Mojave Village

Narrative - Mojave Village Class V Conditional Use Permit

Mojave Village is a thoughtfully designed resort commercial townhome development proposed on approximately 10 acres of land in Ivins, Utah, immediately adjacent to the planned 8-acre Ivins City park. The project includes a total of 160 townhome-style units and has been carefully planned to complement surrounding neighborhoods while contributing directly to the enhancement of public amenities within the community.

In support of the adjacent park development, Mojave Village will allocate $835,840 (160 x $5224) to Ivins City, which will be used toward the creation and improvement of the new public park. In addition, as noted on the site plan, the development will assist in the construction of the roadway serving the new park, further demonstrating its integration with and support of the city's long-term plans for the area.

The outside units are oriented to face outward toward the surrounding streets in order to create an inviting, pedestrian-friendly, and community-oriented atmosphere. Sidewalks are provided on both sides of the internal roads to encourage walkability and connectivity to the neighboring park and community amenities. Each unit includes its own two-car garage and driveway, along with a backyard, providing a balance of density and personal open space for residents and guests.

Special attention has been given to building massing and height along the projected perimeter. The outer 68 units will be limited to a maximum height of 25 feet to reduce visual impact from the street and provide a softer transition to nearby properties. The buildings will feature flat roofs, which are consistent with architectural forms found in neighboring homes to the west, allowing the development to blend naturally with the existing character of the area.

All townhome units will be constructed in accordance with Ivins design guidelines, incorporating appropriate materials, desert-inspired colors, and architectural elements that reflect the aesthetic and environmental context of the city.

Per Ivins City Code, all units will be part of a professionally managed rental pool. However, individual owners will retain discretion over whether and when their unit is made available for rental use. This allows the units to be utilized as short-term (overnight) accommodations, long-term residences, or exclusively for private use, at the owner's election, while still maintaining consistent professional management and compliance with city requirements.

Side Note: As currently written, Ivins ordinances all this form of mixed-use flexibility. As a result, Mojave Village has the potential to support the city's attainable housing objectives by increasing the overall supply of residential units that may be used for long-term occupancy in addition to short-term lodging.

Mojave Village has been designed not only as a high-quality resort commercial development, but also as a project that enhances the surrounding community through thoughtful planning, financial contribution to public space, and design sensitivity. The proposal strengthens the connection between private development and public benefit and aligns with Ivins' vision for growth, recreation, and neighborhood compatibility.