ZONING DISTRICTS LEGEND

RA-5	Low Dens. Res. Agriculture District, Min. Lot Size 5 acres	R-M	High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size
RA-1	Low Dens. Res. Agriculture District, Min. Lot Size 1 acre	R-TH	High Dens. Res. Multifamily District, Townhouse Only
RE-75.0	Low Dens. Res. Estates District, Min. Lot Size 75,000 sq.ft.	CN	Neighborhood Commercial District
RE-43.0	Low Dens. Res. Estates District, Min. Lot Size 43,000 sq.ft.	C-1	Community Commercial District
RE-37.0	Low Dens. Res. Estates District, Min. Lot Size 37,000 sq.ft.	CPR	Commercial Proffessional & Research District
RE-25.0	Low Dens. Res. Estates District, Min. Lot Size 25,000 sq.ft.	CLM	Commercial with Light Manufacturing District
RE-20.0	Low Dens. Res. Estates District, Min. Lot Size 20,000 sq.ft.	RMU	Resort Mixed Use District
RE-17.5	Low Dens. Res. Estates District, Min. Lot Size 17,500 sq.ft.	RV	Recreational Vehicle Resort
RE-15.0	Low Dens. Res. Estates District, Min. Lot Size 15,000 sq.ft.	RC	Resort Commercial District
RE-12.5	Med. Dens. Res. Estates District, Min. Lot Size 12,500 sq.ft.	OS	Open Space Habitat Preservation District
R-1-10	Med Dens. Res. Single Family District, Min Lot Size 10,000 sq.ft.	HT	Historic Township Overlay District
R-1-7.5	Med. Dens. Res. Single Family District, Min Lot Size 7,500 sq.ft.	MU	Mixed Use Development Overlay District
R-1-5	High Dens. Res Single Family District, Min Lot Size = 5,000 sq.ft.	PD	Planned Development Overlay District
R-1-3	High Dens. Res Single Family District, Min Lot Size = 3,000 sq.ft.	SE	Subdivision Enhancement Overlay District
R-2-5	High Dens. Res Two Family District, Min Lot Size = 5,000 sq.ft.	SLA	Subdivision Lot Averaging Overlay District
R-2-6	High Dens. Res. Two Family District, Min Lot Size 6,000 sq.ft.	STR	Short-Term Rental Overlay District
R-2-10	High Dens. Res. Two Family District, Min Lot Size 10,000 sq.ft.		

PROPOSED AMENDMENT AREA

PARCEL A
RESORT COMMERCIAL DISTRICT (RC)

