

IVINS CITY OFFICIAL NOTICE OF PUBLIC HEARING

- Meeting Date:** City Council Meeting
Thursday, June 6, 2019
- Meeting Time:** 5:30 P.M.
- Meeting Place:** Ivins City Hall, 55 N. Main St. Ivins, UT 84738
435-628-0606
- Purpose:** Public Hearing on the Planning Commission's recommendation to deny a proposed Concurrent Land Use/Zoning Amendment from C-1 (Community Commercial) to R-M-TH (High Density Residential Multi-Family Townhouse) on 10.37 Acres
- Applicant/Owner:** America First Credit Union-Owner. Lovell Development Group-Applicant.
- Property Location:** Approximately Hwy 91 and 200 East.
- Contact:** Mike Rodriguez, Building and Zoning Department, 435-634-9753

All persons interested will be heard at the above time and place or may submit their views in writing to the City Council. A copy of the proposed amendment is available by request through Ivins City Hall or on Ivins City website at www.ivins.com

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify City Recorder Kari Jimenez at Ivins City Hall, 55 N. Main St., Ivins, UT 84738 or by calling 435-628-0606 ext 705, at least three days prior to the hearing to be attended.

Kari Jimenez, MMC
City Recorder



19 MAR 19

SF-01

1" = 200'

TOWNHOMES : 136 UNITS

SITE PLAN CONCEPT
Howland Partners | Ivins, Utah

Salt Lake City, 52 Exchange Place, SLC, UT 84111 | 801.531.1144 | Boise, 800 W. Main Street, Suite 940, Boise, ID 83702 | 208.424.7675 | babcockdesign.com





55 N. Main St. Ivins, UT 84736
 Tel. 435-628-0606 Fax 435-674-3486
 www.ivins.com



Rec'd By:	
Filing Fee:	\$ 1025.50
Receipt #:	305983
Date:	3/29/19
Code:	401

CONCURRENT LAND USE/ZONING AMENDMENT APPLICATION

General Plan/Zone Change Fee: \$1,000
 Fee: \$.75 per mailing label **X 34**

I-6-2-8-43101

Tax ID
 America First Credit Union

Property Owner
 4848 S 1500 W, Suite 130, Riverdale, Utah 84405

Address of Property Owner
 Lovell Development Group C/O Greg Lovell

Applicant / Agent
 801-706-4693

Phone Fax
 Commercial

Current Land Use/Zone

Highway 91 and 200 East

Address of proposed Zone Change

TBD

Subdivision Name
 10 +/-

Acres
 lovelldevelopmentgroup@gmail.com

Email Address
 Townhouse

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, _____, 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.

	3/27/19
Signature of applicant	Date
	March 27, 2019
Signature of property owner	Date
	3-28-2019
Signature of Building and Zoning Administrator	Date



IVINS TOWNHOME CONCEPT
Howard Partners | Ivins, Utah

BS-01

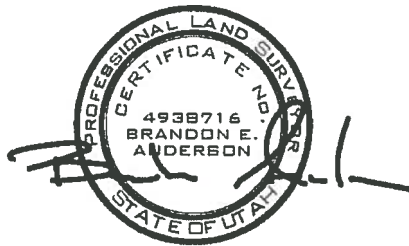
20 MAR 19

Exhibit "A"

That portion of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 8, Township 42 South, Range 16 West, Salt Lake Base and Meridian, lying Northerly of U.S. Highway 91.

LESS AND EXCEPTING THEREFROM that portion lying within the platted Ivins City Street, running along the East side thereof.

Containing 451,592 square feet or 10.37 acres.



March 29, 2019