Festuca glauca	Blue Fescue
Muhlenbergia 'Regal Mist'	Regal Mist
Muhlenbergia dubia	Pine Muhly
Muhlenbergia 'El Toro'	Bull Grass
Muhlenbergia 'Lindheimeri'	Big Muhly

Ficus pumila	Creeping Fig
Parthenocissus 'Hacienda Creeper'	Hacienda Creeper



Blonde Ambition
Bouteloua 'Blonde Ambition'



Blue Fescue
Festuca glauca



Pine Muhly
Muhlenbergia dubia



Bull Grass
Muhlenbergia 'El Toro'



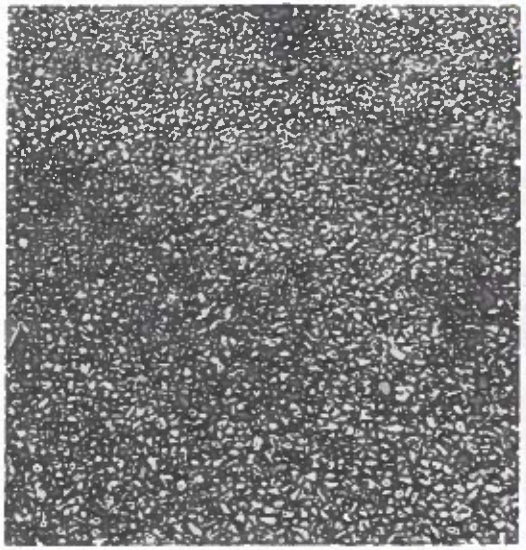
Creeping Fig
Ficus pumila

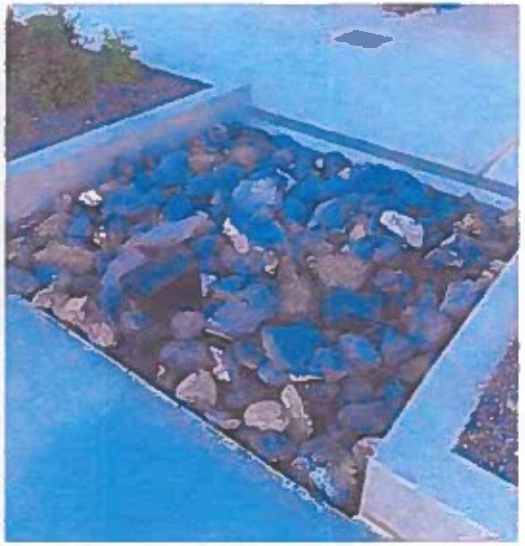


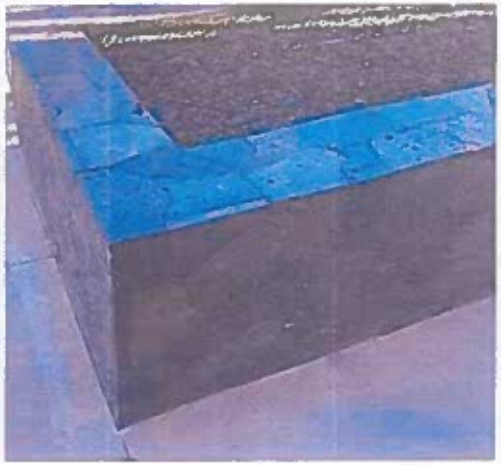
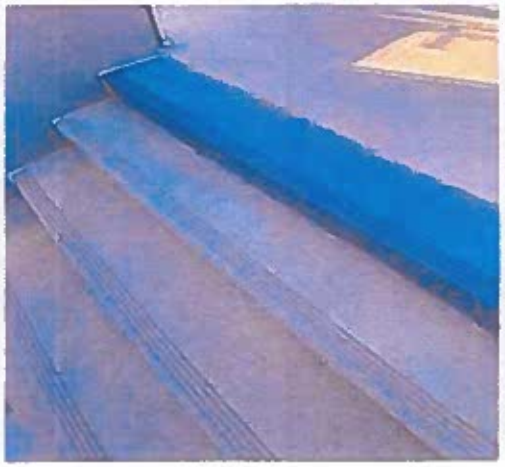
Hacienda Creeper
Parthenocissus 'Hacienda Creeper'