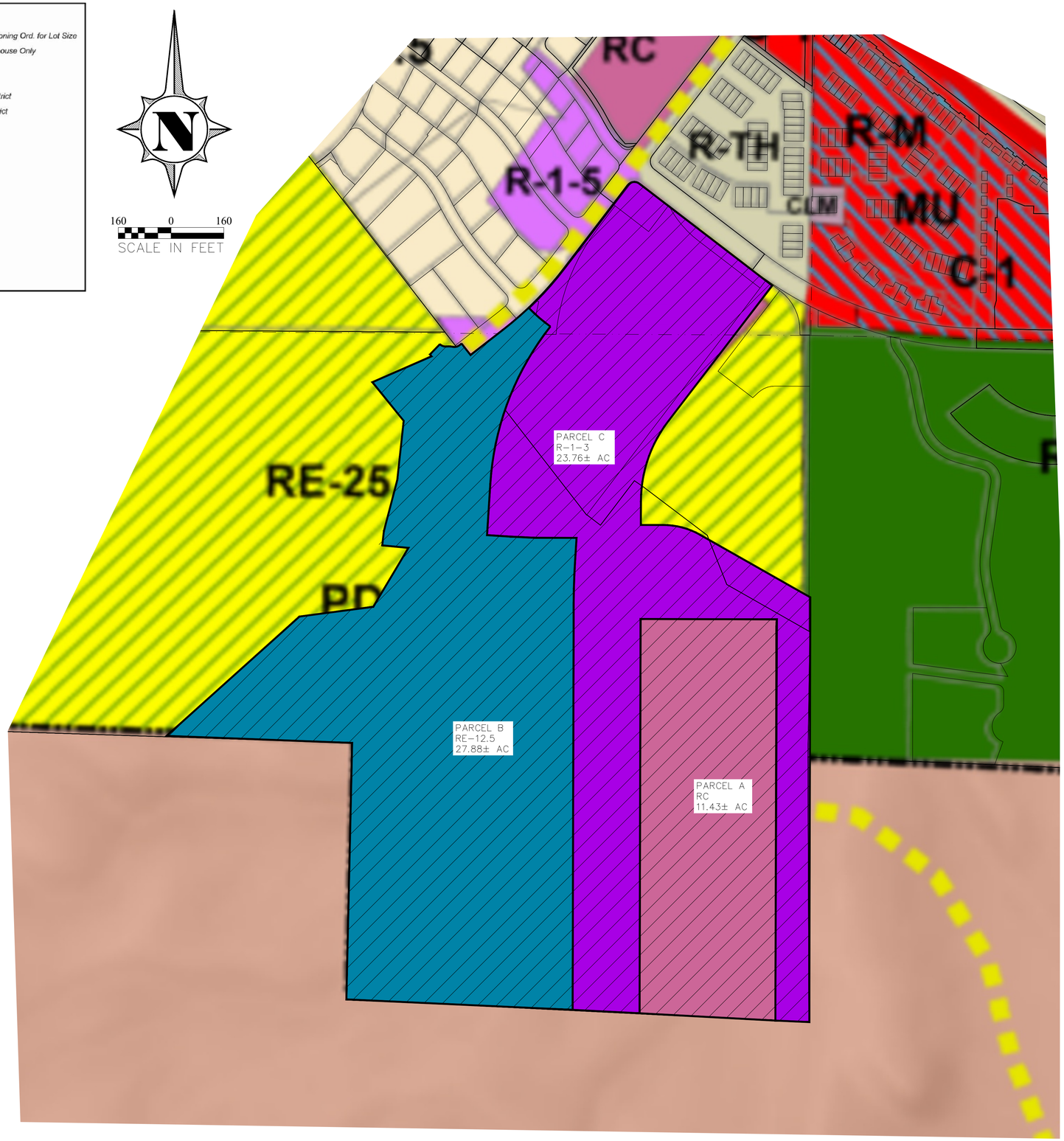
BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 102.50 FEET ALONG THE SECTION LINE AND SOUTH 860.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°13'02" WEST 1216.66 FEET; THENCE NORTH 86°54'44" WEST 412.52 FEET; THENCE NORTH 00°09'26" EAST 1195.56 FEET; THENCE SOUTH 89°50'34" EAST 413.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.425 ACRES, MORE OR LESS.

PARCEL B
MEDIUM DENSITY, RESIDENTIAL ESTATES DISTRICT, MINIMUM LOT SIZE 12,500 SF (RE-12.5)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 709.94 FEET ALONG THE SECTION LINE AND SOUTH 617.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 03°37'34" WEST 74.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°28'08", HAVING A RADIUS OF 2000.00 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS SOUTH 01°53'30" WEST 121.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.09 FEET; THENCE SOUTH 00°09'26" WEST 1236.00 FEET; THENCE NORTH 87°02'16" WEST 611.64 FEET; THENCE NORTH 00°07'09" EAST 777.61 FEET; THENCE NORTH 88°02'07" WEST 622.35 FEET; THENCE NORTH 48°04'20" EAST 541.70 FEET; THENCE NORTH 82°30'03" EAST 225.69 FEET; THENCE NORTH 30°50'49" EAST 208.13 FEET; THENCE NORTH 83°27'00" WEST 104.30 FEET; THENCE NORTH 06°33'00" EAST 43.00 FEET; THENCE SOUTH 83°27'00" EAST 24.54 FEET; THENCE NORTH 14°41'31" EAST 158.63 FEET; THENCE NORTH 06°13'02" EAST 180.98 FEET; THENCE NORTH 38°57'08" WEST 150.92 FEET; THENCE NORTH 66°27'01" EAST 195.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°38'41", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 61°55'27" WEST), AND WHOSE CHORD BEARS NORTH 36°53'54" WEST 7.67 FEET; THENCE ALONG THE ARC OF SAID CURVE 7.70 FEET; THENCE NORTH 44°16'46" EAST 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°41'02", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 44°16'46" EAST), AND WHOSE CHORD BEARS SOUTH 71°33'45" EAST 21.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.55 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°28'42", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 07°24'16" EAST), AND WHOSE CHORD BEARS SOUTH 87°09'56" EAST 17.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 17.87 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°15'53", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 13°04'25" EAST), AND WHOSE CHORD BEARS NORTH 76°56'29" EAST 22.02 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.80 FEET; THENCE NORTH 50°48'32" EAST 7.76 FEET; THENCE SOUTH 37°46'54" EAST 44.04 FEET; THENCE NORTH 52°13'06" EAST 123.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°47'01", HAVING A RADIUS OF 1022.00 FEET (RADIUS POINT BEARS NORTH 37°46'54" WEST), AND WHOSE CHORD BEARS NORTH 49°19'36" EAST 103.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 103.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°58'28", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS NORTH 45°46'27" EAST), AND WHOSE CHORD BEARS SOUTH 49°12'47" EAST 86.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 87.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°34'00", HAVING A RADIUS OF 858.50 FEET (RADIUS POINT BEARS SOUTH 51°48'26" EAST), AND WHOSE CHORD BEARS SOUTH 20°54'34" WEST 510.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 517.93 FEET; THENCE SOUTH 03°37'34" WEST 156.32 FEET; THENCE SOUTH 86°22'26" EAST 69.04 FEET; THENCE SOUTH 87°08'39" EAST 76.05 FEET; THENCE SOUTH 89°50'34" EAST 126.64 FEET TO THE POINT OF BEGINNING.
CONTAINING OR 27.880 ACRES, MORE OR LESS

