LAVERKIN CITY
PRECISE PLAN
CHECKLIST

The following is a checklist of requirements associated with the application for a precise plan. The application and checklist applies to any new commercial property being developed in the city.

Preliminary Plat Submittal Checklist

- ✓ Submit the City of La Verkin's precise plan application.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Provide ten (10) copies of the following in paper and electronic form:
    - A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan, sign program details, trash enclosures design and loation, storage locations (if any), utilities (including fire hydrant locations), equipment locations and screening, and any other pertinent design features or aspect of the development.
    - Architectural drawings including building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color and any other design feature.
    - Material pallet.
    - Color pallet.
    - Proof of ownership or letter of authorization.

After submitting the precise plan application, the city will review the submission for completeness. If the submittal is complete, the city will set the application for planning commission review.

Commercial Design Guidelines

Adopted **, 2024

Purpose

The La Verkin City Commercial Design Guidelines will serve as a reference document and guide for the development community to use in reaching La Verkin City's objective of providing high quality, attractive and well-designed commercial development. The guidelines will serve as a road map for the city's consideration of acceptable design excellence that reflects the city's values, culture and history. The guidelines have been developed to provide developers/designers with the ability to provide creative and innovative solutions to design problems. The design guidelines are not meant to be specific but, rather, general in nature to provide proper design guidance.

Applicability

The La Verkin Commercial Design Guidelines shall be used to review new development as well as existing development for any expansion, remodel or addition. With regard to existing development, the guidelines will be utilized only to the extent necessary to complement and enhance existing development. These commercial design guidelines are not meant to supersede or conflict with any municipal code requirement.

Implementation

The La Verkin Commercial Design Guidelines for new development will be implemented by the planning commission and by staff for additions to existing development. For new development only, a precise plan application will be required to be submitted to the city for review. If agreement cannot be reached between the planning commission and the applicant regarding design, the applicant may appeal the planning commission's precise plan decision to the city council. The precise plan application shall consist of a detailed site plan, architectural renderings, color palette and material examples. The application and checklist for a precise plan is available on the city's website and at city hall.

Site Design

Site design is a crucial component to overall project appearance, functionality and ultimate usability of a commercial project. When confronted with options and alternatives, designers shall consider natural features such as view corridors, open space areas, the Virgin River and existing topography as integral features to be enhanced and preserved. The photo examples provided are simply guidance and are not meant to be the only options available to La Verkin City's evaluation of site design.

Placement

Buildings, entries, office areas, windows, and prominent design features should generally face streets, parking lots and public areas. If a project fronts on or is adjacent to multiple public streets, however, design creativity is expected to take into consideration buildings that front and back up to public areas and public streets.

Access State will only allow one access in and out and that is the North East corner of SR9

Internal circulation should be designed in a manner that emphasizes access, safety and efficiency while providing an attractive environment and meeting municipal code requirements.

Parking

All parking lots shall be landscaped as per municipal code requirements. Parking lots adjacent to and visible from public streets must be adequately screened from view through a combination of undulating earth berms, low screen walls, landscaping, and changes in grade elevation whenever possible. Reciprocal driveways are encouraged and reciprocal parking is required when dealing with adjacent connected commercial properties. Each development, however, should be self-contained and capable of accommodating its own

circulation requirements and parking needs while also providing for proper flow between differing properties and commercial uses.

Illustration of a multi-use commercial center which has been designed to provide appropriate access, parking, landscaping, and appropriate building placement. Photo credit to Pinterest.

Illustration of parking lot landscaping including planters and rock. Photo credit to Limitless Paving and Concrete

Example of drought tolerant parking lot landscaping. Photo credit to Pinterest.

Buffering – Walls and Landscaping

Existing block wall between Residential and commercial in the back, North and South lines are commercial and not required

Buffering is required and shall consist of a combination of both vegetation and decorative masonry walls. Buffering is required between commercial and quasi-commercial uses (churches), trails, recreational uses, cemeteries and other quasi-public areas as determined by the city.

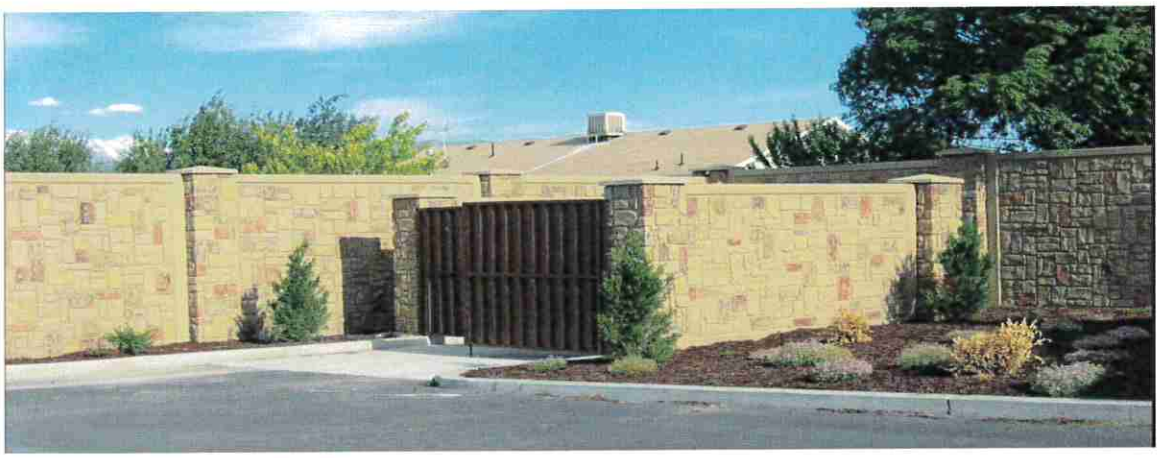
Decorative commercial perimeter wall with landscaping. Photo credit to Besthomish.

Landscaping will mimic these (2) pictures. The planter area in the middle of the parking lot will mimic the top picture. The areas around both building will mimoc the bottom picture.

Decorative perimeter wall adjacent to a park or trail. Photo credit to Pinterest.

Trash Enclosures

Unenclosed trash bins are not acceptable. Decorative enclosed trash structures are required and should complement the architectural design of the associated structure.



Decorative trash enclosure with complementing landscaping. Photo credit to Verti-Crete.

Loading Spaces

Loading spaces should be located to the rear, side, or within an internal location to reduce visibility and noise and should be screened appropriately when necessary.

Landscaping

Landscaping should enhance and beautify building design, create and define spaces, and provide shade and aesthetic appeal. Landscaping should be provided along building edges facing the street and parking lots or areas visible to public view. Drought resistant shrubs and trees are required in conjunction with efficient smart low water use automatic irrigation systems. Plants shall be chosen from palettes/lists provided by the Washington County Water Conservancy District.

Example of drought tolerant landscaping and utilization of rock to accent the building.

