IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

IVINS CITY
MAR - 5 2014
PAID

| | |
|---|---|
| Rec'd By: | Claire |
| Filing Fee: | $ 1000 — |
| Receipt #: | 96632 |
| Date: | 3.5.2014 |
| Code: 401 | |

# GENERAL PLAN AMENDMENT APPLICATION

**Fee: $1,000**
**Mailing Fee: $.75 per mailing label**

PETE.SIMMONS@TAEC.NET
Email Address:

☒ **Figure 1 – Land Use**
☐ **Figure 3 – Roadway**

(801) 518-7098 (801) 262-0428
Phone Fax

I-SB-58-C
Tax ID

Existing: C-1

Proposed: CLM

MONARCH INVESTMENT COMPANY
Property Owner

400 WEST HIGHWAY 91
Address of subject property

75 SOUTH 100 EAST, STE. C, SAINT GEORGE, UT 84770
Address of Property Owner

PETE SIMMONS
Applicant/Agent

## APPLICANT AFFIDAVIT

I, PETE SIMMONS, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

3/4/14
**Signature of applicant** **Date**

E. Wayne Stucki
**Signature of property owner** Mar 4, 2014 **Date**

**Date received:** **Application complete:**

Kevin Rudd 3/5/14
**Signature of Building and Zoning Administrator** **Date**

Ivins City
55 N. Main Street
Ivins, UT 84738
(435) 628-0606
www.ivins.com
An Equal Opportunity Employer

Mayor Chris Hart
City Council Members:
Ron Densley
George E. Elwell, Jr.
Cheyne McDonald
Lesley Mendenhall
Steven Roberts

City Manager:
Dale Coulam

COPY

April 4, 2014

**TO WHOM IT MAY CONCERN:**

Interested citizens are invited to attend the meeting or present their views in writing at the following scheduled Public Hearing:

| | |
|---|---|
| **Meeting Schedule:** | Thursday, April 17, 2014 |
| **Time:** | 5:30 p.m. |
| **Location:** | Council Chambers, 55 N. Main, Ivins, UT |
| **Purpose:** | **"Public Hearing on Proposed General Plan Amendment to change the Land Use Plan from Commercial Community to Commercial with Light Manufacturing"** |

The purpose of the Public Hearing is to hear public comment on the Planning Commission's recommendation to approve a Proposed General Plan Amendment to change the Land Use Plan from Commercial Community to Commercial with Light Manufacturing located at approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant.

For additional information contact Kevin Rudd at Ivins City (435) 634-9753.

**City Council**
**Ivins City**

**(SEE ATTACHMENT)**

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Mayor Chris Hart
City Council Members:
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George E. Elwell, Jr.
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City Manager:
Dale Coulam

