



IVINS CITY

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

Rec'd By:	_____
Filing Fee:	\$ _____
Receipt #:	_____
Date:	_____

PHASED SUBDIVISION MASTER PLAN CHECK LIST

Subdivision Name: _____

The Master Plan application shall be submitted to the Zoning Administrator along with the application fee.

- _____ Application form including address and phone numbers of the applicant, contact, engineer, surveyor and/or architect.
- _____ Fee - \$500 + \$15 per lot. \$ _____
- _____ Mailing Fee - \$.75 per mailing label \$ _____
- _____ Owner of Record and developer
- _____ Owners affidavit and consent.
- _____ Five (5) 24-Inch X 36-inch copies of the proposed plan.
- _____ Twenty-five (25) 11 X 17 inch reduced copies of the proposed plan
- _____ Names and address and two (2) sets of address labels for owners of record of the property and properties within three hundred (300) feet of the boundary line of the subject property. The list shall be no older than thirty (30) days.

The Master Plan shall include the following:

- _____ Legal Description of property and indication of gross area.
- _____ Nature of the applicant's interest in the land to be developed.
- _____ All persons owning or having interest in land proposed for development, including easements, tenants, licenses, lien holders or other interests.
- _____ A generalized location map showing surrounding land use, zoning, and traffic circulation.
- _____ Site condition: an analysis of the existing site conditions which includes:
 - (a) topographic contours with intervals of no more than two (2) feet, to a distance of one hundred (100) feet beyond the property boundary;
 - (b) location and extent of major vegetative cover (if any);
 - (c) location and extent of perennial or intermittent streams, or water ponding areas;
 - (d) existing drainage and irrigation flows and patterns;
 - (e) natural features such as rock formations; and
 - (f) other information that may be relevant to the property.
- _____ Open space expressed as percentage of total area, as well as in acres.
- _____ A land use plan at a scale not smaller than one (1) inch equals one hundred (100) feet, equivalent zoning categories, all arterial and collector street circulation elements, pedestrian and/or bicycle circulation, open spaces, and recreational areas.

- _____ Plans indicating the appropriate alignment and sizing of waterlines, sanitary sewers, and storm drains, surface drainage, as well as easements for all utilities, if necessary.
- _____ Conceptual landscaping plans in accordance with the Design Guidelines.

- _____ A traffic analysis report, if deemed necessary by the City and/or required by the Ivins Transportation Master Plan.
- _____ Phasing Plan indicating the areas to be phased and the sequence of future development.

ACTION NOT BINDING

Meetings with staff do not constitute acceptance of the project and only provide a forum to discuss issues that will assist the developers in preparing a Preliminary Plan application. Compliance with comments by individual staff members, individual members of the Utility Board, and/or members of the Technical Review Committee does not grant any vested rights and will not guarantee or imply approval of the Preliminary Plan or Final Plat for the subdivision.