NOTE: Concept for discussion. Confidential & Proprietary

LANDSCAPE MATERIAL PALETTE





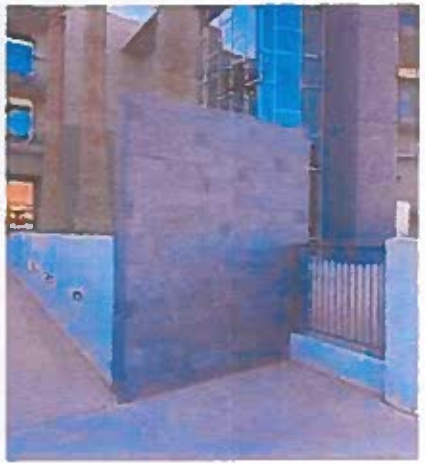




NOTE: Concept for discussion. Confidential & Proprietary

ENCLOSURE MATERIAL PALETTE





NOTE: Concept for discussion. Confidential & Proprietary.

COMMON AREA *INSPIRATION IMAGERY*

















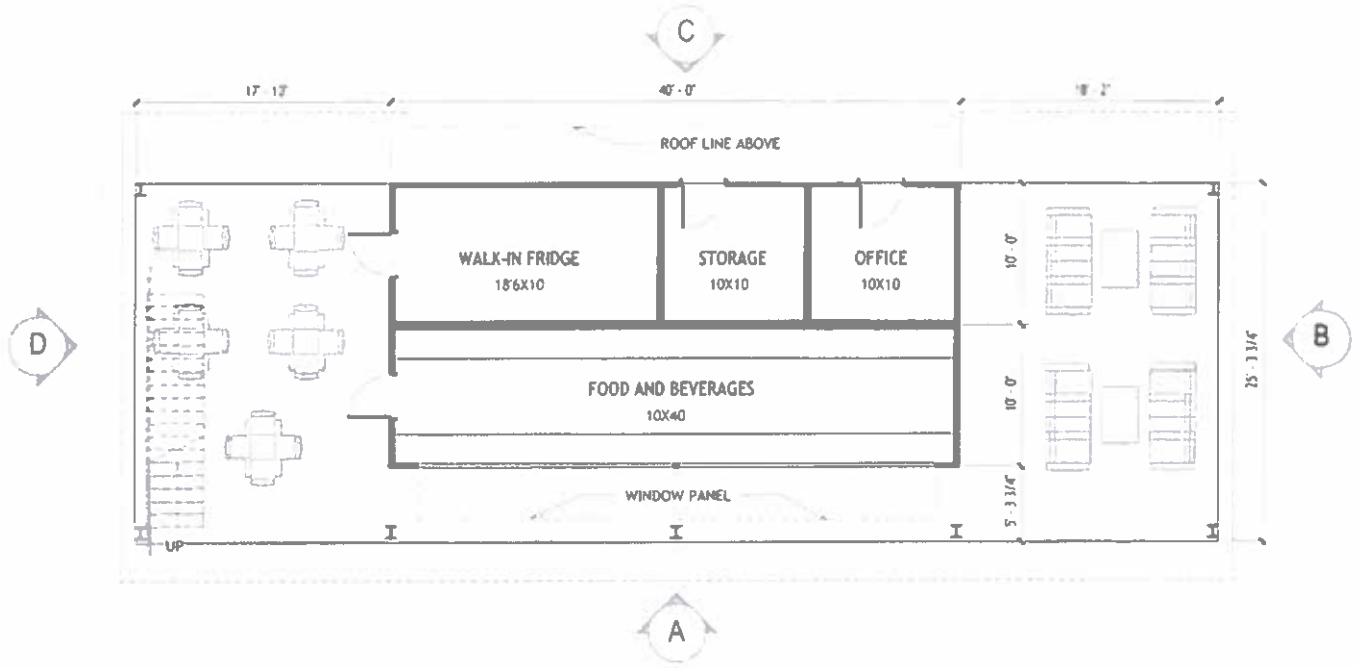