March 21, 2014

Dear Property Owner,

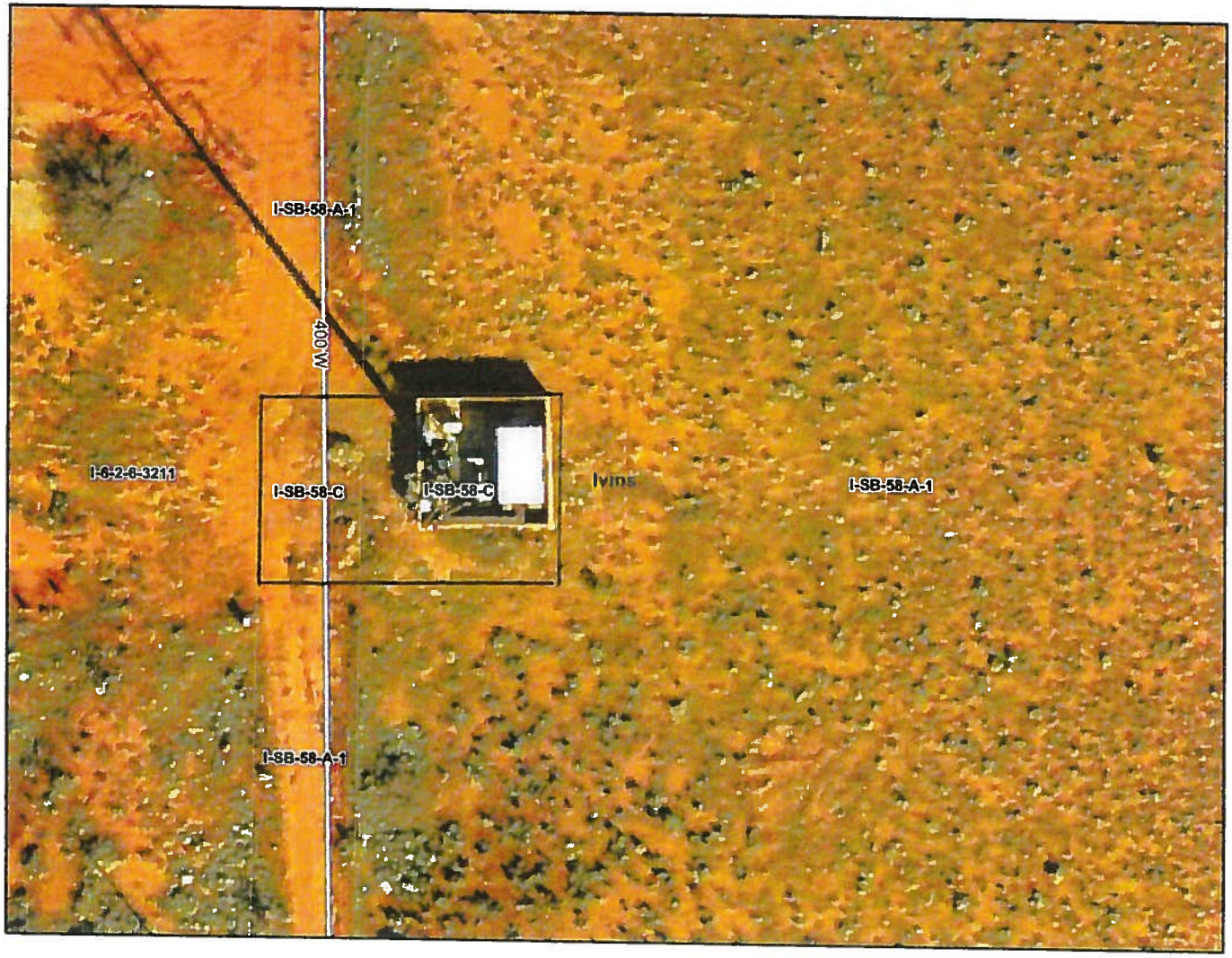
This letter is written in explanation of the notice of the proposed Land Use Amendment and Zone District Amendment. These changes are proposed by the owners of the existing cell tower located at approximately 400 West Highway 91. If approved this would allow for the expansion of the walled area of the existing equipment compound and the addition of equipment (see attached proposed site plan). If approved, this change would not allow an increase to the height of the existing mono-pole tower or to add an additional mono-pole tower.
If approved the equipment compound would increase from its current size of 35' x 35' to 50' x 59'. This would also allow for the upgrade of antennas on the existing mono-pole.

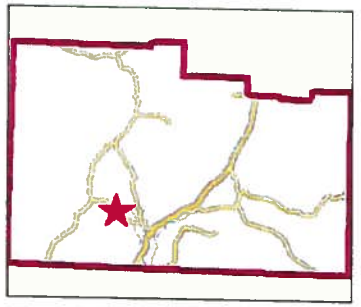
Please contact me if you have any questions. You are welcome to attend the public hearings and participate. This notice is for the Planning Commission Public Hearing. You will receive a future notice for the City Council Public Hearing.

