ZONING DISTRICTS LEGEND

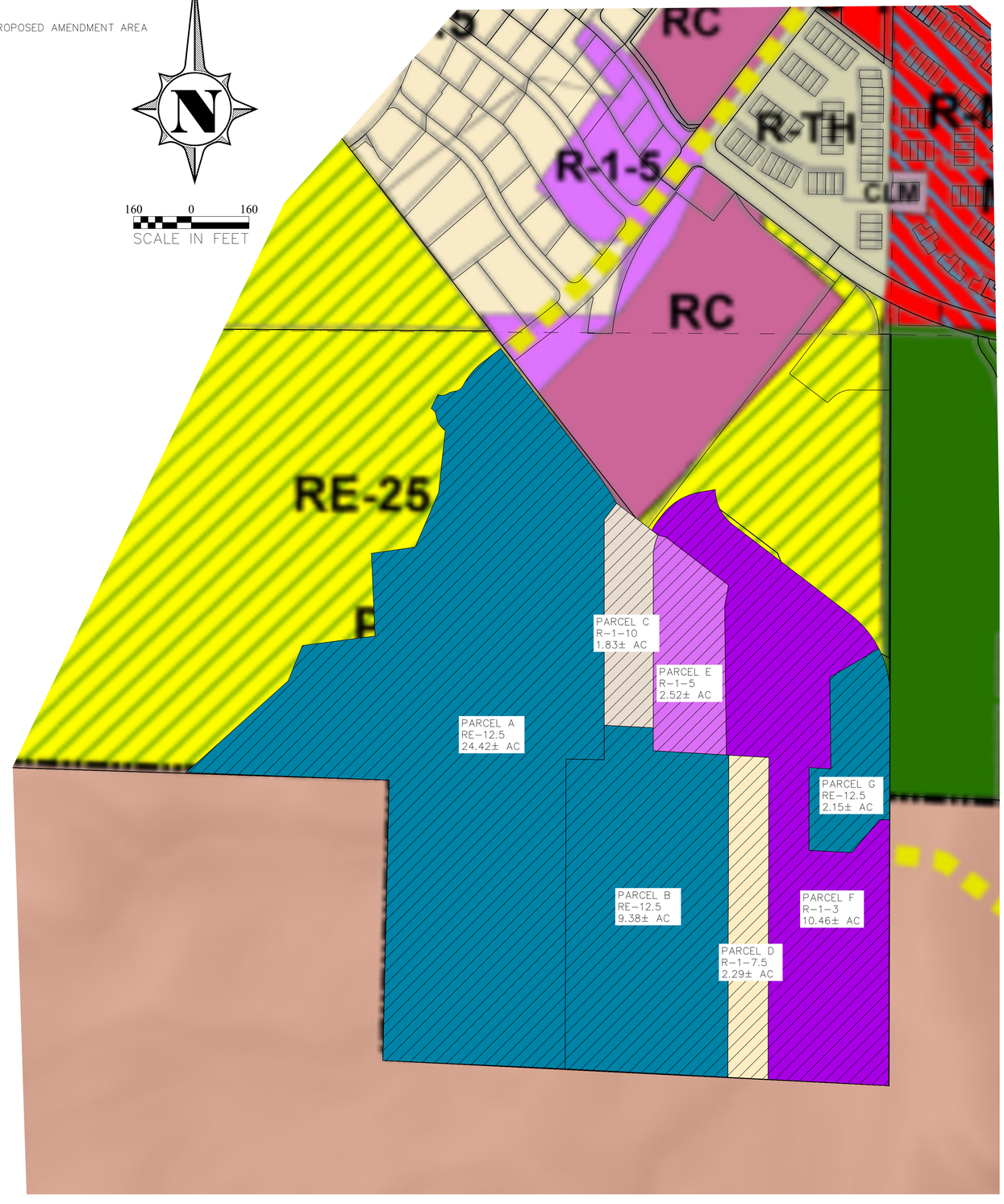
RA-5	*Low Dens. Res. Agriculture District, Min. Lot Size 5 acres*	R-M	*High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size*
RA-1	*Low Dens. Res. Agriculture District, Min. Lot Size 1 acre*	R-TH	*High Dens. Res. Multifamily District, Townhouse Only*
RE-75.0	*Low Dens. Res. Estates District, 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 760.04 FEET ALONG THE NORTH SECTION LINE AND SOUTH 472.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 37°23'08" WEST 56.96 FEET; THENCE SOUTH 00°00'00" EAST 570.35 FEET; THENCE SOUTH 00°00'00" EAST 95.63 FEET; THENCE NORTH 89°01'12" WEST 105.67 FEET; THENCE SOUTH 00°09'26" WEST 858.63 FEET; THENCE NORTH 87°00'55" WEST 432.15 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 173.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°32'08", HAVING A RADIUS OF 60.00 FEET (RADIUS POINT BEARS NORTH 34°26'07" EAST), AND WHOSE CHORD BEARS NORTH 31°17'49" WEST 49.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.83 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°50'04", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 82°58'15" WEST), AND WHOSE CHORD BEARS NORTH 35°26'47" WEST 23.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.80 FEET; THENCE NORTH 26°08'10" EAST 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°50'04", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 26°08'10" EAST), AND WHOSE CHORD BEARS NORTH 87°43'08" EAST 23.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.80 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°31'18", HAVING A RADIUS OF 60.00 FEET (RADIUS POINT BEARS SOUTH 30°41'54" EAST), AND WHOSE CHORD BEARS NORTH 71°03'45" EAST 24.46 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.63 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°23'58", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 07°10'36" WEST), AND WHOSE CHORD BEARS NORTH 55°07'25" EAST 27.89 FEET; THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°47'41", HAVING A RADIUS OF 196.50 FEET (RADIUS POINT BEARS SOUTH 62°34'27" EAST), AND WHOSE CHORD BEARS NORTH 39°49'24" EAST 84.37 FEET; THENCE ALONG THE ARC OF SAID CURVE 85.04 FEET; THENCE NORTH 52°13'06" EAST 62.55 FEET; THENCE SOUTH 37°46'54" EAST 442.25 FEET; THENCE SOUTH 34°00'43" EAST 54.83 FEET; THENCE SOUTH 30°50'31" EAST 40.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.419 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 449.09 FEET ALONG THE NORTH SECTION LINE AND SOUTH 1,168.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°09'26" WEST 893.14 FEET; THENCE NORTH 87°00'55" WEST 451.70 FEET; THENCE NORTH 00°09'26" EAST 858.63 FEET; THENCE SOUTH 89°01'12" EAST 105.67 FEET; THENCE NORTH 00°00'00" EAST 95.63 FEET; THENCE SOUTH 87°00'33" EAST 136.22 FEET; THENCE SOUTH 00°00'00" EAST 63.62 FEET; THENCE SOUTH 86°41'36" EAST 203.23 FEET; THENCE SOUTH 86°41'36" EAST 6.61 FEET TO THE POINT OF BEGINNING

