COMMUNITY DEVELOPMENT
ENGINEERING & PLANNING

SITE PLAN REVIEW APPLICATION

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

FOR OFFICE USE ONLY

Date of Submittal:_____ Site Plan Processing Fees: **$350.00**

Submittal Received by: _____ Amount Paid:_____ Fees Received by:_____

CONTACT INFORMATION

Property owner: Arches Hideaway LLC

Address: 827 N 900 E Pleasant Grove UT 84062

Phone: 801 471 7907 cell: _____ fax: _____

Email address: CSKorda@gmail.com

Engineer (if applicable): GPD Group

Address: 520 South Main Street, Akron, OH 44311

Phone: 330-572-2211 cell: _____ fax: _____

Email address: zwhitney@gpdgroup.com

Property owner representative: _____

Address: _____

Phone: _____ cell: _____ fax: _____

Email address: _____

PROJECT INFORMATION

Project name: Rivian Land Purchase Site

General location of the property: North Highway 191 84532. Parcel #04-0020-0042

Size of the subject property: 5.54 *acres* Number of lots: 1

Surrounding land uses: West: HC; North: Unicorporated; South: Resort Special; East: HC (Undeveloped)

Current Zoning: HC - Highway Commercial *district*

SUPPORTING MATERIALS

Site plan applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

1. **APPLICATION SUBMISSION.** Two complete sets of all supporting materials shall be submitted with this application. These complete sets should include one large (24" x 36") set as well as one electronic copy. If the plans are not approved as submitted, two corrected large sets of plans, one small set of plans, and one electronic copy of plans shall be submitted that comply with the Zoning Administrator's approval.

☒**Site Plan**: The applicant shall submit a site plan drawn to an acceptable scale (as deemed by the Zoning Administrator) to display the following:

1. Parking, loading, and refuse areas;
2. Access ways, including points of ingress, egress;
3. Sidewalks and trails;
4. Fences and walls;
5. Location and dimensions of structures and signs;
6. Location and type of outdoor lighting;
7. Typical elevations of such buildings;
8. Landscaping and screening;
9. Topography;
10. Specific areas proposed for specific types of land use;
11. Lots or plots;
12. Any areas with slopes in excess of 30 percent;
13. Any areas in a natural drainage or the 100 year floodplain;
14. Existing and proposed easements, areas proposed for public dedication; and
15. Building footprint(s), water and sewer lines, easements and drainage improvements in Digital Format; if available. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates - Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet.
16. Compatibility standards, LUC Sec. 6.10

☒**Application Fee.** The process / filing fee of $350.00 shall be paid in full.

REQUIRED – Each of the following agencies will review for their ability to serve the proposed development through adequate existing and future easements, or provide a letter with detailed requirements for the proposed development. Applicants must consult each of the following agencies and obtain will serve letters or signatures on the attached sheet from each agency prior to submitting a development application. A will serve letter does not constitute a final approval of your development plans.

☐Moab Valley Fire Department
☐Grand County Road Supervisor
☐Grand Water and Sewer Service Agency
☐Rocky Mountain Power
☐FEMA Floodplain Administrator
☐Dominion Energy

Property Owner's Signature: _____ Date: 3 Dec 2020

REQUIRED – The representative signing below is acknowledging that they have reviewed plans submitted in conjunction with the proposed (project) _____. By providing a signature below, each agency is confirming their ability to serve the proposed development. It may be necessary for further collaboration with certain agencies to assure adequate existing and future easements are provided for, in such a case the agency will provide a letter with detailed requirements for the site.

Moab Valley Fire Department _____
46 South 100 East, Moab, UT 84532 (435) 259-5557

Grand County Road Supervisor _____
3500 S. Hwy. 191, Moab, UT 84532 (435) 259-5308

Grand Water and Sewer Service Agency _____
3025 E. Spanish Trail Rd., Moab, UT 84532 (435) 259-8121

Rocky Mountain Power _____
308 N. 100 W., Moab, UT 84532 1-888-221-7070

(Provide site map if applicable)
FEMA Floodplain Administrator _____
125 E. Center St., Moab, UT 84532 (435) 259-4134

(If applicable)
Thompson Springs Fire Dist. _____
101 Firehouse Lane, Thompson, UT 84540 (435) 259-9919

(If applicable)
Utah Department of Transportation _____
940 S. Carbon Ave., Price, UT 84501 (435) 650-1156

(If applicable)
Dominion Energy (Gas) _____
246 S. 500 W., Moab, UT 84532 (435) 719-2491