



**IVINS CITY**

85 N. Main St. Ivins, UT 84738

Tel. 435-628-0606 Fax 435-656-2286

www.ivins.com

<b>Rec'd By:</b>	_____
<b>Filing Fee:</b>	\$ _____
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<b>Date:</b>	_____

## PRELIMINARY PLAN CHECK LIST

Subdivision Name: \_\_\_\_\_

The Preliminary Plan application shall be submitted to the Zoning Administrator along with the application fee and the Preliminary Plan, along with an aerial photo of the subdivision layout.

- \_\_\_\_\_ 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) 11 X 17 inch reduced copies of the proposed plan.
- \_\_\_\_\_ One (1) copy of the proposed subdivision in electronic format.
- \_\_\_\_\_ Names and addresses 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.
- \_\_\_\_\_ Written Development Agreement between Ivins City and the Owner.

**\*\* 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.