Lighting

Parking lot lighting and façade lighting shall be aesthetically pleasing, decorative, and should be directed downward to avoid spillage. The design of any lighting should complement the design of the associated development.

Decorative pedestrian lighting.

Decorative light standards. Photos credit to Lights Plus and Madianh Street Lamps.

Perimeter walls

Perimeter walls are required if commercial development is located adjacent to residential development and shall meet municipal code requirements. Any perimeter wall shall be constructed of decorative block that complements the color and design of the overall project/development. Long expanses of uninterrupted walls should be avoided. Precision block is prohibited.

Perimeter decorative block wall. Photo credit to AFTEC Fence and Wall Design.

Storage

No outdoor storage is permitted unless it is part of the design of the overall project. An enclosed storage structure is allowed if it matches the architectural design of the development and if space is available on the lot.

Equipment screening

All mechanical equipment shall be screened, including roof-mounted equipment. Screening materials should complement and match the architecture of the development. All ground-mounted utility appurtenances, such as transformers, shall be located out of public view or adequately screened through the use or combination of concrete or masonry walls and landscaping.

Example of ground equipment screening. Photo credit to Pinterest.

Roof top equipment screening. Photo credit to Roofline.

Utilities

All utilities shall be placed underground unless otherwise determined impracticable. by La Verkin City.

Structural Design

In addition to the structural design integrity of a commercial building, structural architectural design is meant to complement and enhance a building's appearance. The following provides guidance regarding La Verkin City's evaluation of structural architectural design. The photo examples provided are simply guidance and are not meant to be the only options available to La Verkin City's evaluation of structural design.

Colors

Color and finishes on building exteriors of all elevations of a structure should complement the overall structure's design. Colors used should be energetic and complement Southern Utah's natural landscape and the desert southwest. The actual building color(s) and color palette should complement existing color themes utilized in the Southern Utah area.

Materials

Attractive, durable, quality materials should be used. Acceptable materials for the primary portion of the building include glass, stucco, brick, and stone. Accent materials should complement the façade and generally consist of a different texture or composition of the façade.

Example of a multitude of materials being used to enhance the building façade - wood, metal, stone, glass, stucco. Photo courtesy of Bridger Steel and Pinterest.

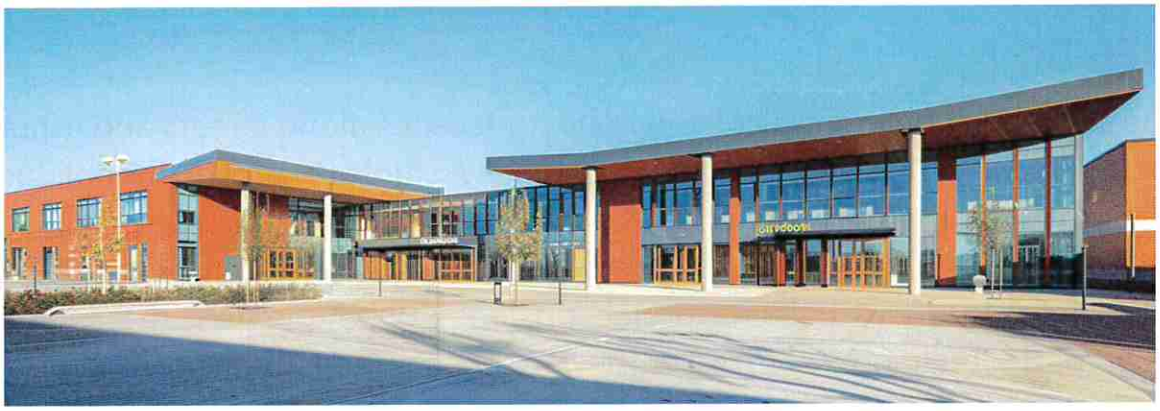
Building Massing

Long expanses of flat unarticulated building facades along streets and other areas visible to public view are not acceptable. A single dominant, monolithic building mass is not acceptable. Massing breaks are encouraged. Façade articulation and creativity is encouraged. Massing breaks, size, duration, material changes and building projections should complement the overall design of the building. Recessed entries are encouraged. Changes in planes, including building offsets, are encouraged.

Example of architectural elements enhancing/mitigating building mass. Photo credit to KRS and Pinterest.

Roofs

Roofs shall be attractive, complement the architecture of the structure and consist of durable materials. Roof lines may be used to help delineate building entries and introduce additional shapes, angles, shadows, add visual relief to the tops of buildings and be designed as an integral component of the form of the building, its mass and façade.



Example of a varied and interesting roof design.

Example of a different roof design for commercial structures.

Other Design Considerations

Design considerations beyond normal architectural design are highly encouraged. Design aspects such as decorative pavement and walkways, strategically located accent trees, landscape accent features, public art, pedestrian courtyards and sitting areas, fountains, decorative bike racks, decorative downspouts, and decorative awnings are all highly encouraged.

Stamped concrete.
Photo courtesy of Todd's Services.

Decorative fountain.

Pedestrian courtyard and public art.

Appropriate use of awnings to accent the architecture of the storefront.

Final Considerations

Prohibitions

Sea containers (crates), chain-link fencing, loud, overly bright or fluorescent colors, and unmitigated outdoor storage locations are not allowed in design considerations.

Pedestrians

Site layout and design shall consider the needs of pedestrian access, drop-off and walking locations. Design measures should be taken to ensure adequate access and safety for pedestrians.

Security

Design considerations regarding security, surveillance or any other security mechanism should be considered in any design decisions.

Signage

Any proposed signage shall comply with La Verkin Municipal Code requirements and complement the architecture of the structure/center.

Franchise colors/design

Franchise design and colors are always permitted. If developed as part of a larger commercial area, incorporating design themes into the development is encouraged when appropriate.

LAVERKIN CITY
APPLICATION TO APPEAR BEFORE
PLANNING COMMISSION
111 S Main LaVerkin City 84745
Fax: 435-635-2104 Phone: 435-635-2581

Date of Planning Commission meeting for this agenda item to appear 4/23/2025

Paperwork returned by 4/22/2025 (Date)

Name of Applicant: Dalyan Ruesch, Jacob Ruesch, Ben Ruesch for Steam Engine 60 LLC

Site Location: 254 S. State St, LaVerkin

Mailing Address: 50 S. State St, LaVerkin

Phone: 435-668-7272

Purpose of Request: Seeking approval for hotel design + build

Applicant Signature

1.	Annexations:	$500.00 filing fee
2.	Disconnects:	$500.00 filing fee
3.	Boundary Adjustments:	$500.00 filing fee
4.	Zone Changes:	$500.00 filing fee
5.	Subdivisions:	$500.00 filing fee
6.	Changes to General Plan:	$500.00 filing fee
7.	Ordinance Change	$250.00 filing fee
8.	Planning Commission Application	$ 75.00 filing fee