PARCEL C
HIGH DENSITY, RESIDENTIAL SINGLE FAMILY DISTRICT, MINIMUM LOT SIZE 3,000 SF (R-1-3)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 231.88 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 37°29'10" WEST 329.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°19'44", HAVING A RADIUS OF 400.00 FEET (RADIUS POINT BEARS SOUTH 52°30'50" EAST), AND WHOSE CHORD BEARS SOUTH 18°49'18" WEST 256.02 FEET; THENCE ALONG THE ARC OF SAID CURVE 260.60 FEET; THENCE SOUTH 00°09'26" WEST 71.99 FEET; THENCE NORTH 90°00'00" EAST 67.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°34'49", HAVING A RADIUS OF 227.50 FEET (RADIUS POINT BEARS SOUTH 00°00'00" EAST), AND WHOSE CHORD BEARS SOUTH 75°12'36" EAST 116.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 117.45 FEET; THENCE SOUTH 60°25'12" EAST 384.45 FEET; THENCE SOUTH 00°08'05" WEST 1287.91 FEET; THENCE NORTH 87°32'25" WEST 103.00 FEET; THENCE NORTH 00°13'02" EAST 1216.66 FEET; THENCE NORTH 89°50'34" WEST 413.25 FEET; THENCE SOUTH 00°09'26" WEST 1195.56 FEET; THENCE NORTH 87°02'16" WEST 203.24 FEET; THENCE NORTH 00°09'26" EAST 1236.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°28'08", HAVING A RADIUS OF 2000.00 FEET (RADIUS POINT BEARS SOUTH 89°50'34" EAST), AND WHOSE CHORD BEARS NORTH 01°53'30" EAST 121.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.09 FEET; THENCE NORTH 03°37'34" EAST 74.02 FEET; THENCE NORTH 89°50'34" WEST 126.64 FEET; THENCE NORTH 87°08'39" WEST 76.05 FEET; THENCE NORTH 86°22'26" WEST 69.04 FEET; THENCE NORTH 03°37'34" EAST 156.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°34'00", HAVING A RADIUS OF 858.50 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS NORTH 20°54'34" EAST 510.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 517.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°58'28", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS NORTH 35°47'59" EAST), AND WHOSE CHORD BEARS NORTH 49°12'47" WEST 86.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 87.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°57'34", HAVING A RADIUS OF 1022.00 FEET (RADIUS POINT BEARS NORTH 43°33'55" WEST), AND WHOSE CHORD BEARS NORTH 41°57'18" EAST 159.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 159.81 FEET; THENCE NORTH 37°28'31" EAST 318.81 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'39", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 52°31'29" EAST), AND WHOSE CHORD BEARS NORTH 82°28'51" EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 52°30'50" EAST 507.85 FEET; THENCE SOUTH 37°29'10" WEST 189.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 23.756 ACRES, MORE OR LESS



No.	Description of Revisions	Date	By

KUMA ENGINEERING
469 WEST TONAPAH WAY - IVINS, UT 84738 - (435) 229-0244

ZONE CHANGE EXHIBIT
MOJAVE VILLAGE
PREPARED FOR A N A
PROJECT LOCATED IN SECTION 6, T41S, R16W SLB&M
IVINS, UTAH

Project :	MV
File :	09.10.26.CITY MAPPING
Date :	AUG 2026
Drafted by :	BH
Review by :	BH

Scale : NTS

Sheet No. ZC-1

D:\KUMA Projects\Axis Enterprises\MOJAVE VILLAGE\2026\09.10.26.CITY MAPPING.dwg Sep 10, 2026 - 12:34pm brett