Sincerely, Kevin Rudd

Kevin Rudd – Ivins City Building & Zoning Administrator

# Washington County Recorder



## Legend

- Towns
- Municipalities
- Subdivisions
- Parcels
- Parcel Number (Label)
- Streets
  - Major
  - Minor
  - Primary Route
  - Secondary Route
  - Trail
  - Other Roads
- Waterbodies
- Water Courses
  - MAJOR;PIPELINE;CANAL
  - Other
- Parcel Ownership
  - U.S. Forest Service
  - Bureau of Land Management
  - State of Utah
  - Wilderness Area
  - Shivwits Reservation
  - National Park Service
  - State Park
  - Washington County
  - Utah Division of Transportation
  - Municipally Owned
  - Water Conservancy District
  - School District
  - Utah Division of Wildlife Resources
- PICT 2009

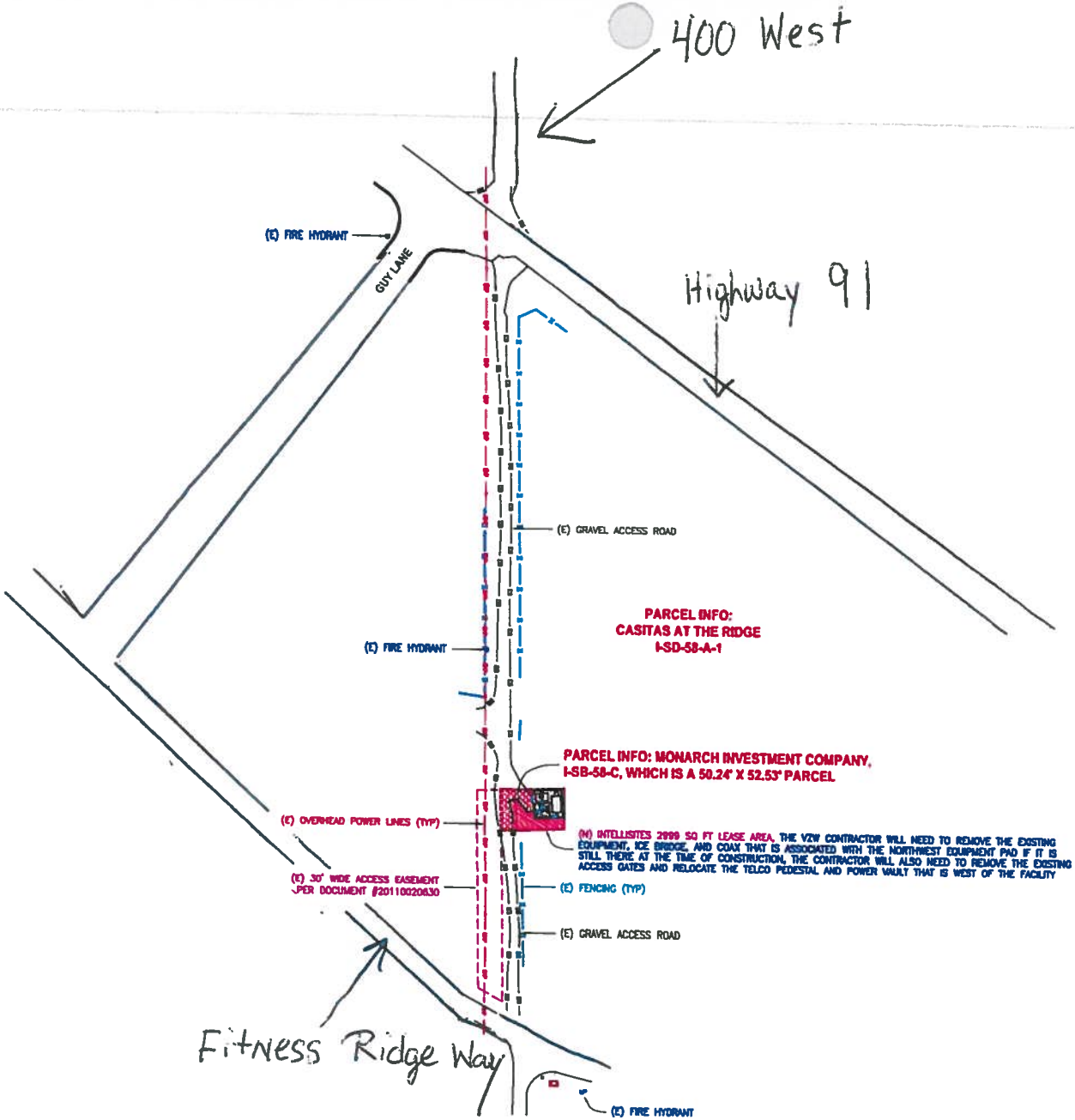
0 50 100 150 ft.