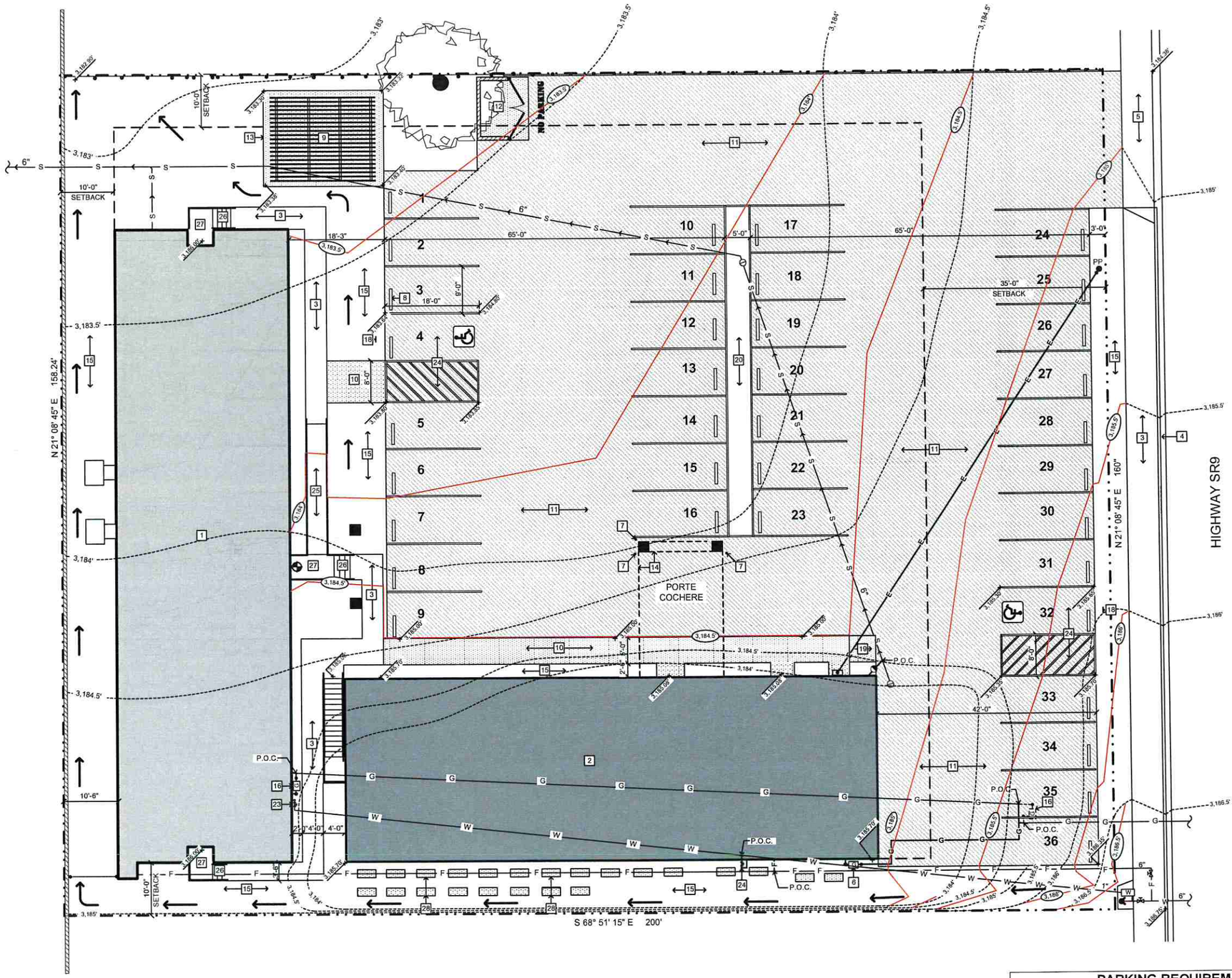
Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 5:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other application must be submitted no later than 5:00 p.m. the Tuesday, one week and one day prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in pdf format for reproduction to meet notice requirements.

Zoning Administrator / Date

City Administration / Date

Updated 01 29 08

210 S
STATE ST



KEYED NOTES

1. EXISTING BUILDING (FLOOR ELEV. 3,186.05').
2. PROPOSED 2-STORY 12 UNIT MOTEL (1ST FLOOR ELEV. 3,185.10')
3. EXIST. CONCRETE SIDEWALK.
4. EXIST. CONCRETE CURB & GUTTER.
5. EXIST. CONCRETE DRIVEWAY APRON.
6. NEW WATER VALVE & PRESSURE REGULATOR.
7. NEW 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.
8. NEW 4'-0" PRECAST CONCRETE BUMPER BLOCK.
9. NEW STEEL TUBE TRELLIS STRUCTURE. SEE DETAIL 12.
10. NEW 4" THICK CONC. SIDEWALK W/ #3 BARS AT 18" O.C. EACH WAY.
11. NEW ASPHALT PAVING.
12. NEW 12'-0" WIDE x 6'-0" DEEP TRASH CONTAINER ENCLOSURE. SEE DETAIL 38
13. NEW 4" THICK x 23'-0" x 18'-3" CONC. SLAB W/ #3 BARS AT 18" O.C. EACH WAY.
14. NEW PORTE COCHERE STRUCTURE.
15. NEW PLANT SPACE.
16. REMOVE & RELOCATE EXIST. GAS METER TO EXIST. BUILDING.
17. NEW ELECT. POWER SERVICE PANEL & METER.
18. NEW VAN ACCESSIBLE PARKING SIGN.
19. SLOPE CONC. FLATWORK DOWN 4".
20. NEW PLANT SPACE W/ 6" x 16" CONC. CURB (EXPOSED 6").
21. NEW METAL HANDRAIL.
22. NEW GAS METER.
23. EXIST. WATER VALVE & PRESSURE REGULATOR.
24. PROVIDE MAX. SLOPE AT ACCESIBLE PARKING SPACE AND ACCES AISLE OF 2% IN ANY DIRECTION.
25. EXIST. CONCRETE RAMP.
26. EXIST. CONCRETE STEPS.
27. EXIST. CONCRETE LANDING.
28. 4" THICK x 4'-0" x 1'-6" CONC. PAD FOR HVAC UNIT. VERIFY PAD DIMENSIONS W/ EQUIP. MANUFACTURER.

