IVINS CITY
JUN – 4 2020
PAID

Rec'd By:	
Filing Fee:	$ 1090.
Receipt #:	# 3600099
Date:	5/28/20
Code: 402	

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-656-2286
www.ivins.com

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: **With Site Plan** **$1,000** **Without Site Plan** **$ 600**

Mailing Fee: $.75 per mailing labels $90.00

Enlaw LLC	Patrick Manning
Owner of Record	Agent of property owner
160 W Canyon Crest Rd Suite 3	1439 Cobblestone Lane
Address	Address
Alpine, UT 84004	St. George, Utah 84790
City, State Zip	City, State Zip
385-429-2480 paul@stillwaterep.com	330-565-4420 patrickwromanm@aol.com
Phone – Fax	Phone Fax
Resort Commercial (See Attached Exhibit A)	Approx. 3052 Snow Canyon Pkwy, Ivins, UT
Proposed Use	Project/Property Address
Multiple (see attached Exhibit B)	RC (68.66 Ac), RA-5 (172.3 Ac), PDR (5.99 Ac)
Tax ID#	Zone Acreage

Signature of applicant — Date 5/28/20

Signature of property owner — Date 5/26/20

☐ Date Received

☐ Application is complete

Signature of Building and Zoning Administrator — Date 6-1-2020

Checklist of requirements for Class V Conditional Use Permit

☐ Two (2) sets of mailing labels for all owners of property located within three-hundred (300) feet of the property that is the subject of the Application.

☐ Five (5) 24-inch x 36-inch copies of a site plan, drawn at a scale of 1 inch = 40 feet prepared by a licensed engineer or architect

☐ Twenty (20) copies of an 11-inch x 17-inch reduced copy of the site plan.

☐ Location and dimension of the property and all proposed uses and buildings, and existing buildings or other structures located on the property.

☐ Existing buildings and structures located within one hundred (100) feet of the property.

☐ Existing property lines and existing fence lines shall be shown.

☐ Location of all zoning district boundaries.

☐ Location and dimension of all existing natural features including, but not limited to, rock and lava outcrops, scenic views, existing vegetation, wetlands, drainage ways, flood plains, water bodies, and endangered species and wildlife habitat areas, as applicable.

☐ Existing site grade, and the proposed finished grade, shown at a maximum contour interval of two (2) feet.

☐ Proposed setbacks and exterior dimensions of all proposed buildings and structures.

☐ Location of all roads and streets serving the site, or proposed to serve the site.

☐ Location and dimension of all proposed ingress and egress points.

☐ Off-street parking, and loading areas, including the total number of parking and loading spaces.

☐ Location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.

☐ All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.

☐ All existing and proposed water, sewer, storm drainage, power, gas, and telephone lines, and facilities. (See Section 1112 and Section 1113, herein).

☐ Design plans for all new water, sewer, storm drainage, power, gas, and telephone

lines, and facilities, as applicable. Access points to all utilities and locations of utility connections shall be shown. (See Section 1112 and Section 1113, herein).

☐ The design and cross-section of all new roads and streets proposed, meeting the design and construction requirements of the City prepared by a licensed engineer. (See Section 1114 and Chapter 8 herein, as applicable).

☐ Landscape plans shall be included identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes. All proposed plant materials shall be drought tolerant. (See Chapter 19 and Chapter 22 herein).

☐ Fences and Walls. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown. (See Chapter 19 and Section 1135 herein).

☐ Building Plans. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed. (See Chapter 19 herein).

☐ Site and Building Signage Plans. Information and plans shall be provided identifying all proposed site and building signage including the design, height, size, materials, and colors of all building and site identification signs. (See Chapter 21 herein).

☐ Site and Building Lighting Plans. Information and plans shall be provided identifying all proposed site and building lighting identifying the type, design, location, intensity, height, and direction of all site and building lighting. The Sensitive Lands Committee and/or Commission and/or Council, may require a photometric plan of the site, including all site and building lighting. (See Chapter 19 and Chapter 22 herein).

☐ Waste Collection. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed methods of screening. (See Chapter 19 herein).

☐ Erosion Control Plan. Information and plans identifying proposed temporary and permanent erosion control measures.