SD/DD PROGRESS PACKAGE

NOTE: Concept for discussion only. Confidential & Proprietary APRIL 21st, 2025

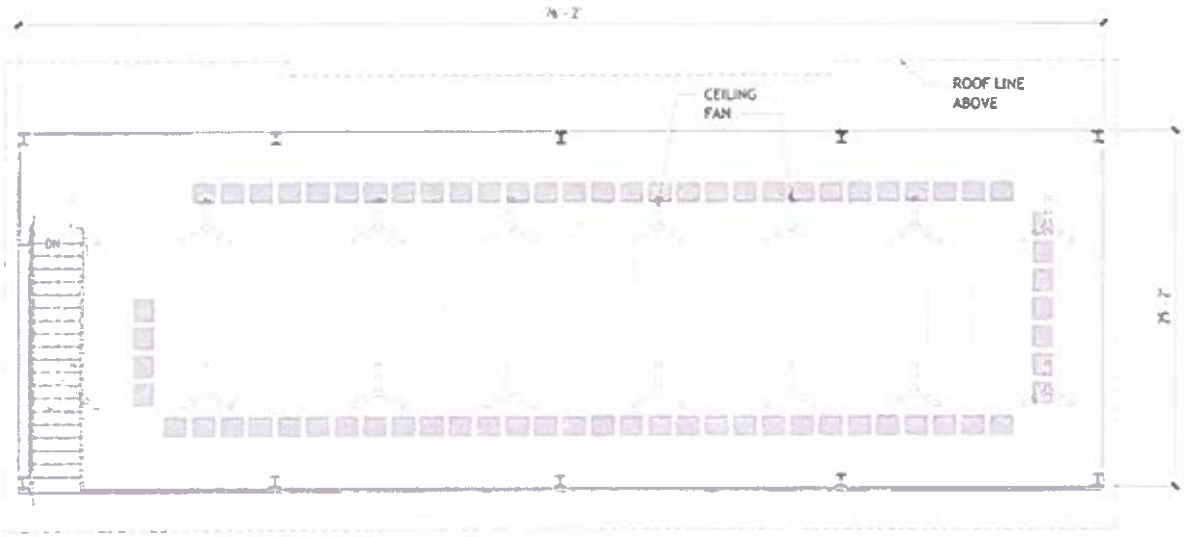
BLACK DESERT Reef

BLACK DESERT RESORT
PICKLEBALL SPORTS CENTER

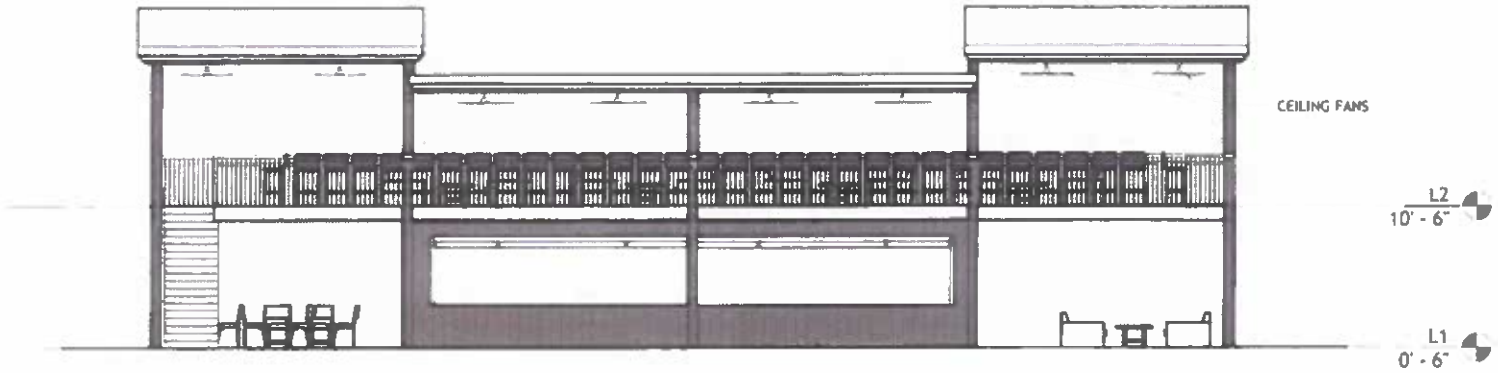
SWABACK



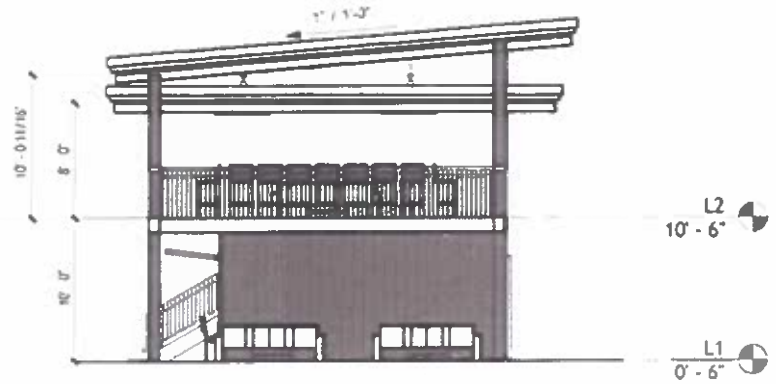
1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