LEGEND

- KEYED NOTE DESIGNATION
- PROPERTY LINE
- EXIST. BUILDING
- PROPOSED NEW BUILDING
- NEW CONCRETE FLATWORK
- NEW ASPHALT PAVING
- EXISTING TREE
- EXISTING POWER POLE
- GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER CLEANOUT (FIELD VERIFY LOCATION)
- EXISTING ELECT. OVERHEAD WIRING
- EXISTING SEWER PIPE (FIELD VERFIY LOCATION)
- EXISTING WATER PIPE (FIELD VERFIY LOCATION)
- EXISTING GAS PIPE (FIELD VERFIY LOCATION)
- EXISTING FIRE PIPE (FIELD VERFIY LOCATION)
- NEW 4" SEWER PIPE
- NEW 1" WATER SERVICE PIPE
- NEW 1" GAS SERVICE PIPE
- NEW 4" FIRE SERVICE PIPE
- NEW 4" U.G. ELECT. SERVICE CONDUIT
- POINT OF CONNECTION
- NEW SEWER CLEANOUT
- EXIST. CONTOUR LINE
- NEW CONTOUR LINE
- EXIST. SPOT ELEVATION
- NEW SPOT ELEVATION
- DRAINAGE SWALE
- BENCH MARK (3,186.00' CONC. LANDING ELEV.)

parking req
. 29.7 Spot
. 3 Spots
32.7 Spots
Nos 36
OK

REMODEL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

PARKING REQUIREMENTS

OCCUPANCY TYPE				PARKING FACTOR		PARKING SPACES
EXISTING MOTEL	13	MOTEL UNITS	x	1.1	=	14.3 SPACES
NEW MOTEL	14	MOTEL UNITS	x	1.1	=	15.4 SPACES
NEW MOTEL OFFICE	1	OFFICE	x	90 S.F. / 200	=	0.5 SPACES
NEW OFFICE	1	OFFICE	x	630 S.F. / 200	=	3.2 SPACES
TOTAL SPACES REQUIRED					=	33.4 SPACES
TOTAL SPACED PROVIDED					=	36.0 SPACES

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

RIVERS EDGE INN AT ZION

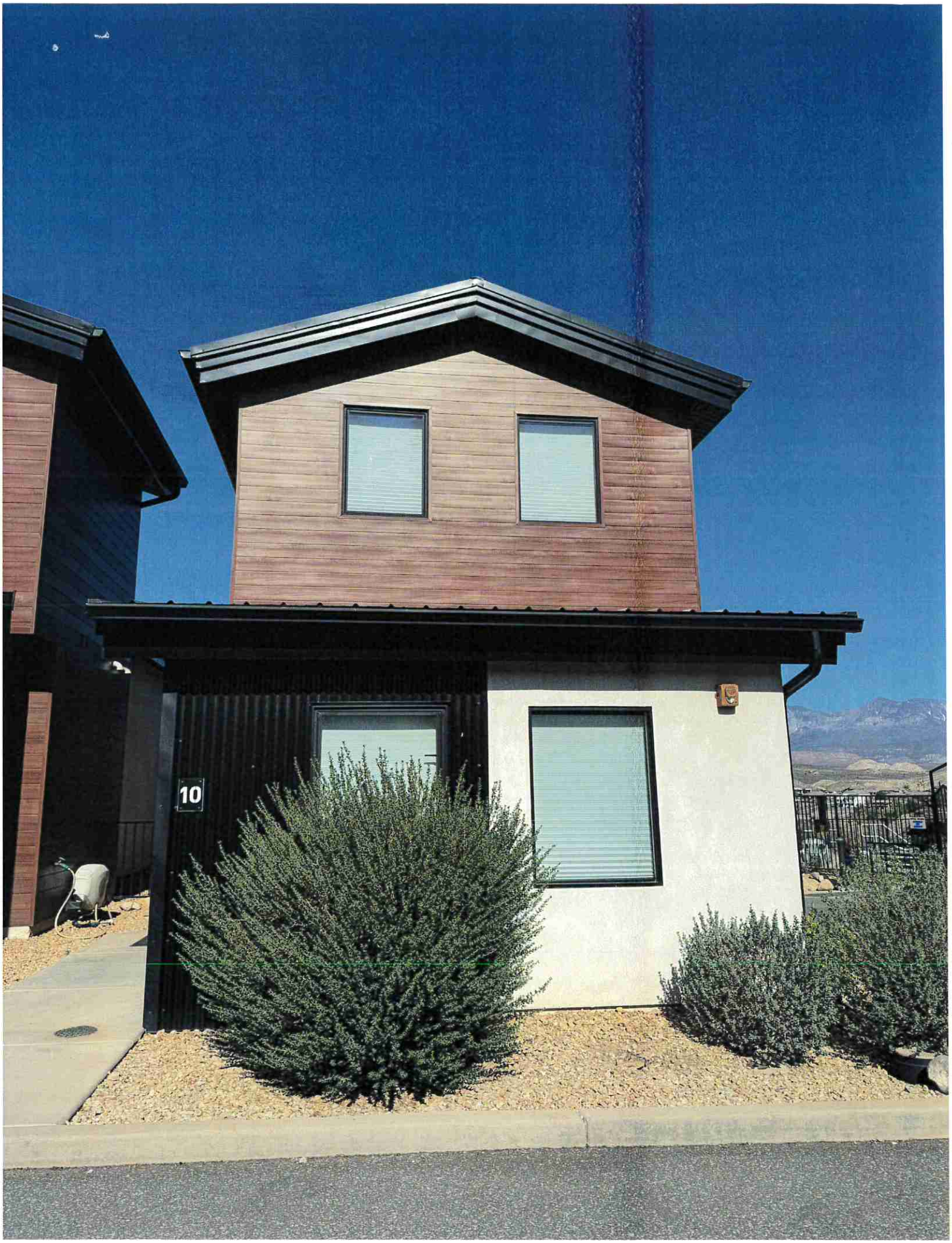
254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

