IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-634-9753 Fax 435-656-2286
www.ivins.com

Rec'd By:	
Filing Fee:	$
Receipt #:	
Date:	
Code: 405	

CLASS IV CONDITIONAL USE APPLICATION

Fees: With Site Plan $1,000
Without Site Plan $ 600

Mailing Fee: $.75 per mailing label

Ivins City	VCBO Architecture
Owner of Record	Agent of property owner
55 N. Main St.	20 N. Main St. #103
Address	Address
Ivins, UT 84738	St. George, UT 84770
City, State Zip	City, State Zip
435-634-9753 435-656-2286	801-575-8800
Phone Fax	Phone Fax
City Hall	SW Corner of Main St. and 100 N.
Proposed Use	Project/Property Address
I-53-A-2	RE - 12.5 Approximately 1 Acre
Tax ID#	Zone Acreage

Nathan Leavitt — 06-03-2020
Signature of applicant — Date

[signature] — 6/4/20
Signature of property owner — Date

☐ Date Received _____

☐ Application is complete

[signature] — 6-4-2020
Signature of Building and Zoning Administrator — Date

Class IV Use Applications, except Class IV Use Applications proposed on any sensitive lands areas (see Section 1605), shall provide the following information and materials, and the application requirements for a building permit, as applicable:

Checklist of requirements for Class IV Conditional Use Permit

☐ One (1) set of mailing labels for all owners of property located within three hundred (300) feet of the property that is the subject of the Application. (A list of property owners is available from the Washington County Recorder's Office).

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

☐ Twenty (20) copies of an 11-inch x 17 inch reduced copy of the site plan set identifying the following:

☐ Location and dimension of the property and all proposed uses and buildings, and existing buildings or other structures located on the property, and 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, or as required by the Zoning Administrator.

☐ 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, and including any permits as required by Washington County or the Utah Department of Transportation, as applicable.

☐ 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).

☐ Design and cross-section of all new roads and streets proposed, meeting the design and construction requirements of the City, or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the Zoning Administrator. (See Section 1114 and Chapter 8 herein, as applicable).

☐ Landscape plan(s) shall be included, prepared by a registered landscape architect, 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(s). 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.

☐ 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, and including:

☐ 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.