AVENTURA
AT IVINS

Project Narrative

Aventura at Ivins is a thoughtfully planned townhome community designed to complement the character of Ivins while providing high-quality housing and well-managed amenities.

The development consists of **86 total townhome units**, offered in two distinct home types to serve a range of needs.
- **33 larger townhomes** feature a **main-floor primary bedroom**, four additional bedrooms upstairs, and a total of **5 bedrooms and 4.5 bathrooms**.
- **53 smaller townhomes** include **4 bedrooms and 3.5 bathrooms**, with bedrooms located on the upper level.

All homes are designed with functionality and parking in mind. **Each unit includes a two-car garage and driveway space for two additional vehicles**, helping reduce on-street parking. Every residence will also have **its own individual trash can**, allowing for organized and efficient waste management.

The community will include amenities intended to serve both residents and guests, including **four pickleball courts** and a **central swimming pool area**. The pool area will feature **restrooms** and a **small on-site management office**, supporting daily operations and oversight of the community.

The entire project is **zoned for Short-Term Rentals**. To ensure compliance, consistency, and accountability, all units that choose to participate in short-term rental use will be **managed by a professional management company**. This approach provides a single point of responsibility for operations, guest behavior, maintenance coordination, and adherence to city regulations. A significant amount of time has been spent working collaboratively with Ivins City staff to ensure the project aligns with applicable code requirements and established guidelines.

From a connectivity and site-planning perspective, the project will include a **pedestrian path along 800 South**, creating a connection to the **existing pathway along Highway 91**. Landscaping throughout the development will be completed in accordance with **Ivins City standards**, ensuring the project integrates visually and functionally with the surrounding area.

Overall, Aventura at Ivins is intended to be a well-managed, well-designed community that balances housing, recreation, walkability, and long-term operational responsibility while meeting the expectations and regulations of Ivins City.