REMODEL SITE PLAN

DATE	3/17/25
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A3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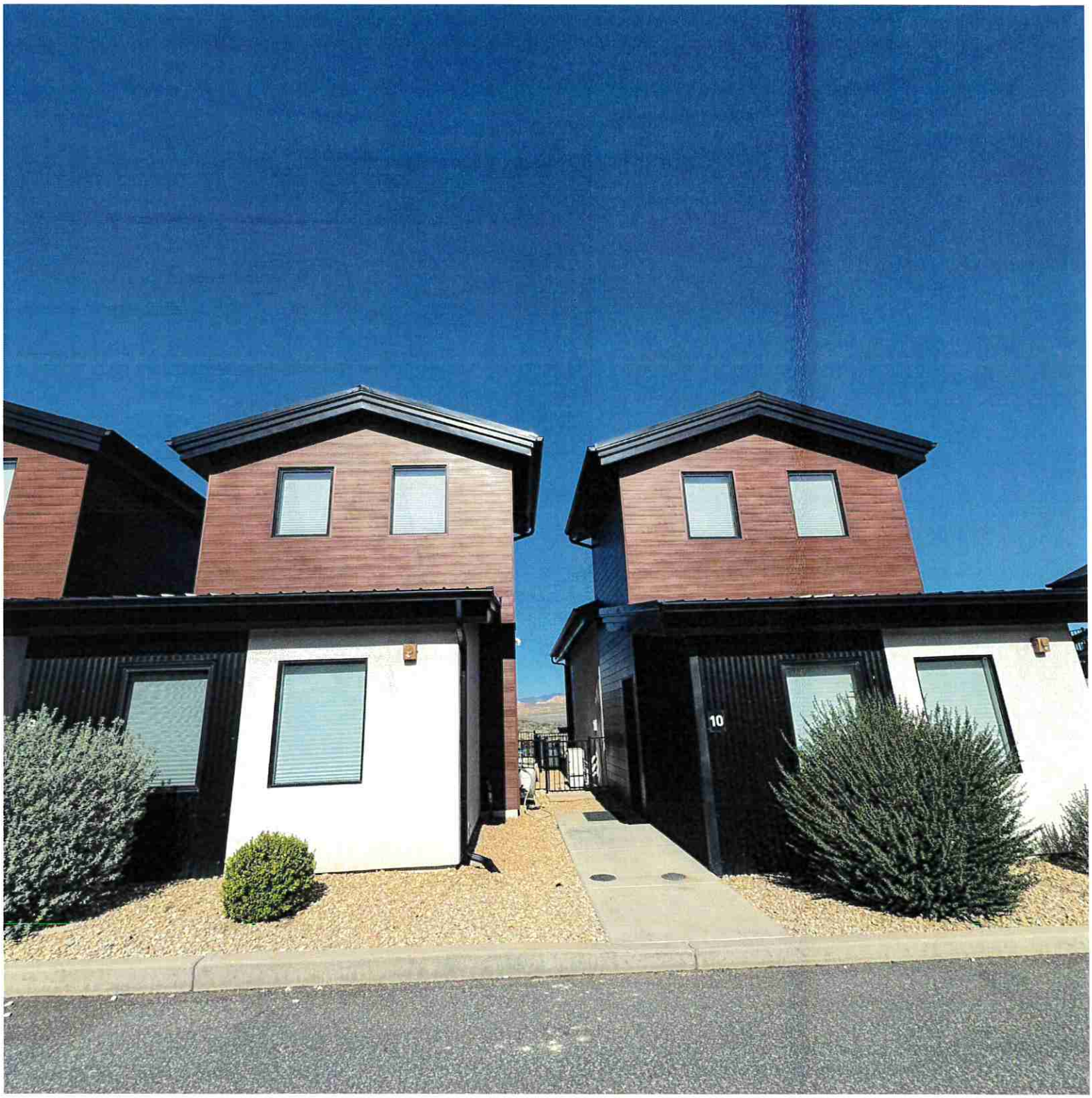
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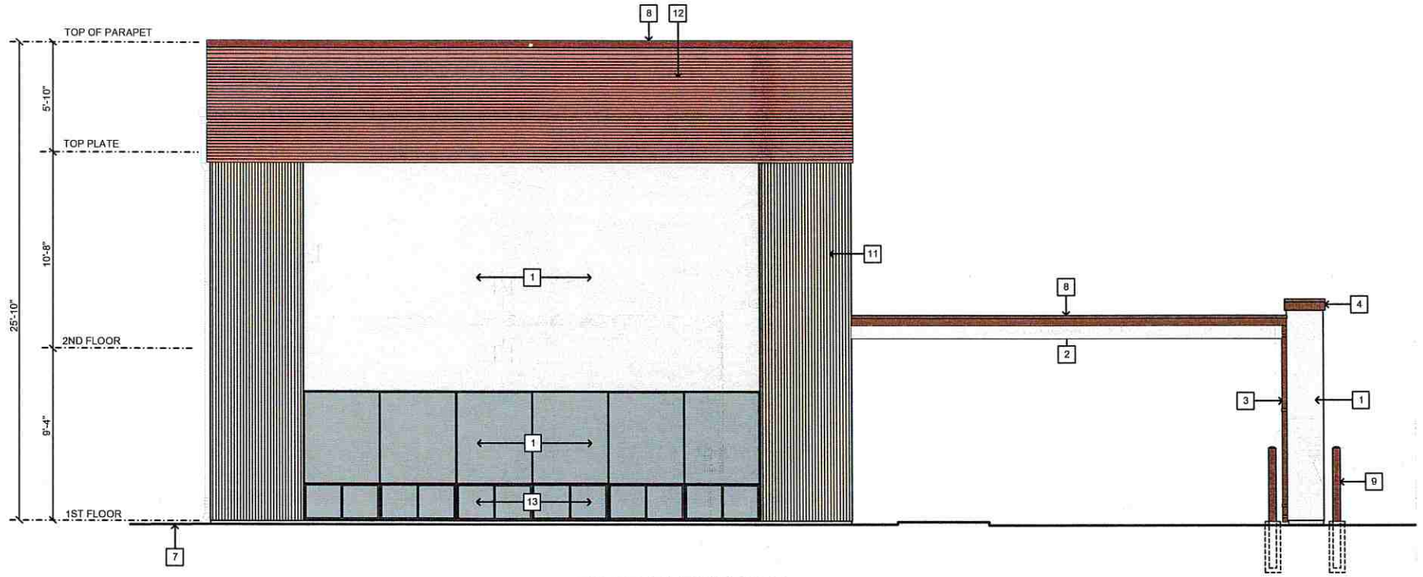
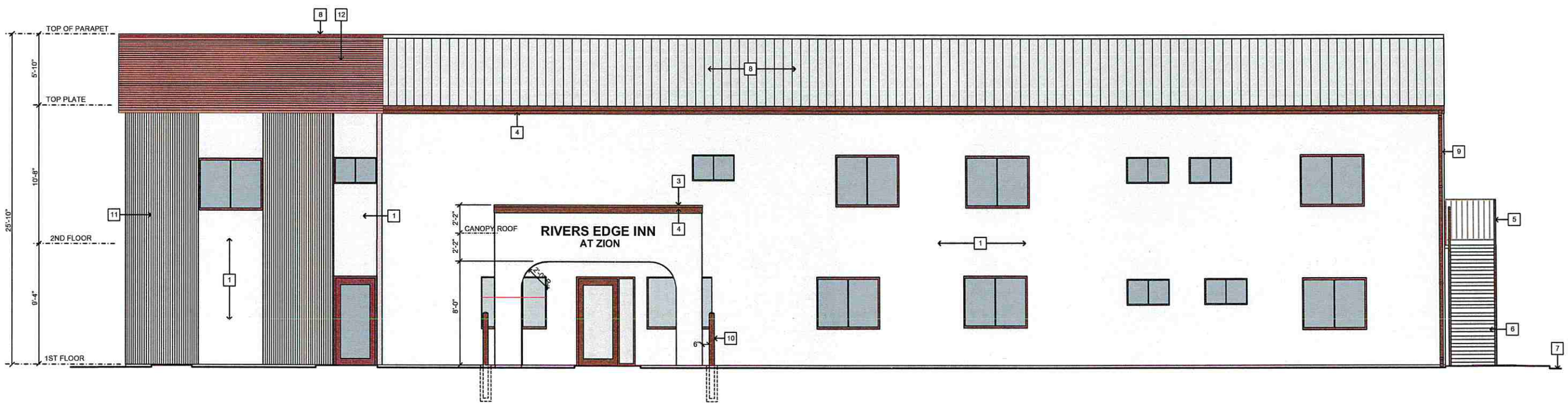


EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. 7/8" STUCCO W/ INTEGRAL COLOR.
2. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. 22 GAUGE G.I. PREFINISHED METAL FLASHING.
9. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.
10. FIXED STOREFRONT GLASS WINDOWS.
11. SLIDING GLASS WINDOWS.
12. PREFINISHED CORRUGATED METAL SIDING.
13. PREFINISHED WPC SIDING.

