



# 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:	_____

## CLASS III CONDITIONAL USE APPLICATION

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

\_\_\_\_\_  
Owner of Record

\_\_\_\_\_  
Agent of property owner

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

_____ City, State	_____ Zip
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_____ City, State	_____ Zip
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_____ Phone	_____ Fax
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_____ Phone	_____ Fax
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\_\_\_\_\_  
Proposed Use

\_\_\_\_\_  
Project/Property Address

\_\_\_\_\_  
Tax ID#

_____ Zone	_____ Acreage
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\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of property owner

\_\_\_\_\_  
Date

Date Received \_\_\_\_\_

Application is complete

\_\_\_\_\_  
Signature of Building and Zoning Administrator Date

Class III Use Applications, except Class III Use Applications proposed on any sensitive lands areas, shall provide the following information and materials, and the application requirements for a building permit, as applicable:

### **Checklist of requirements for Class III Conditional Use Permit**

- Five (5) copies 24-inch x 36-inch of site plan, drawn at a scale of 1 inch = 40 feet, or as required by the Zoning Administrator, and prepared by a licensed engineer or architect.
- Twenty (20) copies of a 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
  - All 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.
  - The location of all zoning district boundaries.
  - Location and dimension of all existing natural features including, but not limited to, rock and lava outcrops, views, existing vegetation, wetlands, drainage ways, flood plains, water bodies, and threatened or endangered species habitat areas.
  - 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 adjoining 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.

- Location and sizes of all existing 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, herein.)
- 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 Commission 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.
  - Other information, as may be required by the Zoning Administrator or Commission, necessary to review the Class III Use Application.