



# IVINS CITY

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

Rec'd By:	_____
Filing Fee:	\$ _____
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## SENSITIVE LANDS REVIEW APPLICATION

### Sensitive Lands Review Fees:

Site Plan and Subdivision	\$3,500
Single Family Home	65% of Building Permit Fee

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

\_\_\_\_\_  
Project Developer

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone – Fax

\_\_\_\_\_  
Phone – Fax

\_\_\_\_\_  
Project Address

\_\_\_\_\_  
Acreage of project

\_\_\_\_\_  
Proposed Use of Sensitive Lands Area

1. **Use Applications and Subdivision Applications proposed in Sensitive Lands Areas.** In addition to the other requirements of all Land Use Ordinances for Use or Subdivision Applications, the following additional information and materials are required when such Applications propose the location of a use or subdivision on any sensitive lands area.
  - a. Ten (10) copies of a site plan or subdivision layout plan, drawn at a scale of 1 inch = 20 feet, or as required by the Zoning Administrator, prepared by a licensed engineer or architect, plus ten (10) copies of a 11 inch x 17 inch reduced copy of the site plan identifying the following;
    - i. For Use Applications, the 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. For Subdivision

Applications the location and dimension of the property and all proposed lots, streets, roads, and other rights-of-way shall be shown. Existing property lines and existing fence lines shall be shown.

- ii. A calculation, identifying all pervious and impervious areas.
  - iii. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
  - iv. The location of all Zoning District boundaries.
  - v. The location and dimension of all sensitive lands areas, as defined herein.
  - vi. The proposed setbacks and exterior dimensions of all proposed buildings and structures.
  - vii. The location of roads and streets adjacent to 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.
  - viii. The 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.
  - ix. The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
  - x. 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.
- b. Site Model – Use Applications. A three-dimensional representation of the site (a model or a computer-generated visualization/simulation), identifying the form, and massing of all proposed structures showing the relationships of all buildings, structures, and proposed improvements to the site topography. The three-dimensional representation must accurately depict the proposed building lines and massing of all structures and roof forms as well as visually relating the proposed buildings and structures to the natural terrain and showing the location and appearance of the building, lot, landscaping, and skyline.
- c. Site Model – Subdivision Applications. A three-dimensional representation of the site (a model or a computer-generated visualization/simulation), identifying the location of all existing and proposed streets and roads adjacent to the subdivision site, or proposed to be created on the subdivision site; proposed lot arrangement; and the location, form, and massing of all proposed structures, showing the relationships of all buildings, structures, and proposed changes to the site topography. The three-dimensional representation must accurately depict the proposed subdivision design features as well as visually relating the proposed locations of all buildings and structures to the natural terrain and showing the

location and appearance of all buildings, lots, landscaping, and skyline.

- d. Site Photographs. Photographs of the site looking out from the property in all directions and of the property from several different viewpoints.
- e. Grading and Drainage Plan(s). A Detailed Grading and Drainage Plan shall be provided, prepared by a registered engineer or geologist, identifying the existing topography, and the proposed finished grade of the site, shown at a maximum contour interval of two (2) feet, or as required by the Zoning Administrator. All areas of excavation and fill, slopes of cut and fill, total cubic yards of excavation and fill, methods of concealment for each exposed cut and fill, and calculations identifying the limits and amount of disturbance for the total site shall be shown. This plan shall show the original drainage pattern (natural course) and proposed changes, if any. If any structures or culverts are involved, it will be necessary to include an estimate of peak flows for a one hundred (100) year storm event to establish drainage facility cross sections. Any sheet flows diverted from their original drainage shall be returned to the natural course before leaving the property.
- f. Erosion Control Plan(s). Information and plans identifying proposed temporary and permanent erosion control measures.
- g. Landscaping and Re-vegetation. A Landscape Plan shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including the building envelope; building footprint; all accessory structures and locations; significant natural features; plant materials list with type, quantity and size; plant location; location and species of plant materials existing on the site; and methods for the re-vegetation of all disturbed areas. All proposed plant materials should be drought tolerant. Native vegetation shall be identified and preserved to the maximum extent possible in the landscape plan.
- h. Fences and Walls. The location of all fences and walls, identifying the proposed height, materials, and colors. All fences and walls shall be located within the maximum limits of disturbance area for each lot, as applicable. No retaining wall shall exceed three (3) feet in height, measured from the immediately adjacent lowest natural or finished grade. Retaining walls shall not be terraced or stacked in any manner that increases the height of any retaining wall, or series of retaining walls, to a height greater than three (3) feet, from the immediately adjacent lowest natural or finished grade.
- i. Building Plans. The exterior elevations of every side of all proposed structures, clearly showing proposed 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, identified with the manufacturer's name, color, and LRV number where applicable. The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed.
- j. 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. A photometric plan of the site, including all site and building lighting, may be required by the Sensitive Lands Committee and/or Land Use Authority.

- k. Waste and Storage Areas. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening.
- l. Construction Plans. A narrative identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed uses, as applicable.

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Signature of applicant

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Date

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Signature of property owner

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Date

**STAFF CHECK LIST:**

- Date received \_\_\_\_\_
- Application is complete
  - 1) Ten (10) copies of a site plan or subdivision layout plan, drawn at a scale of 1 inch = 20 feet, or as required by the Zoning Administrator, prepared by a licensed engineer or architect, plus ten (10) copies of a 11 inch x 17 inch reduced copy of the site plan.
  - 2) Site Model for Use Applications.
  - 3) Site Model for
  - 4) Site Photographs.
  - 5) Grading and Drainage Plans.
  - 6) Erosion Control Plans.
  - 7) Landscaping and Re-vegetation.
  - 8) Fences and Walls.
  - 9) Building Plans.
  - 10) Site and Building Lighting Plans.
  - 11) Waste and Storage Areas.
  - 12) Construction Plans.
- Sensitive Lands Committee Review – Meeting Date: \_\_\_\_\_

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Signature of Building and Zoning Administrator

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Date