RIVERS EDGE INN AT ZION

254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

NORTH & EAST ELEVATIONS

DATE	3/17/25
LATEST REVISION	4/17/25
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A7

Professional Architect
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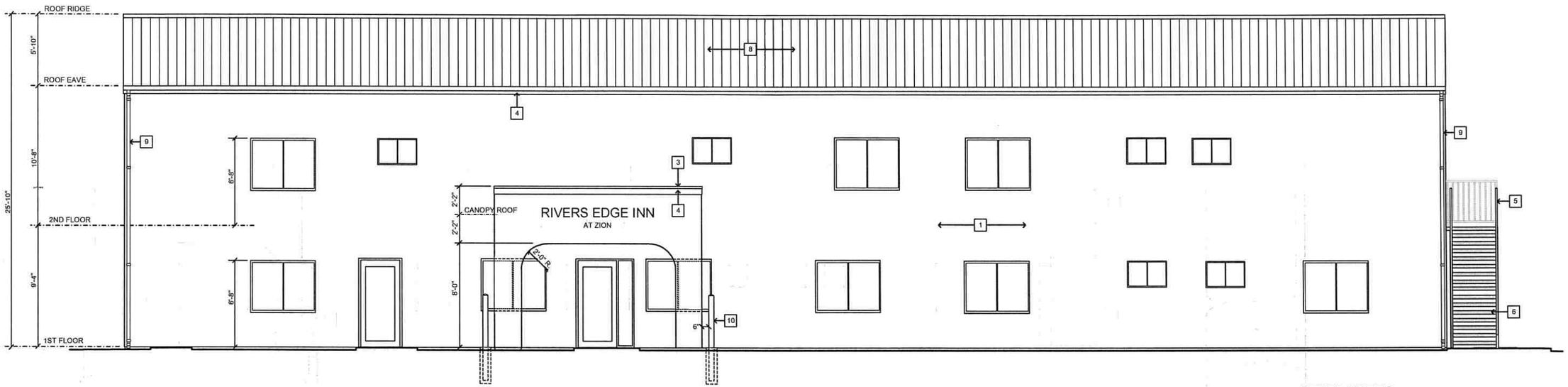
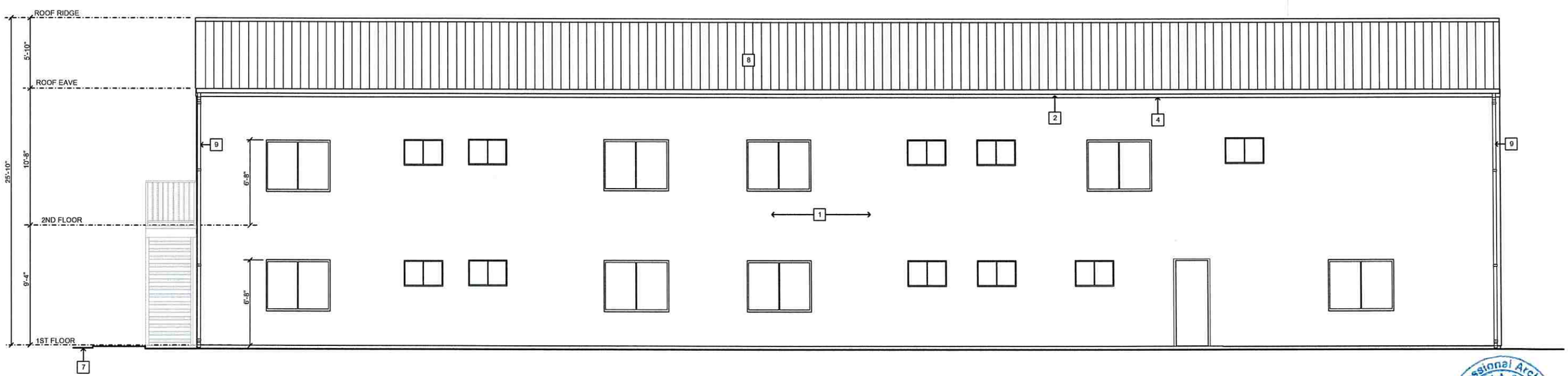


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. STUCCO.
2. 5" x 5" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 22 GAUGE G.I. PREFINISHED METAL COPING.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. PREFINISHED METAL CORRUGATED ROOFING.
9. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
10. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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Expires 5/31/26
UTAH

RIVERS EDGE INN AT ZION

254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
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DRAWING CONTENTS
NORTH & SOUTH ELEVATIONS

