



IVINS CITY

55 N. Main St. Ivins, UT 84738
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www.ivins.com

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

PRELIMINARY PLAN & ZONING MAP AMENDMENT FOR SUBDIVISION ENHANCEMENT OVERLAY DISTRICT (SEO) CHECK LIST

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

- ___ Application form including address and phone numbers of the applicant, contact, engineer, surveyor and/or architect.
- ___ Owners affidavit and consent.
- ___ Fee: \$500 + \$20 per lot \$_____
- ___ Mailing Fee: \$.75 per mailing label \$_____
- ___ 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.
- ___ One (1) copy of the proposed subdivision in electronic format.
- ___ 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.
- ___ Geotechnical Report.
- ___ Hydrology Report.
- ___ Dust Control Plan.
- ___ Grading Plan.
- ___ Landscape Plan. **
- ___ Lighting Plan.
- ___ Soil Erosion Control Plan.
- ___ Preliminary Title Report.
- ___ CC&R's.
- ___ Articles of Incorporation and Bylaws.

The Preliminary Plan shall include the following:

- ___ Vicinity map.
- ___ Legal description.
- ___ Date, scale, and north arrow.
- ___ Property address.
- ___ Certified legal description prepared and stamped by a Utah licensed surveyor, acreage, dimensions and tax identification number.
- ___ Existing streets (with names) and right-of-way widths.

- _____ Buildings, culverts, bridges, waterways irrigation, utilities, easements, rights-of-ways.
- _____ Flood boundary, surface water course features.
- _____ Geologic hazards.
- _____ Fencing, parks, trails, open space.
- _____ Fire hydrants.
- _____ Street lights.
- _____ Storm drain and sanitary sewer systems.
- _____ Topography (contours at maximum two-foot intervals).
- _____ Survey monuments, section lines, other features and infrastructure on or adjacent to the property.
- _____ Lot layout, lot sizes and dimensions, phasing, gross lot density.
- _____ Curb, gutter, and sidewalks.
- _____ Park strips and landscaping.
- _____ Traffic Study.

**** Landscape Plan Information**

For Landscape Buffers, parks and other open space that will be deeded to the City. Ivins City landscape standard for plants and irrigation should be followed. Before final approval the following need to be included on the landscape plan.

- _____ Plant types identified and show their location within the landscape area.
- _____ Rock/boulder size identified and location shown within the landscape.
- _____ Location of the point of connection to water source, isolation valve, backflow preventer all indicated on the plan.
- _____ Location of all valves.
- _____ Location of timer/controller.
- _____ Identify areas are controlled by each valve (best way is to show 3/4" poly distribution line).
- _____ Show what the slopes are in the landscape buffer, we need to make sure the landscape will stay in place.
- _____ Details for Buffer wall.
- _____ Details for the location and design of the Walking/bike path.

PRELIMINARY PLAN APPROVAL EXPIRATION

A Preliminary Plan approval shall remain valid for one (1) year from the date of approval. If a Final Plat is not approved within one (1) year of the date of the preliminary approval, the Preliminary Plan shall be void, unless a one-time extension is requested by the developer and is granted by the City Council prior to the expiration date. For multi-phased projects, Final Plat for at least one phase must be approved within one (1) year of the Preliminary Plan approval. The Preliminary Plan for all phases for which a subdivision plat has not been finally approved will expire three (3) years from the date of the Preliminary Plan approval by the City Council, unless an extension is requested by the developer and is granted by the City Council prior to the expiration date or is included in a written Development Agreement.