☐ Construction Plan. A plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s), as applicable.

☐ Narrative. A Narrative, accompanied by necessary tables and other information, describing the proposed site plan and proposed uses, to assist the Commission review the proposed site plan.

☐ A calculation, identifying all pervious and impervious areas.

☐ A description of all proposed uses and buildings, including the total site area and building square footage, by building.

☐ Projected increase in traffic trips.

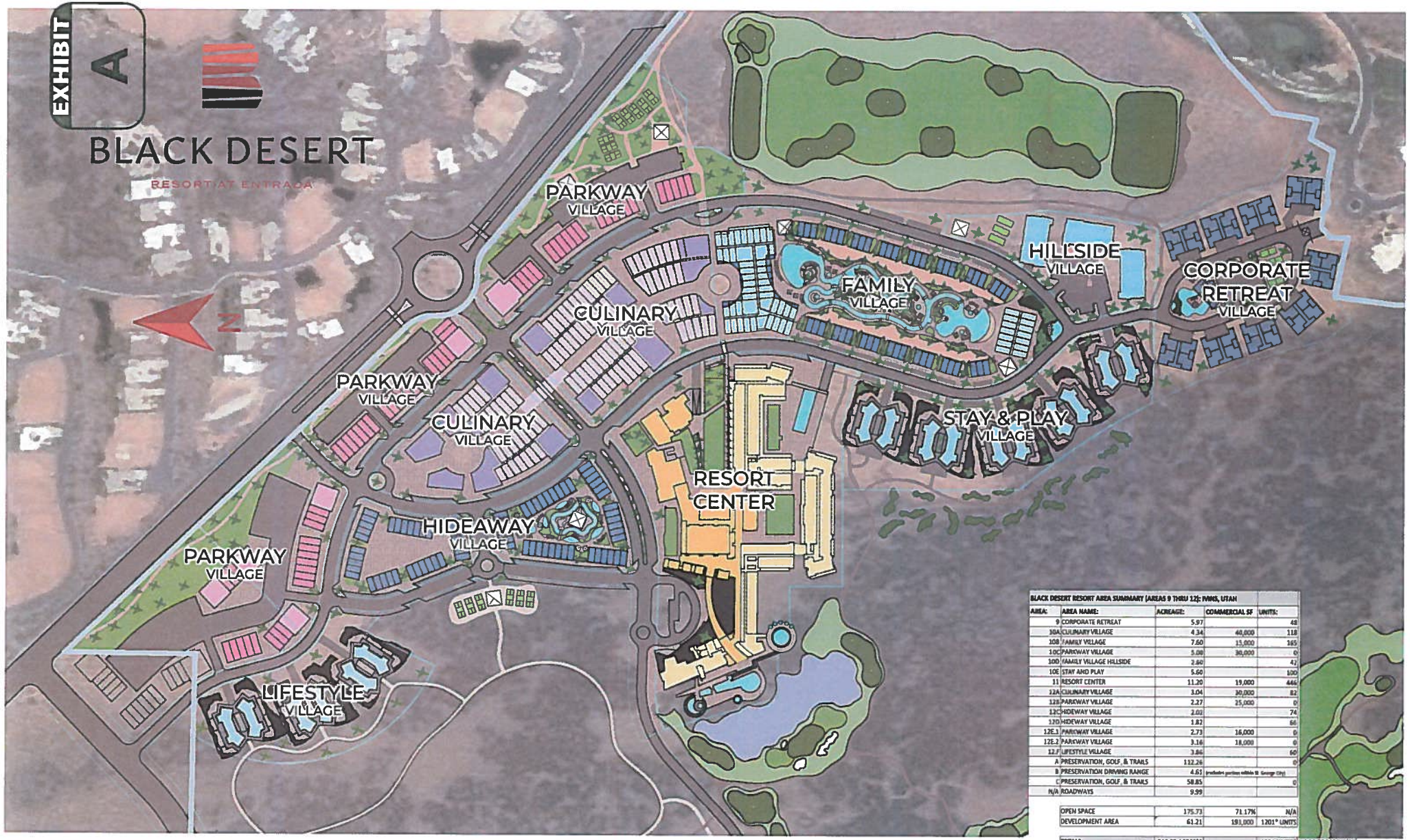
☐ Projected water and sewer demand.