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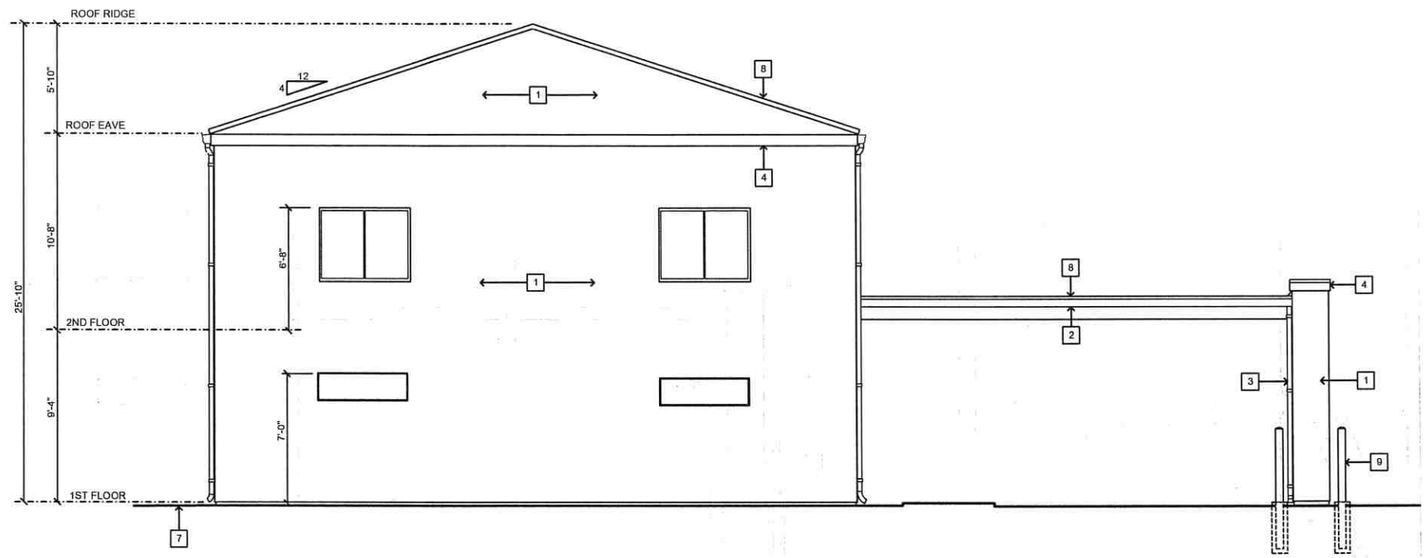
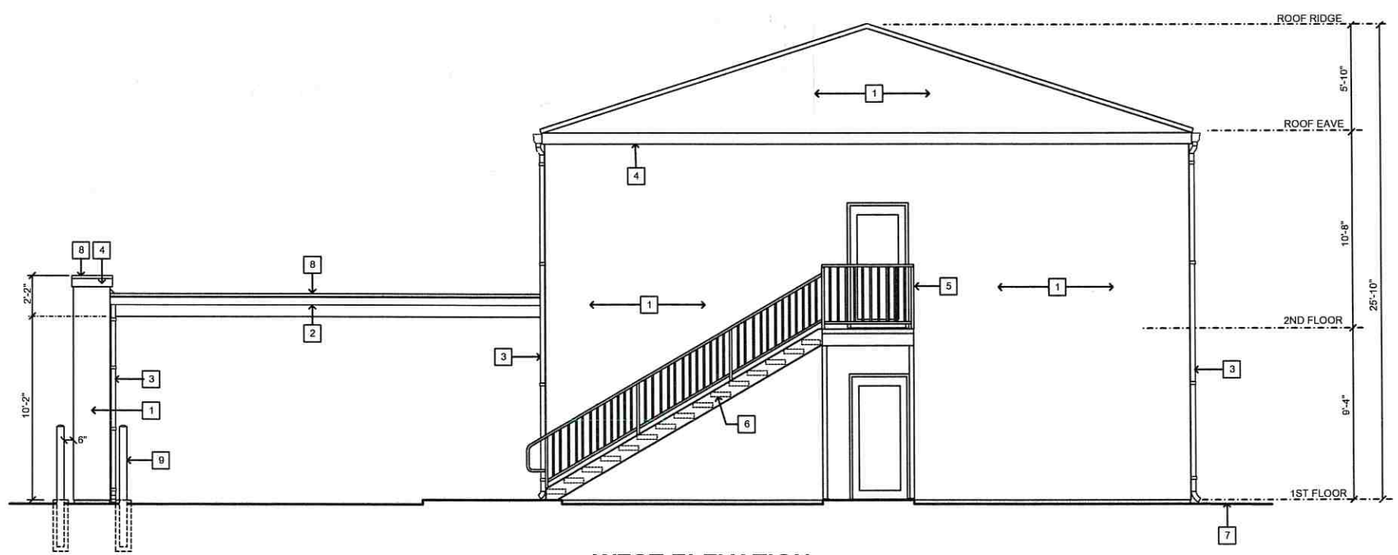
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A6



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. STUCCO.
2. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. 22 GAUGE G.I. PREFINISHED METAL FLASHING.
9. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.

RIVERS EDGE INN AT ZION

254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
EAST & WEST ELEVATIONS

DATE	3/17/25
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PROJECT NO.	2301
DWG. NO.	A7

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

FIRE PROTECTION SPRINKLER PLAN FOR

RIVERS EDGE INN @ ZION

254 SOUTH STATE STREET
LaVERKIN, UTAH

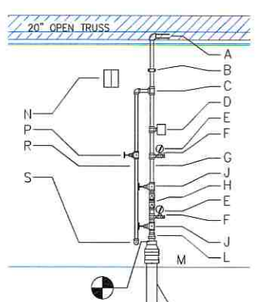
GENERAL NOTES:

1. ALL MATERIALS, HANGING DEVICES AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF NFPA #13R, OWNER'S INSURANCE CARRIER AND ALL STATE AND LOCAL CODES.
2. ALL NEW PIPE SHALL BE CPVC PLASTIC PIPE WITH CPVC PLASTIC PIPE FITTINGS. CONNECTIONS TO BE CEMENTED PER MANUFACTURER'S RECOMMENDATIONS.
3. SASI SHALL START AT A 2" IPT OUTLET INSIDE THE BUILDING.
4. MATERIALS AND INSTALLATION OF NEW UNDERGROUND PIPE INTO BUILDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION AND SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA #13 BY THE INSTALLING CONTRACTOR.
6. HANGERS AND HANGER SPACING SHALL BE IN ACCORDANCE w/ NFPA #13, AND THE REQUIREMENTS OF THE PIPING MANUFACTURER.
7. THIS SYSTEM IS HYDRAULICALLY DESIGNED. SEE HYDRAULIC NOTES.
8. ALL NEW PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR A PERIOD OF 2 HOURS.

SPRINKLER OMISSION NOTES

1. SPRINKLERS SHALL BE INSTALLED IN ALL AREAS EXCEPT:

   A. SPRINNKLER SHALL NOT BE REQUIRED IN BATHROOMS 55 SQ. FT. OR LESS.
   B. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRIES THAT MEET ALL OF THE FOLLOWING CONDITIONS:
      (1) THE AREA OF THE SPACE DOES OT EXCEED 24 SQ. FT.
      (2) THE LEAST DIMENSION DOES NOT EXCEED 3'.
      (3) THE WALLS AND CEILINGS ARE SURFACED WITH NON-COMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIALS PER NFPA 220..
   C. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.
   D. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS, ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR OR CEILING SPACES, ELEVATOR SHAFTS, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL FIRED EQUIPMENT.
   E. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS ON EXTERIOR BALCONIES, REGARDLESS OF SIZE, AS LONG AS THERE ARE NO DOORS OR UNPROTECTED PENETRATIONS FROM THE CLOSET DIRECTLY INTO THE DWELLING UNIT.



