ZONING DISTRICTS LEGEND

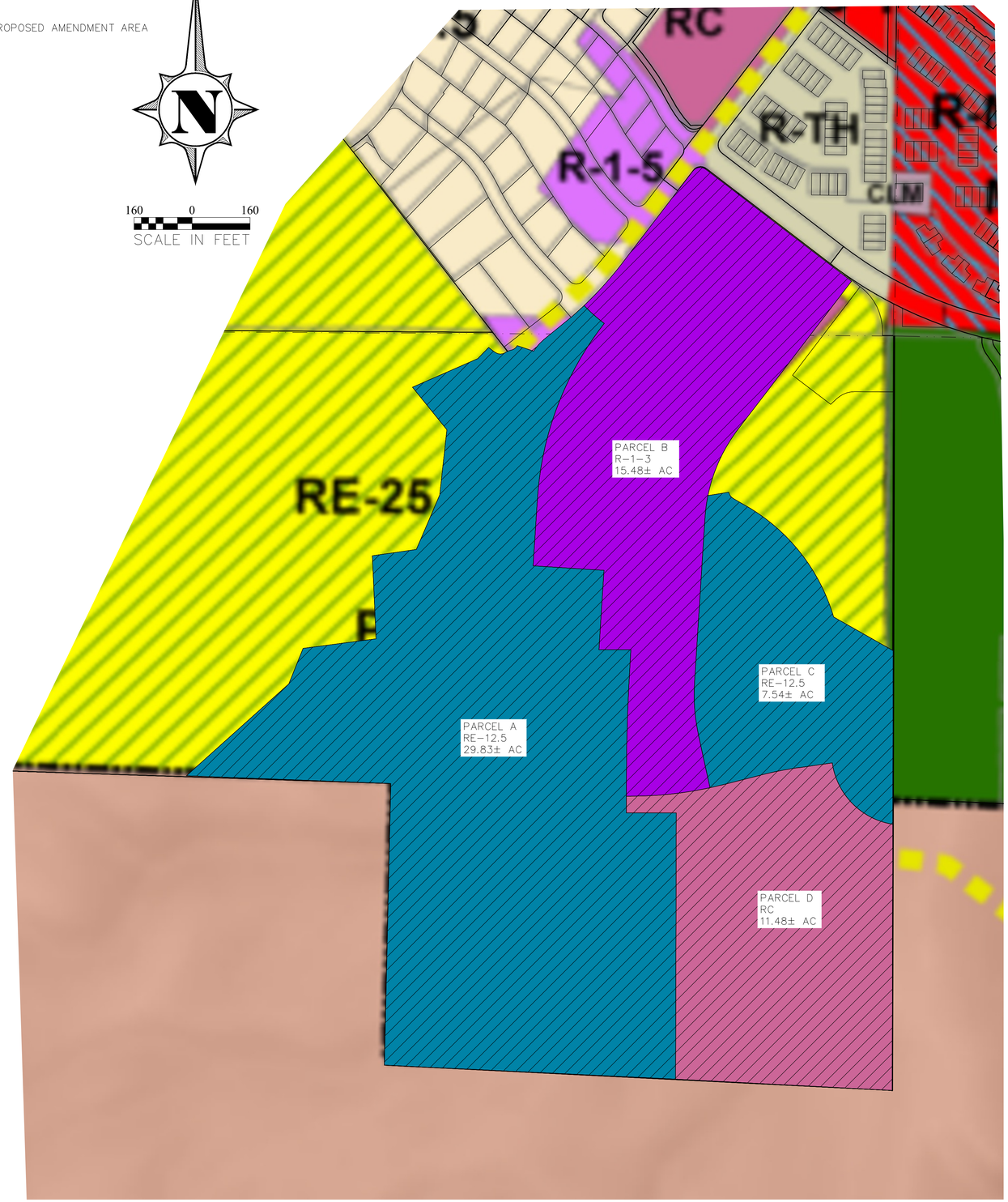
RA-5	*Low Dens. Res. Agriculture District, Min. Lot Size 5 acres*	R-M	*High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size*
RA-1	*Low Dens. Res. Agriculture District, Min. Lot Size 1 acre*	R-TH	*High Dens. Res. Multifamily District, Townhouse Only*
RE-75.0	*Low Dens. Res. Estates District, 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	*Commericial Proffessional & Research District*
RE-25.0	*Low Dens. Res. Estates District, Min. Lot Size 25,000 sq.ft.*	CLM	*Commericial 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