Map center: 1002724, 10027647

Scale: 1:531

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder




OVERALL SITE PLAN

SCALE: 1/4" = 32'-0"

verizon wireless

VERIZON WIRELESS

TAEC

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE

CORPORATE OFFICE

DRAWN BY: JAY C

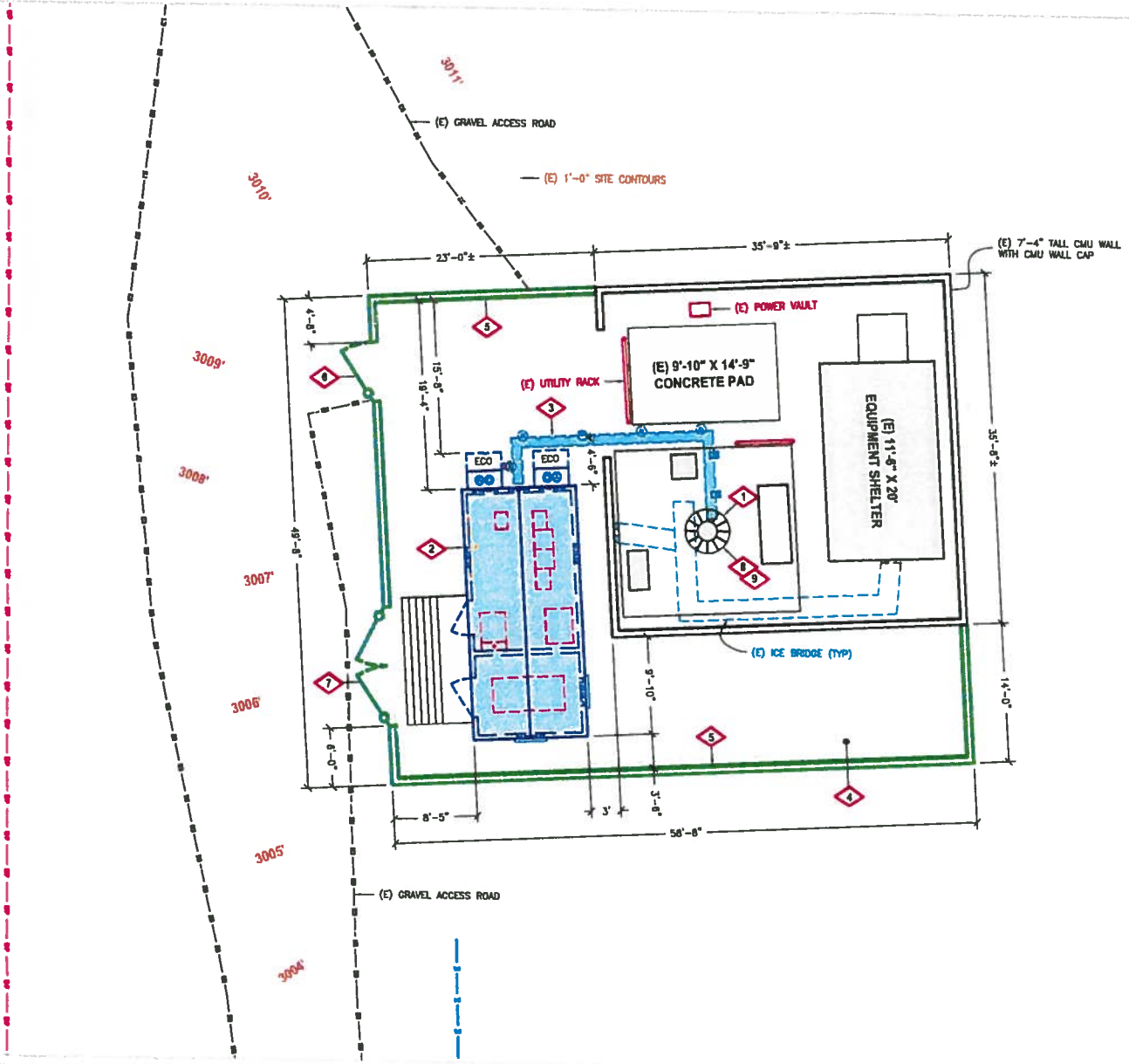
CHECKED BY: PETE S

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 01.30.2014 | ZONING DRAWINGS |

UT4 – IVINS
SE SEC 6, T42S, R16W
400 WEST HIGHWAY 91
IVINS, UTAH 84738
— SITE CO-LOCATION —

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100




## KEYED NOTES

1. EXISTING 100' TALL MONOPOLE LOCATED UPON A 16'-10" X 17'-9" CONCRETE FOUNDATION WITH (3) EQUIPMENT CABINETS LOCATED UPON.
2. VZW FIBREBOND 11'-8" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
3. VZW TO INSTALL A VALMONT IB120-V 12" WIDE ICE BRIDGE WITH THE GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, AND E200. MOST OF THE SUPPORT LEGS WILL HAVE 12"ø BY 4'-0" DEEP CONCRETE FOUNDATIONS, BUT (2) OF THE SUPPORT LEGS THAT WILL BE ABOVE THE TOWER FOUNDATION WILL NEED TO HAVE VALMONT BSA300 BOLT ON BASE SHOES INSTALLED.
4. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
5. VZW CONTRACTOR TO CONSTRUCT A 7'-4" TO 10'-0" TALL CMU WALL WITH CMU WALL CAP TO MATCH THE EXISTING CMU WALL. THE TOP OF THE NEW CMU WALL FOOTINGS ARE TO MATCH THE EXISTING WALL FOOTINGS AT THE EXISTING WALL AND WILL BE REQUIRED TO STEP DOWN AS REQ'D TO MATCH THE EXISTING GRADE AND MAINTAIN 2'-6" FROM THE EXISTING GRADE TO THE BOTTOM OF THE FOOTINGS. THE TOP OF THE NEW CMU WALL WILL MATCH THE TOP OF THE EXISTING WALL EVEN THOUGH THE GRADE SLOPES OFF.
6. VZW TO INSTALL (1) 6' WIDE BY 6' TALL CHAINLINK ACCESS GATES WITH BARBED WIRE AT THIS LOCATION.
7. VZW TO INSTALL (2) 6' WIDE BY 6' TALL CHAINLINK GATES WITH BARBED WIRE AT THIS LOCATION.
8. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 100' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
9. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).

ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0"


verizon wireless

VERIZON WIRELESS
9505 SOUTH PROPERTY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE J110
CARLSBAD, CALIFORNIA 92010


DRAWN BY: JAY C
CHECKED BY: PETE S

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 01.30.2014 | ZONING DRAWINGS |

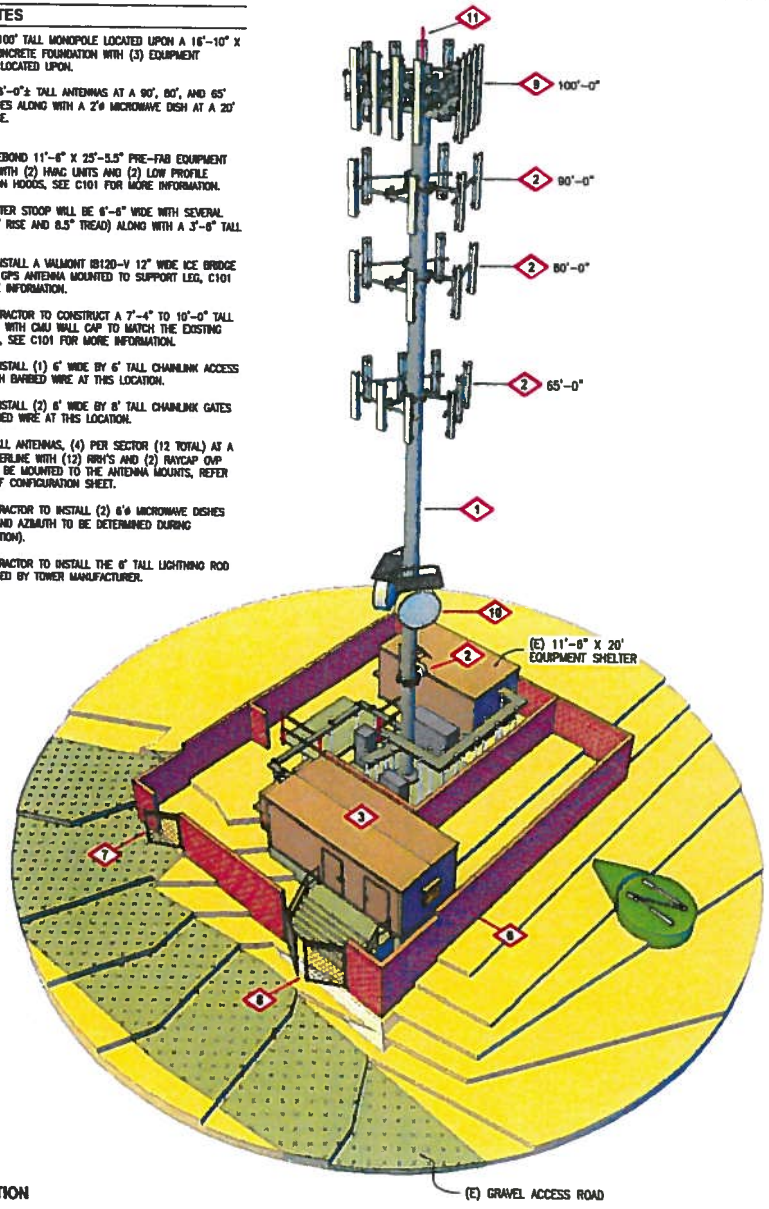
UT4 - IVINS
SE SEC 6, T42S, R16W
400 WEST HIGHWAY 91
IVINS, UTAH 84738
--- SITE CO-LOCATION ---