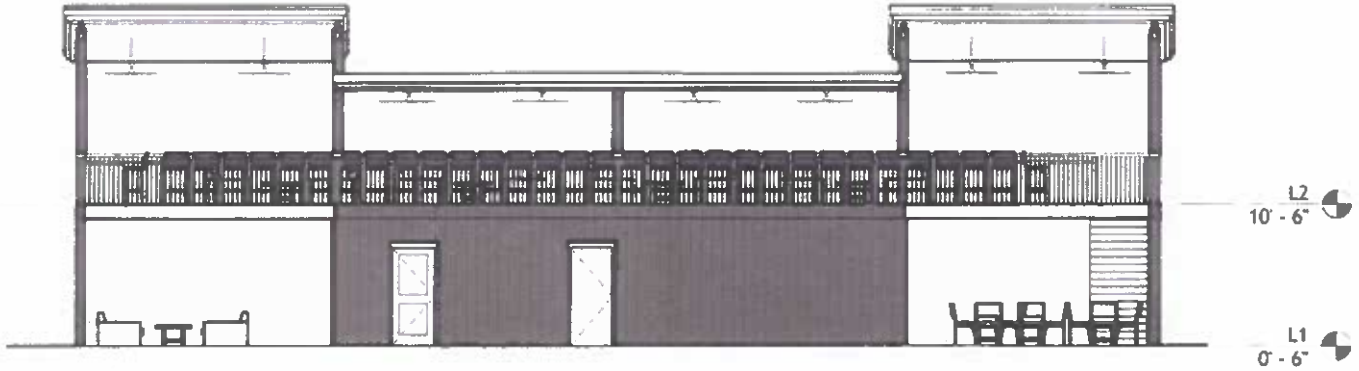
1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



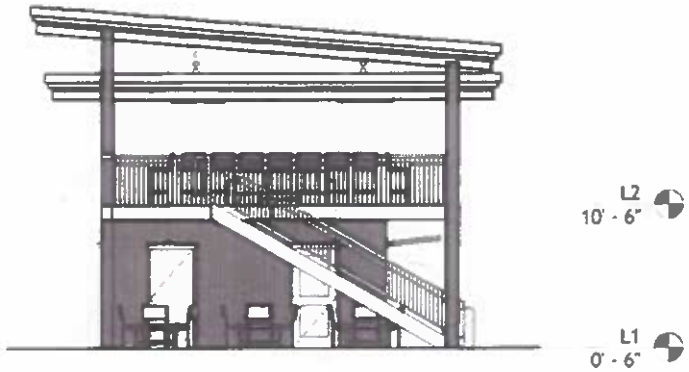
A ELEVATION - A
1/8" = 1'-0"



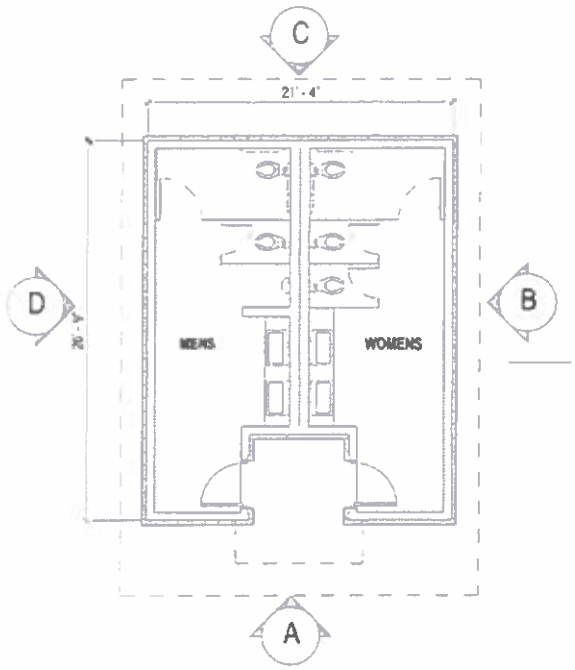
B ELEVATION - B
1/8" = 1'-0"