N

160 0 160

SCALE IN FEET



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

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 800.42 FEET ALONG THE SECTION LINE AND SOUTH 651.38 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°37'31" WEST 219.78 FEET; THENCE NORTH 90°00'00" EAST 88.38 FEET; THENCE SOUTH 03°37'34" WEST 35.23 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 5000.00 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS SOUTH 01°53'30" WEST 302.67 FEET; THENCE ALONG THE ARC OF SAID CURVE 302.72 FEET; THENCE SOUTH 00°09'26" WEST 66.67 FEET; THENCE SOUTH 00°09'26" WEST 45.95 FEET; THENCE SOUTH 89°50'34" EAST 21.50 FEET; THENCE SOUTH 89°50'34" EAST 116.45 FEET; THENCE SOUTH 00°09'26" WEST 734.66 FEET; THENCE NORTH 87°00'55" WEST 732.66 FEET; THENCE NORTH 00°08'30" EAST 777.61 FEET; THENCE NORTH 88°00'46" WEST 621.45 FEET; THENCE NORTH 48°04'20" EAST 379.81 FEET; THENCE NORTH 21°57'31" EAST 105.67 FEET; THENCE NORTH 82°30'03" EAST 203.37 FEET; THENCE NORTH 02°35'02" WEST 229.34 FEET; THENCE NORTH 81°50'48" EAST 122.79 FEET; THENCE NORTH 23°12'47" EAST 163.91 FEET; THENCE NORTH 06°13'03" EAST 180.98 FEET; THENCE NORTH 38°57'08" WEST 150.92 FEET; THENCE NORTH 66°18'43" EAST 196.79 FEET; THENCE NORTH 44°16'46" EAST 43.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°01'16", HAVING A RADIUS OF 128.50 FEET (RADIUS POINT BEARS NORTH 41°53'35" EAST), AND WHOSE CHORD BEARS SOUTH 53°37'03" EAST 24.68 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.72 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°48'32", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 30°52'20" EAST), AND WHOSE CHORD BEARS NORTH 89°28'03" EAST 26.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.41 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°47'24", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS SOUTH 31°56'13" EAST), AND WHOSE CHORD BEARS NORTH 67°27'29" EAST 17.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.04 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°44'18", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 13°08'49" WEST), AND WHOSE CHORD BEARS NORTH 52°29'02" EAST 20.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.27 FEET; THENCE SOUTH 71°26'37" EAST 47.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°54'39", HAVING A RADIUS OF 127.67 FEET (RADIUS POINT BEARS SOUTH 58°11'26" EAST), AND WHOSE CHORD BEARS NORTH 41°15'53" EAST 41.95 FEET; THENCE ALONG THE ARC OF SAID CURVE 42.14 FEET; THENCE NORTH 50°43'13" EAST 103.02 FEET; THENCE NORTH 47°34'36" EAST 43.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°17'17", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS NORTH 45°46'27" EAST), AND WHOSE CHORD BEARS SOUTH 48°22'11" EAST 72.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 72.33 FEET; THENCE SOUTH 52°30'50" EAST 2.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°32'32", HAVING A RADIUS OF 871.10 FEET (RADIUS POINT BEARS SOUTH 51°49'54" EAST), AND WHOSE CHORD BEARS SOUTH 20°53'50" WEST 517.25 FEET; THENCE ALONG THE ARC OF SAID CURVE 525.16 FEET; THENCE SOUTH 03°37'34" WEST 186.39 FEET; THENCE SOUTH 86°22'26" EAST 195.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.838 ACRES, MORE OR LESS

PARCEL B
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 116.58 FEET ALONG THE SECTION LINE AND NORTH 151.04 FEET 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 514.11 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°57'52", HAVING A RADIUS OF 450.00 FEET (RADIUS POINT BEARS SOUTH 52°30'50" EAST), AND WHOSE CHORD BEARS SOUTH 24°30'14" WEST 202.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 203.92 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°53'44", HAVING A RADIUS OF 450.00 FEET (RADIUS POINT BEARS SOUTH 78°28'42" EAST), AND WHOSE CHORD BEARS SOUTH 07°34'26" WEST 61.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 62.01 FEET; THENCE SOUTH 03°37'34" WEST 459.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°57'45", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS SOUTH 04°21'19" EAST 138.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 139.30 FEET; THENCE SOUTH 12°20'11" EAST 152.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°29'37", HAVING A RADIUS OF 1010.00 FEET (RADIUS POINT BEARS NORTH 12°20'11" WEST), AND WHOSE CHORD BEARS SOUTH 83°54'38" WEST 219.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 220.24 FEET; THENCE NORTH 89°50'34" WEST 12.29 FEET; THENCE NORTH 00°09'26" EAST 66.67 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 5000.00 FEET (RADIUS POINT BEARS SOUTH 89°50'34" EAST), AND WHOSE CHORD BEARS NORTH 01°53'30" EAST 302.67 FEET; THENCE ALONG THE ARC OF SAID CURVE 302.72 FEET; THENCE NORTH 03°37'34" EAST 35.23 FEET; THENCE SOUTH 90°00'00" WEST 88.38 FEET; THENCE NORTH 03°37'31" EAST 219.78 FEET; THENCE NORTH 86°22'26" WEST 195.90 FEET; THENCE NORTH 03°37'34" EAST 186.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°32'32", HAVING A RADIUS OF 871.10 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS NORTH 20°53'50" EAST 517.25 FEET; THENCE ALONG THE ARC OF SAID CURVE 525.16 FEET; THENCE NORTH 52°30'50" WEST 2.11 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°17'17", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS NORTH 37°29'10" EAST), AND WHOSE CHORD BEARS NORTH 48°22'11" WEST 72.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 72.33 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 TO THE POINT OF BEGINNING.