CONTAINING 9.376 ACRES, MORE OR LESS

PARCEL C
MEDIUM DENSITY, RESIDENTIAL SINGLE FAMILY,
MINIMUM LOT SIZE 10,000 SF (RE-1-10)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 760.04 FEET ALONG THE NORTH SECTION LINE AND SOUTH 472.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 52°33'28" EAST 123.20 FEET; THENCE SOUTH 52°33'28" EAST 21.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°46'38", HAVING A RADIUS OF 150.00 FEET (RADIUS POINT BEARS SOUTH 65°13'22" EAST), AND WHOSE CHORD BEARS SOUTH 12°23'19" WEST 64.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 64.87 FEET; THENCE SOUTH 00°00'00" EAST 471.60 FEET; THENCE NORTH 87°00'33" WEST 136.22 FEET; THENCE NORTH 00°00'00" EAST 570.35 FEET; THENCE NORTH 37°23'08" EAST 56.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.833 ACRES, MORE OR LESS

PARCEL D
MEDIUM DENSITY, RESIDENTIAL SINGLE FAMILY,
MINIMUM LOT SIZE 7,500 SF (RE-1-7.5)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 449.09 FEET ALONG THE NORTH SECTION LINE AND SOUTH 1,168.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 86°41'36" EAST 111.67 FEET; THENCE SOUTH 00°09'26" WEST 892.51 FEET; THENCE NORTH 87°00'55" WEST 111.64 FEET; THENCE NORTH 00°09'26" EAST 893.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.285 ACRES, MORE OR LESS

PARCEL E
MEDIUM DENSITY, RESIDENTIAL SINGLE FAMILY,
MINIMUM LOT SIZE 5,000 SF (RE-1-5)