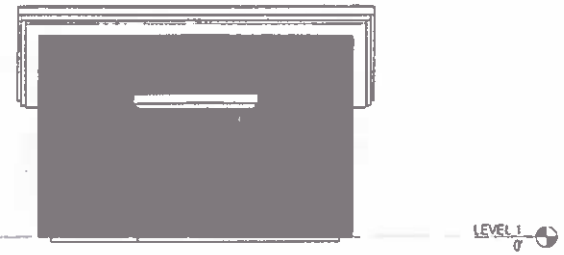
C ELEVATION - C
1/8" = 1'-0"



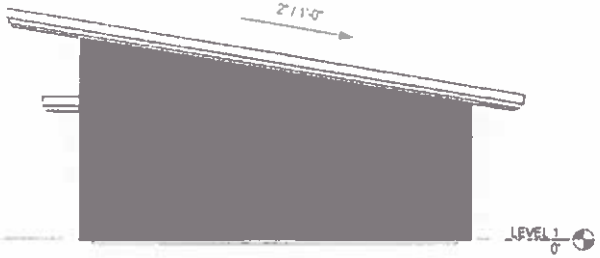
D ELEVATION - D
1/8" = 1'-0"



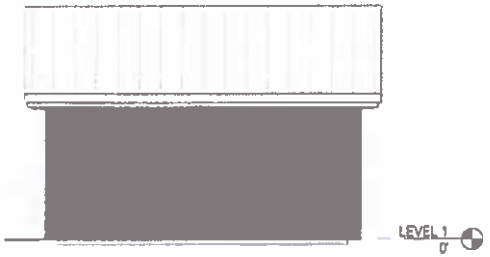
1 LEVEL 1-DIMENSION PLAN
SCALE: 1/8" = 1'-0"



2 ELEVATION - A
SCALE: 1/8" = 1'-0"



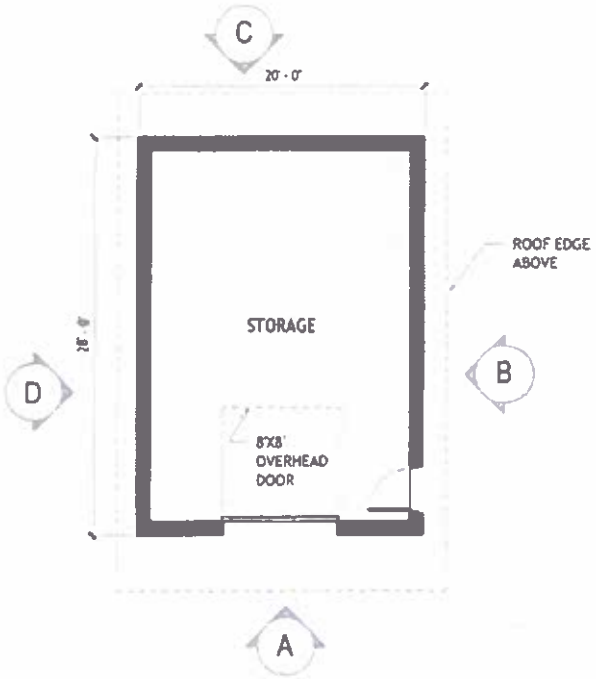
3 ELEVATION - B
SCALE: 1/8" = 1'-0"



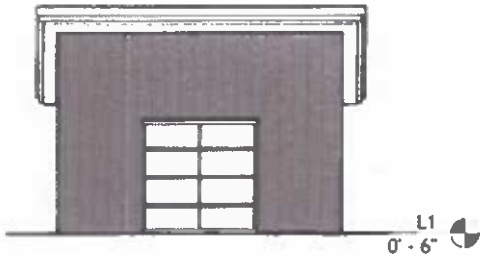
4 ELEVATION - C
SCALE: 1/8" = 1'-0"



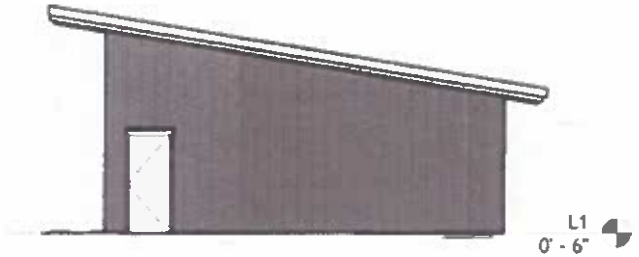
5 ELEVATION - D
SCALE: 1/8" = 1'-0"