CONTAINING 15.487 ACRES, MORE OR LESS

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

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 513.32 FEET ALONG THE SECTION LINE AND SOUTH 443.31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 80°45'13" EAST 58.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°27'30", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 79°32'20" EAST), AND WHOSE CHORD BEARS SOUTH 35°11'25" EAST 20.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.58 FEET; THENCE SOUTH 59°55'10" EAST 42.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°37'51", HAVING A RADIUS OF 524.20 FEET (RADIUS POINT BEARS SOUTH 29°57'32" WEST), AND WHOSE CHORD BEARS SOUTH 38°13'33" EAST 389.60 FEET; THENCE ALONG THE ARC OF SAID CURVE 399.18 FEET; THENCE SOUTH 60°24'51" EAST 189.22 FEET; THENCE SOUTH 00°06'57" WEST 479.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 73°05'26", HAVING A RADIUS OF 200.00 FEET (RADIUS POINT BEARS NORTH 08°47'54" EAST), AND WHOSE CHORD BEARS NORTH 44°39'23" WEST 238.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 255.13 FEET; THENCE SOUTH 81°53'20" WEST 93.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°03'22", HAVING A RADIUS OF 1000.00 FEET (RADIUS POINT BEARS SOUTH 08°06'40" EAST), AND WHOSE CHORD BEARS SOUTH 78°51'39" WEST 105.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 105.70 FEET; THENCE SOUTH 75°49'58" WEST 112.81 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°49'51", HAVING A RADIUS OF 1010.00 FEET (RADIUS POINT BEARS NORTH 14°10'02" WEST), AND WHOSE CHORD BEARS SOUTH 76°44'53" WEST 32.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 32.27 FEET; THENCE NORTH 12°20'11" WEST 152.10 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°57'45", HAVING A RADIUS OF 500.00 FEET (RADIUS POINT BEARS NORTH 77°39'49" EAST), AND WHOSE CHORD BEARS NORTH 04°21'19" WEST 138.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 139.30 FEET; THENCE NORTH 03°37'34" EAST 459.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°53'44", HAVING A RADIUS OF 450.00 FEET (RADIUS POINT BEARS SOUTH 86°22'26" EAST), AND WHOSE CHORD BEARS NORTH 07°34'26" EAST 61.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 62.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.542 ACRES, MORE OR LESS

PARCEL D
RESORT COMMERCIAL DISTRICT (RC)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 738.34 FEET ALONG THE SECTION LINE AND SOUTH 1,274.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°50'34" EAST 12.29 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°29'37", HAVING A RADIUS OF 1010.00 FEET (RADIUS POINT BEARS NORTH 00°09'26" EAST), AND WHOSE CHORD BEARS NORTH 83°54'38" EAST 219.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 220.24 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°49'51", HAVING A RADIUS OF 1010.00 FEET (RADIUS POINT BEARS NORTH 12°20'11" WEST), AND WHOSE CHORD BEARS NORTH 76°44'53" EAST 32.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 32.27 FEET; THENCE NORTH 75°49'58" EAST 112.81 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°03'22", HAVING A RADIUS OF 1000.00 FEET (RADIUS POINT BEARS SOUTH 14°10'02" EAST), AND WHOSE CHORD BEARS SOUTH 78°51'39" EAST 105.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 105.70 FEET; THENCE NORTH 81°53'20" EAST 93.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 73°05'26", HAVING A RADIUS OF 200.00 FEET (RADIUS POINT BEARS NORTH 81°53'20" EAST), AND WHOSE CHORD BEARS SOUTH 44°39'23" EAST 238.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 255.13 FEET; THENCE SOUTH 00°06'57" WEST 734.70 FEET; THENCE NORTH 87°00'55" WEST 599.12 FEET; THENCE NORTH 00°09'26" EAST 734.66 FEET; THENCE NORTH 89°50'34" WEST 116.45 FEET; THENCE NORTH 89°50'34" WEST 21.50 FEET; THENCE NORTH 00°09'26" EAST 45.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.481 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, T.41S., R.16W. SLB&M
IVINS, UTAH

Project :	MV
File :	MV.CM.09.26
Date :	AUG 2026
Drafted by :	BH
Review by :	BH
Scale :	NTS
Sheet No.	ZC-1

P:\KUMA Projects\4x4 Enterprises\MOJAVE VILLAGE\2026\MV.CM.09.26.dwg Sep 28, 2026 - 2:22pm brett