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

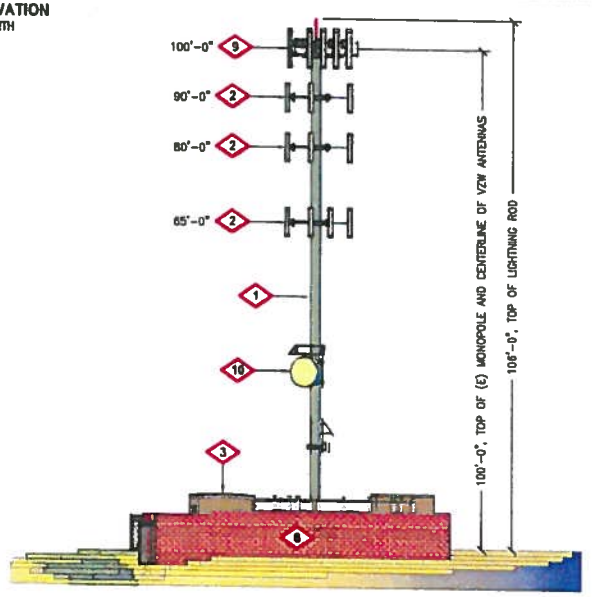
## KEYED NOTES

1. EXISTING 100' TALL MONOPOLE LOCATED UPON A 16'-10" X 17'-8" CONCRETE FOUNDATION WITH (3) EQUIPMENT CABINETS LOCATED UPON.
2. EXISTING 6'-0"± TALL ANTENNAS AT A 90', 80', AND 65' CENTERLINES ALONG WITH A 2'ø MICROWAVE DISH AT A 20' CENTERLINE.
3. VZW FIBREBOND 11'-6" X 23'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS, SEE C101 FOR MORE INFORMATION.
4. VZW SHELTER STOOP WILL BE 6'-6" WIDE WITH SEVERAL STEPS (9" RISE AND 8.5" TREAD) ALONG WITH A 3'-6" TALL HANDRAIL.
5. VZW TO INSTALL A VALMONT IB120-V 12" WIDE ICE BRIDGE WITH THE GPS ANTENNA MOUNTED TO SUPPORT LEG, C101 FOR MORE INFORMATION.
6. VZW CONTRACTOR TO CONSTRUCT A 7'-4" TO 10'-0" TALL CMU WALL WITH CMU WALL CAP TO MATCH THE EXISTING CMU WALL, SEE C101 FOR MORE INFORMATION.
7. VZW TO INSTALL (1) 6' WIDE BY 6' TALL CHAINLINK ACCESS GATES WITH BARBED WIRE AT THIS LOCATION.
8. VZW TO INSTALL (2) 6' WIDE BY 8' TALL CHAINLINK GATES WITH BARBED WIRE AT THIS LOCATION.
9. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 100' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
10. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
11. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

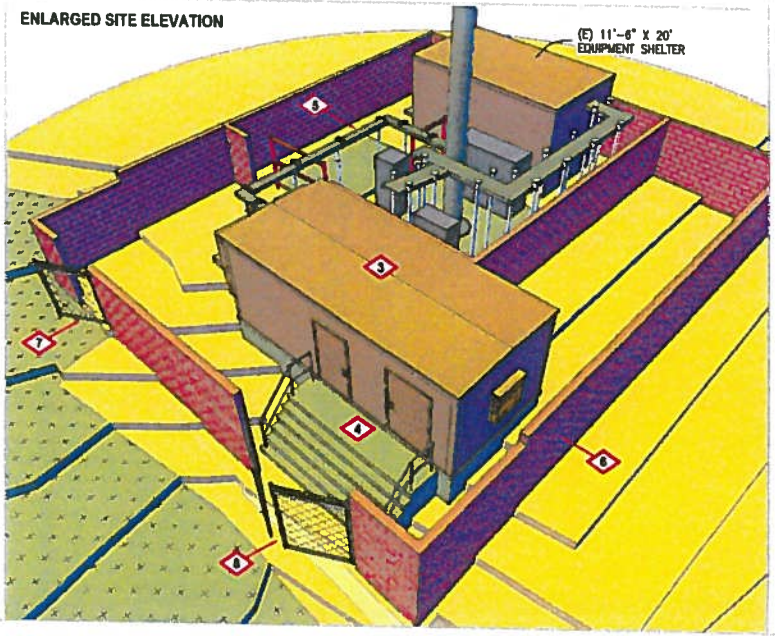



**SITE ELEVATION**
NORTHEAST VIEW

**SITE ELEVATION**
LOOKING NORTH




**ENLARGED SITE ELEVATION**




verizon wireless

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| | |
|---|---|
| DRAWN BY: | JAY C |
| CHECKED BY: | PETE S |

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SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200