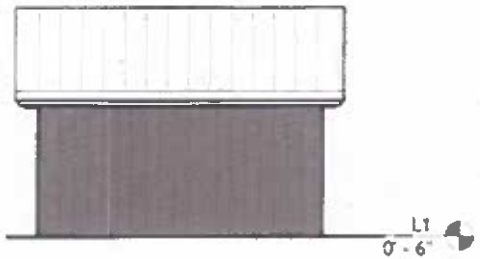
1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



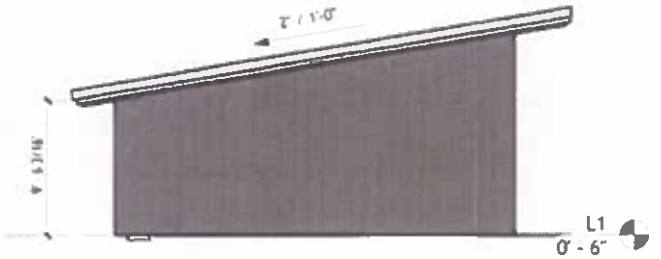
2 ELEVATION - A
1/8" = 1'-0"



3 ELEVATION - B
1/8" = 1'-0"

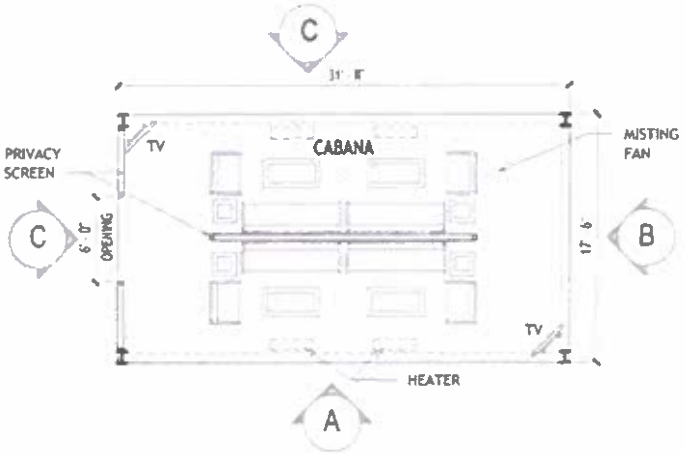


4 ELEVATION - C
1/8" = 1'-0"

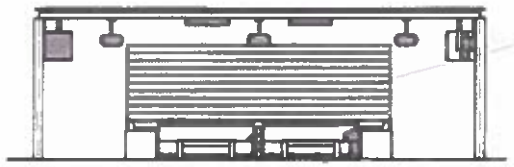


5 ELEVATION - D
1/8" = 1'-0"

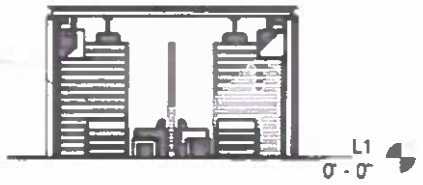
ARCHITECTURAL ELEMENTS *COURT SIDE CABANA*



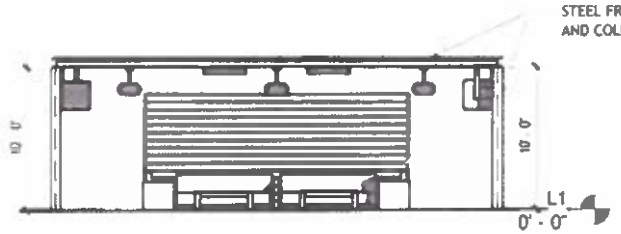
1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



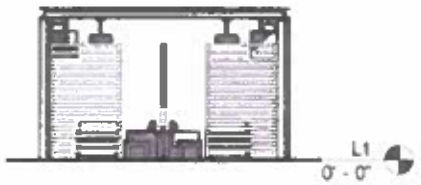
3 ELEVATION - A
1/8" = 1'-0"



2 ELEVATION - B
1/8" = 1'-0"



4 ELEVATION - C
1/8" = 1'-0"



5 ELEVATION - D
1/8" = 1'-0"

ARCHITECTURAL ELEMENTS *COURT SIDE CABANA*