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 449.38 FEET ALONG THE NORTH SECTION LINE AND SOUTH 697.11 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 10°41'06" WEST 58.90 FEET; THENCE SOUTH 00°38'16" EAST 413.28 FEET; THENCE NORTH 86°41'36" WEST 203.23 FEET; THENCE NORTH 00°00'00" EAST 63.62 FEET; THENCE NORTH 00°00'00" EAST 471.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°46'38", HAVING A RADIUS OF 150.00 FEET (RADIUS POINT BEARS NORTH 90°00'00" EAST), AND WHOSE CHORD BEARS NORTH 12°23'19" EAST 64.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 64.87 FEET; THENCE SOUTH 75°21'23" EAST 21.90 FEET; THENCE SOUTH 52°36'49" EAST 219.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.516 ACRES, MORE OR LESS

PARCEL F
MEDIUM DENSITY, RESIDENTIAL SINGLE FAMILY,
MINIMUM LOT SIZE 3,000 SF (RE-1-3)

BEGINNING AT A POINT BEING SOUTH 00°09'08" WEST 1,345.19 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°09'26" WEST 737.09 FEET; THENCE NORTH 87°00'55" WEST 334.91 FEET; THENCE NORTH 00°09'26" EAST 892.51 FEET; THENCE NORTH 86°41'36" WEST 111.67 FEET; THENCE NORTH 86°41'36" WEST 6.61 FEET; THENCE NORTH 00°38'16" WEST 413.28 FEET; THENCE NORTH 10°41'06" EAST 58.90 FEET; THENCE NORTH 52°36'49" WEST 219.26 FEET; THENCE NORTH 75°21'23" WEST 21.90 FEET; THENCE NORTH 52°33'28" WEST 21.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°00'00", HAVING A RADIUS OF 171.50 FEET (RADIUS POINT BEARS SOUTH 63°36'49" EAST), AND WHOSE CHORD BEARS NORTH 31°53'11" EAST 32.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 32.93 FEET; THENCE NORTH 37°23'11" EAST 16.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°34'38", HAVING A RADIUS OF 171.50 FEET (RADIUS POINT BEARS SOUTH 52°36'49" EAST), AND WHOSE CHORD BEARS NORTH 58°40'30" EAST 124.53 FEET; THENCE ALONG THE ARC OF SAID CURVE 127.44 FEET; THENCE NORTH 79°57'49" EAST 42.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°41'09", HAVING A RADIUS OF 122.50 FEET (RADIUS POINT BEARS SOUTH 89°55'41" EAST), AND WHOSE CHORD BEARS SOUTH 26°16'15" EAST 108.72 FEET; THENCE ALONG THE ARC OF SAID CURVE 112.64 FEET; THENCE SOUTH 52°36'49" EAST 411.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°32'39", HAVING A RADIUS OF 277.50 FEET (RADIUS POINT BEARS SOUTH 37°23'11" WEST), AND WHOSE CHORD BEARS SOUTH 39°50'29" EAST 122.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.72 FEET; THENCE SOUTH 59°32'00" WEST 157.26 FEET; THENCE SOUTH 00°38'16" EAST 253.60 FEET; THENCE NORTH 86°41'36" WEST 60.54 FEET; THENCE SOUTH 00°09'26" WEST 229.57 FEET; THENCE SOUTH 87°00'55" EAST 119.05 FEET; THENCE NORTH 40°13'01" EAST 119.01 FEET; THENCE NORTH 90°00'00" EAST 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.461 ACRES, MORE OR LESS

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

BEGINNING AT A POINT BEING SOUTH 00°09'08" WEST 997.51 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°09'26" WEST 347.68 FEET; THENCE NORTH 90°00'00" WEST 27.50 FEET; THENCE SOUTH 40°13'01" WEST 119.01 FEET; THENCE NORTH 87°00'55" WEST 119.05 FEET; THENCE NORTH 00°09'26" EAST 229.57 FEET; THENCE SOUTH 86°41'36" EAST 60.54 FEET; THENCE NORTH 00°38'16" WEST 253.60 FEET; THENCE NORTH 59°32'00" EAST 157.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°13'36", HAVING A RADIUS OF 277.50 FEET (RADIUS POINT BEARS SOUTH 62°55'50" WEST), AND WHOSE CHORD BEARS SOUTH 13°27'22" EAST 130.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 131.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.153 ACRES, MORE OR LESS

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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.10.08.26
Date :	OCT 2026
Drafted by :	BH
Review by :	BH

Scale : NTS

Sheet No. ZC-1