☐ Other information, as may be required by the Zoning Administrator, Commission, or Council necessary to review the Class or Class V Use Application.

EXHIBIT A

BLACK DESERT

RESORT AT ENTRADA



BLACK DESERT RESORT AREA SUMMARY (AREAS 9 THRU 12); IVINS, UTAH				
AREA:	AREA NAME:	ACREAGE:	COMMERCIAL SF	UNITS:
9	CORPORATE RETREAT	5.97		48
10A	CULINARY VILLAGE	4.34	40,000	118
10B	FAMILY VILLAGE	7.60	15,000	165
10C	PARKWAY VILLAGE	5.08	30,000	0
10D	FAMILY VILLAGE HILLSIDE	2.80		42
10E	STAY AND PLAY	5.60		100
11	RESORT CENTER	11.20	19,000	446
12A	CULINARY VILLAGE	3.04	30,000	82
12B	PARKWAY VILLAGE	2.27	25,000	0
12C	HIDEWAY VILLAGE	2.02		74
12D	HIDEWAY VILLAGE	1.82		66
12E.1	PARKWAY VILLAGE	2.73	16,000	0
12E.2	PARKWAY VILLAGE	3.16	18,000	0
12.F	LIFESTYLE VILLAGE	3.86		60
A	PRESERVATION, GOLF, & TRAILS	112.26		0
B	PRESERVATION DRIVING RANGE	4.61	(excludes portion within St George City)	
C	PRESERVATION, GOLF, & TRAILS	58.85		0
N/A	ROADWAYS	9.99		
	OPEN SPACE	175.73	71.17%	N/A
	DEVELOPMENT AREA	61.21	193,000	1201* UNITS
	TOTALS:	246.93 ACRES**		1201 UNITS* 4.86 GROSS DU/AC

