

CLASS V CONDITIONAL USE PERMIT NARRATIVE

Mojave Village Resort Commercial Townhomes • Ivins, Utah

PROJECT OVERVIEW

Mojave Village is a thoughtfully designed resort commercial townhome development proposed on approximately **11.43± acres** in Ivins, Utah, adjacent to the planned 8-acre Chinle Park and the proposed 90-acre Arrowhead Park/public works yard/cemetery. The project includes **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.

11.43± TOTAL ACRES	160 TOWNHOME UNITS	\$835,840 PARK CONTRIBUTION	43' & 55' ROAD WIDTHS
------------------------------	------------------------------	---------------------------------------	-------------------------------------

PUBLIC BENEFIT & COMMUNITY CONTRIBUTIONS

In support of the adjacent park development, Mojave Village will allocate **\$835,840** (160 units × \$5,224) to Ivins City, dedicated specifically toward the creation and improvement of the new public park. Furthermore, as shown on the site plan, the development will actively assist in constructing the roadway serving the new park, demonstrating strong integration with and support of the city’s long-term infrastructure goals.

SITE INFRASTRUCTURE & ACCESS

- **Pedestrian Connectivity:** Sidewalks on both sides of all roadways encourage walkability and direct connection to neighboring park facilities.
- **Enhanced Circulation:** Generous road widths of 43 and 55 feet create visual openness, ease traffic flow, and improve overall accessibility.
- **Private Amenities:** Every unit includes a private two-car garage, driveway, and backyard, balancing density with personal open space.

ARCHITECTURAL & CONTEXTUAL DESIGN

The buildings feature low-profile flat roofs consistent with neighboring architectural forms to the west, allowing the community to blend seamlessly into the existing neighborhood character.

Constructed in full compliance with Ivins design guidelines, units incorporate desert-inspired color palettes, quality materials, and contextual elements reflecting local environmental aesthetics.

RENTAL POOL OPERATIONS & HOUSING FLEXIBILITY

Per Ivins City Code, all units will participate in a professionally managed rental pool. However, individual property owners retain complete discretion over whether and when their unit is available for rental use. This allows units to function seamlessly as short-term (overnight) lodging, long-term rentals, or private residences while ensuring consistent professional management.

Attainable Housing Impact: Under current Ivins ordinances allowing mixed-use flexibility, Mojave Village directly supports local attainable housing objectives by expanding the total supply of high-quality residential units available for long-term residency alongside short-term lodging options.

CONCLUSION

Mojave Village combines high-quality resort commercial design with thoughtful community integration, substantial public park funding, and architectural sensitivity—aligning seamlessly with Ivins’ vision for growth, recreation, and neighborhood compatibility.