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

Rec'd By:	LW
Filing Fee:	$ 1028.50
Receipt #:	706433
Date:	8/21/26
Code:	401 CK 34748

CONCURRENT LAND USE/ZONING AMENDMENT APPLICATION

General Plan/Zone Change Fee: $1,000
Fee: $.75 per mailing label

I-6-2-7-40410, I-6-2-6-32401, I-6-2-6-334A
Tax ID

guy lane & Fitness Way
Address of proposed Zone Change

AnA Enterprises
Property Owner

887C Coyote Gulch Court
Address of Property Owner

Mojave Village
Subdivision Name

Lance Anderson
Applicant / Agent

Email Lance@anautah.com
Acres

435-668-7920
Phone Fax

RE:12.5 28.76, R-1-3 23.76, RC - 11.43
~~Email Address~~

CA-RC, BELWR-RE-12.5
Current Land Use/Zone

MDR-RE-12.5, HDR/F-R-1-3, Commercial/Resort Comm.
Proposed Land Use/Zone

____ A complete legal description of the property to be considered. The legal description must be prepared by a licensed land surveyor, State of Utah, and must include the official stamp of said surveyor.

____ Vicinity map attached.

____ Two sets of address labels of property owners within 300 ft. of proposed Land Use/Zoning Amendment.

APPLICANT AFFIDAVIT

I, Lance Anderson, **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.**

adm. 8-21-26
~~Signature of applicant~~ Date

adm 8-21-26
Signature of property owner

8/24/26
Signature of Building and Zoning Administrator Date

A proposed amendment to any Land Use Ordinance, Zoning Districts Maps, or Official Maps may be initiated by any property owner, any resident, any business owner, the Council, Commission, BOA, Sensitive Lands Committee, Zoning Administrator, of other City Staff by filing a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application. A Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application shall be filed with the City by presenting the applicable application to the Zoning Administrator.

Procedures for Amending Land Use Ordinances, Zoning Districts Maps (**Except** Map Amendments to Establish Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay Districts), and Official Maps:

The procedures for the review and consideration of a Land Use Ordinance, Zoning Districts Map (except Zoning Map amendments to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District), and Official Map Amendment Applications are identified by Figure 5-2 herein.

1. **Determination of Application Completeness**. An application for a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment shall be considered by the Zoning Administrator for a determination of application completeness, as provided by Chapter 13 herein.

2. **Commission Public Hearing Required**. Prior to recommending a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council, the Commission shall consider the Application at a public hearing by providing a minimum of ten (10) days notice of such hearing, as required by the Act, and Chapter 10 herein

3. **Commission Recommendation**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Commission shall formulate a recommendation on the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council.

4. **Commission Recommendation Transmitted to Council**. After the Commission has conducted a public hearing, reviewed the application, and made its recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation and the meeting minutes, and all other relevant materials of the proceedings before the Commission. Following receipt of a copy of the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment recommendation from the Commission, and all other materials, the City Recorder shall schedule a public hearing with the Council to consider the Commission recommendation of the Land Use Ordinance, Zoning Map, or Official Map Amendment Application.

5. **Council Public Hearing Required**. The Council shall consider the Land Use Ordinance, Zoning Districts Map, or Official Map amendment recommendations of the Commission at a public hearing by providing a minimum of ten (10) days notice for the required Council public hearing, as required by Chapter 10 herein.

6. **Council Action**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Council may approve the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application, as presented, revise the proposed Amendment and approve the proposed amendment as revised, or deny the proposed Application. If the Council approves the proposed amendment as submitted or as revised, the Council shall adopt the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment by Ordinance.

STAFF CHECK LIST:

☐ **Date received** _____

☐ **Determination of Application Completeness**. An application for a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment shall be considered by the Zoning Administrator for a determination of application completeness, as provided by Chapter 13 herein.

☐ **Commission Public Hearing Required**. Prior to recommending a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council, the Commission shall consider the Application at a public hearing by providing a minimum of ten (10) days notice of such hearing, as required by the Act, and Chapter 10 herein

☐ **Commission Recommendation**. At a meeting, or meetings, **following** the meeting at which the public hearing was held, the Commission shall formulate a recommendation on the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council.

☐ **Commission Recommendation Transmitted to Council**. After the Commission has conducted a public hearing, reviewed the application, and made its recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation and the meeting minutes, and all other relevant materials of the proceedings before the Commission. Following receipt of a copy of the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment recommendation from the Commission, and all other materials, the City Recorder shall schedule a public hearing with the Council to consider the Commission recommendation of the Land Use Ordinance, Zoning Map, or Official Map Amendment Application.

☐ **Council Public Hearing Required**. The Council shall consider the Land Use Ordinance, Zoning Districts Map, or Official Map amendment recommendations of the Commission at a public hearing by providing a minimum of ten (10) days notice for the required Council public hearing, as required by Chapter 10 herein.

☐ **Council Action**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Council may approve the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application, as presented, revise the proposed

Amendment and approve the proposed amendment as revised, or deny the proposed Application. If the Council approves the proposed amendment as submitted or as revised, the Council shall adopt the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment by Ordinance.