STILLWATER

URBANDESIGN ARCHITECTURE • PLANNING • INTERIORS

Allen + Phillips Partners architects • interiors

BLACK DESERT RESORT

IVINS AREA CONCEPT PLAN

APRIL 24, 2020

*UNIT COUNTS ARE SPECULATIVE AND ARE SUBJECT TO CHANGE

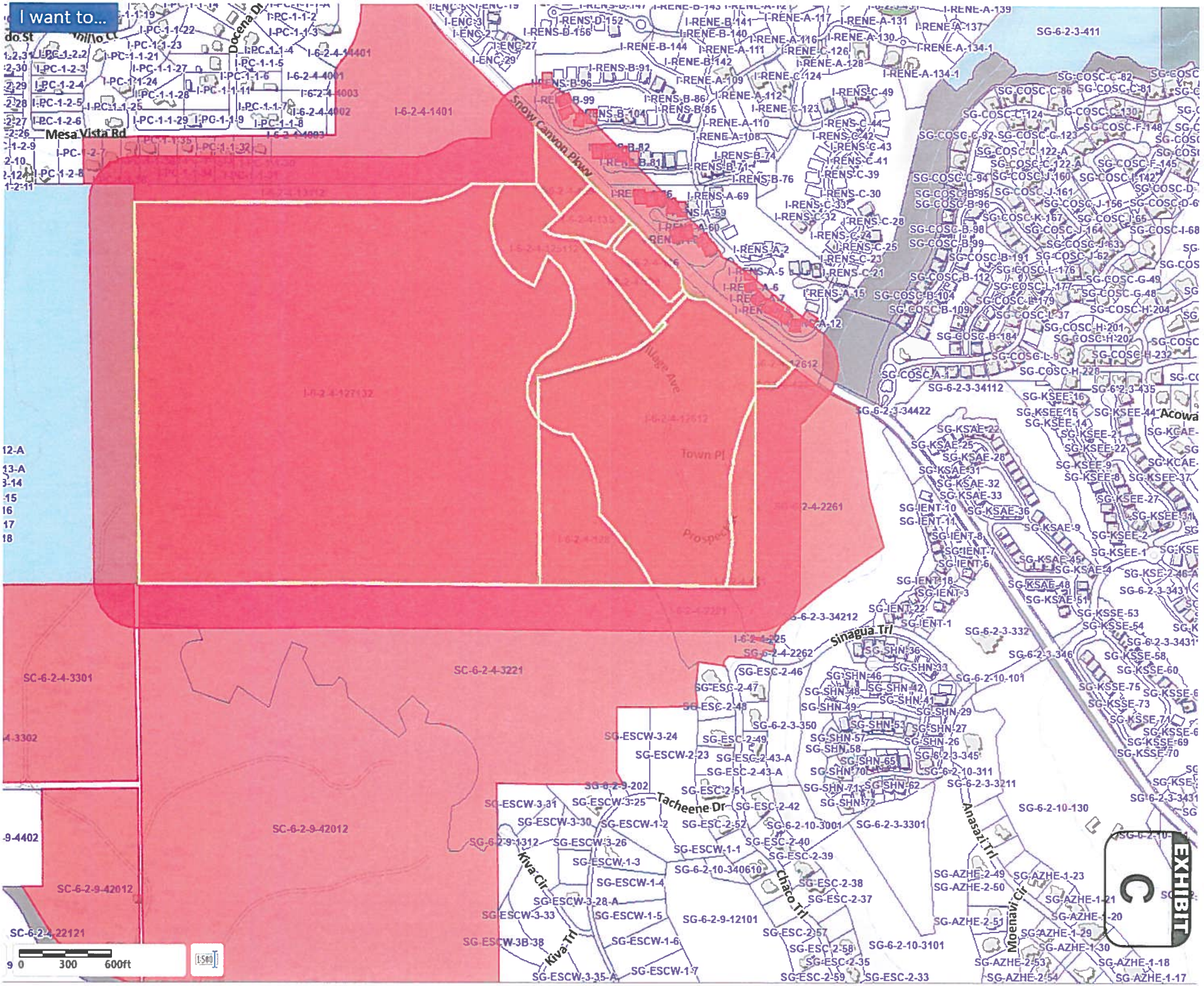
**ARE A CALCULATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE

***AREA EXCLUDES ROADWAYS BUT DOES NOT EXCLUDE GOLF COURSE OR TRAIL DISTURBANCES

EXHIBIT

B

Zone	Tax ID	Acreage
RC	I-6-2-4-125112	14.74
RC	I-6-2-4-12612	39.46
RC	I-6-2-4-129	10
RC	I-6-2-4-135	-
RC	I-6-2-4-136	-
RC	I-6-2-3-123	0.39
RC	I-6-2-4-431	4.07
PDR	I-6-2-4-2221	5.99
RA-5	I-6-2-4-128	10.87
RA-5	I-6-2-4-127132	155.57
RA-5	I-6-2-4-13112	5.86
		246.95


I want to...
Mesa Vista Rd
Snow Canyon Pkwy
Docena Dr
Village Ave
Town Pl
Prospector
Sinagua Trl
Tacheene Dr
Kiva Cir
Kiva Trl
Chaco Trl
Anasazi Trl
Moenavi Cir
Acowa
I-6-2-4-1401
I-6-2-4-4001
I-6-2-4-4003
I-6-2-4-4002
I-6-2-4-127132
I-6-2-4-12612
I-6-2-4-2261
I-6-2-4-2221
I-6-2-4-225
SC-6-2-4-3301
SC-6-2-4-3221
SC-6-2-9-42012
SC-6-2-4-22121
SG-6-2-3-411
SG-6-2-3-34112
SG-6-2-3-34422
SG-6-2-3-34212
SG-6-2-4-2262
SG-6-2-3-435
SG-6-2-3-332
SG-6-2-3-346
SG-6-2-3-343
SG-6-2-3-3431
SG-6-2-3-3211
SG-6-2-3-3301
SG-6-2-3-350
SG-6-2-3-345
SG-6-2-10-101
SG-6-2-10-311
SG-6-2-10-130
SG-6-2-10-3001
SG-6-2-10-340610
SG-6-2-9-202
SG-6-2-9-1312
SG-6-2-9-12101
SG-6-2-10-3101
EXHIBIT C
0 300 600ft
1:500