

**HILLSIDE REVIEW**  
APPLICATION



FILE #: \_\_\_\_\_ FILING DATE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_  
FEE: \$200 FEES PAID: \_\_\_\_\_ PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: \_\_\_\_\_  
\_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

CONTACT PERSON/REPRESENTATIVE: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

ZONING: \_\_\_\_\_ GENERAL PLAN: \_\_\_\_\_

LEGAL DESCRIPTION: (Attach separate sheet if necessary) \_\_\_\_\_  
Lot / Plat

EXISTING USE: \_\_\_\_\_  
Use of property and/or Buildings

PROPOSED USE: \_\_\_\_\_  
Use of property and/or Buildings

**SUBMITTAL “CHECK LIST”**

**Note:** The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A “Hillside Development Overlay Zone” of the St. George City Code Zoning Regulations from which this check list was condensed.

**Density and Disturbance Standards**

Any area greater than 40% will not be reviewed for development.

No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

*Complete the following checklist:*

**Submitted**

Yes	No	N/A	
___	___	___	<b><u>1-19%</u>:</b> See the underlying zone.
___	___	___	<b><u>20-29%</u>:</b> 2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
___	___	___	<b><u>30-39%</u>:</b> 1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
___	___	___	<b><u>40% +:</u></b> Development is not permitted.
___	___	___	Contour intervals, maps and calculations prepared by a professional civil engineer.
___	___	___	Engineer’s certification and signature on reports and plans.

**Slope Determination**

The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

___	___	___	Slope Analysis Map
___	___	___	Contours at intervals no greater than five (5) feet.
___	___	___	Scale to be drawn at one-inch equals one hundred (1”= 100’) feet scale maximum.

**Lot Size**

___	___	___	Lot size determined
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**Site Plan**

___	___	___	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
___	___	___	All excavations and fills conform to Appendix “K” of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code.
___	___	___	The height of cut(s) does not exceed 10’. (Combined height of cuts and fills does not exceed 20’ )

___	___	___	Detailed plans of all surface and subsurface drainage systems are shown.
___	___	___	Location of existing and proposed streets, buildings, structures, and easements have been shown.
___	___	___	Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
___	___	___	Cross sections provided

**Earth Moving Plan** (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

___	___	___	Topography. 2' for tableland. 5' for steep slopes.
___	___	___	Terrain details
___	___	___	Proposed earth-moving details
___	___	___	Description of the method used to dispose of earth, etc.
___	___	___	A time table for each step of the project has been submitted. This shall include the starting and completion dates.

**Drainage**

___	___	___	A drainage control plan (study) has been prepared by a licensed Civil Engineer.
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**Geology & Soils Report (Study)**

(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

___	___	___	Slope stability analysis.
___	___	___	Foundation investigation.
___	___	___	Location and yield of springs.
___	___	___	Structural features.
___	___	___	Existence of surface hazards.
___	___	___	Conclusions and recommendations regarding effect of geological conditions.

**Landscape & Vegetation Plan** (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

___	___	___	Replant disturbed areas.
___	___	___	Types of retention to be used
___	___	___	Sprinkler plans and projected water usage.

**Street Design**

___	___	___	Street design conforms to City standards.
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**Submitted by**

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(Print Name)

(Signature)

(Date)