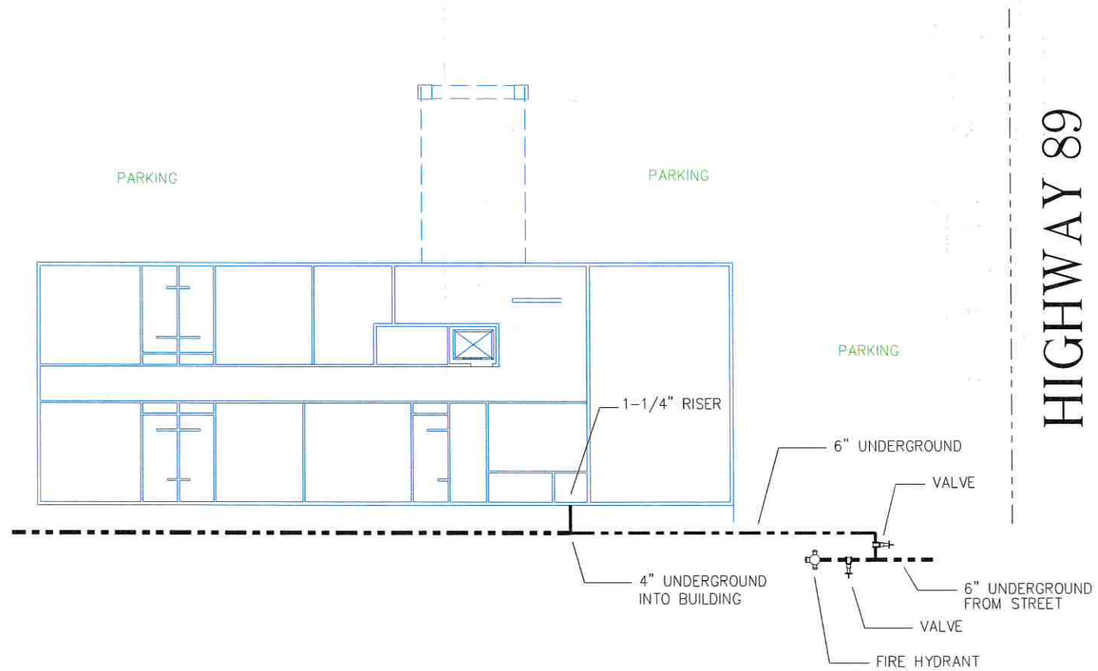
A – 1-1/4" CPVC TO SYSTEM
B – 1-1/4" CPVCxSTEEL PIPE
C – 1-1/4"x1" TEE
D – 1-1/4" FLOW SWITCH
E – 0-300 PSI GAGE
F – 3/4" 3-WAY VALVE
G – 1-1/4" STEEL PIPE
H – 1-1/4" BACKFLOW
J – 1-1/4" BUTTERFLY VLV W/ TAMPER SWITCH
L – 4x2 GROOVED REDUCER
M – FINISHED FLOOR
N – ELECTRIC HORN/STROBE
P – 1" TEST & DRAIN
R – 1" DRAIN LINE
S – 1" DRAIN – OUT WALL

4" C900 U.G. (BY OTHERS) W/ 4" AMES IN-BUIDING RISER

SASI TO START @ 4" GROOVED STEEL PIPE

RISER DETAIL

SCALE: 1/4"=1'-0"



FIRE PROTECTION SPRINKLER PLAN - SITE PLAN

HYDRAULIC NOTES:

1. THIS SYSTEM SHALL PROVIDE THE FLOW REQUIRED TO PRODUCE A MINIMUM OF 0.05 GPM/SQ. FT. TO THE DESIGN SPRINKLERS.
2. THE NUMBER OF DESIGN SPRINKLERS SHALL INCLUDE ALL OF THE SPRINKLERS WITHIN A COMPARTMENT TO A MAXIMUM OF FOUR SPRINKLERS.
3. A COMPARTMENT IS A SPACE COMPLETELY ENCLOSED BY WALLS AND A CEILING.
4. A COMPARTMENT ENCLOSURE MAY HAVE OPENINGS IN THE WALLS PROVIDED THE OPENINGS HAVE A MINIMUM LINTEL DEPTH OF 8"

REMOTE AREA #1 – SAFETY FACTOR: 39.8 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	1	CODE	NFPA 13	HAZARD	LIGHT HAZARD		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	720	DENSITY GPM/SQ. FT.	0.10	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	120
TOTAL SYSTEM REQUIREMENTS:	34.7 PSI	195.2 GPM AT FLOW TEST							

REMOTE AREA #2 – SAFETY FACTOR: 40.9 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	2	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	400	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	400
TOTAL SYSTEM REQUIREMENTS:	33.6 PSI	220.0 GPM AT FLOW TEST							

REMOTE AREA #3 – SAFETY FACTOR: 20.8 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	3	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	1296	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	324
TOTAL SYSTEM REQUIREMENTS:	53.5 PSI	266.6 GPM AT FLOW TEST							

REMOTE AREA #4 – SAFETY FACTOR: 43.5 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	4	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	1024	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	265
TOTAL SYSTEM REQUIREMENTS:	30.8 PSI	252.5 GPM AT FLOW TEST							

SYM	CNT	POSITION	FINISH	TEMP	K	NPT	SIN	MFG.	MODEL #	LOCATION/USE
	46	PEND	WHITE	155	4.90	1/2"	VK494	VIKING	VK494	CONCEALED RESIDENTIAL PENDANT SPRINKLER AT CEILING
	6	PEND	WHITE	155	5.60	1/2"	VK4621	VIKING	VK4621	OR CONCEALED PENDANT SPRINKLER AT CEILING
	52	TOTAL SPRINKLER ON JOB		SQUARE FOOTAGE OF BUILDING:						TYPE OF SYSTEM: WET

BUILDING CONSTRUCTION:	DECK	SUB	FLOORS	
	WOOD	TJI WOOD TRUSS	CONCRETE	
ALL DRAWINGS COPYRIGHT SOUTHWEST AUTOMATIC SPRINKLERS, INC. / STANLEY M. SHEPP © 2025				
PIPE TYPE:	END PREP:	FITTING TYPE:	HANGERS TYPE:	HANGER SPACING:
MAINS: CPVC	CEMENT	CEMENT	SEE DETAILS	MAX: 6'-0"
LINES: CPVC	CEMENT	CEMENT	SEE DETAILS	MAX: 6'-0"
OCCUPANCY: RESIDENTIAL – NFPA #13R			ALARM TYPE: POTTER FLOW SWITCH	

FLOW TEST INFORMATION:
SOURCE: HURRICANE VALLEY FIRE DISTRICT
STATIC: 75 PSI DATE: FEBRUARY 11, 2025
HYD. LOCATION:
RESIDUAL: 60 PSI TIME: 2:30 PM
HYD. LOCATION:
FLOW: 1353 GPM

NOTES:
1
2
3
4
5
6

CONTACT INFORMATION:	OFFICE	MOBILE
GENERAL CONTRACTOR:	(000)000-0000	(000)000-0000
SUPERINTENDANT:	(000)000-0000	(000)000-0000
HVAC:	(000)000-0000	(000)000-0000
ELECTRICAL:	(000)000-0000	(000)000-0000
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF:		(435)705-0570
STANLEY M. SHEPP – Water-Based Systems Layout – Level IV – #98169 – EXP. 4/1/2026		

#98169 LEVEL IV

Sheet No. FP-1

Dwg No. 1 of 2

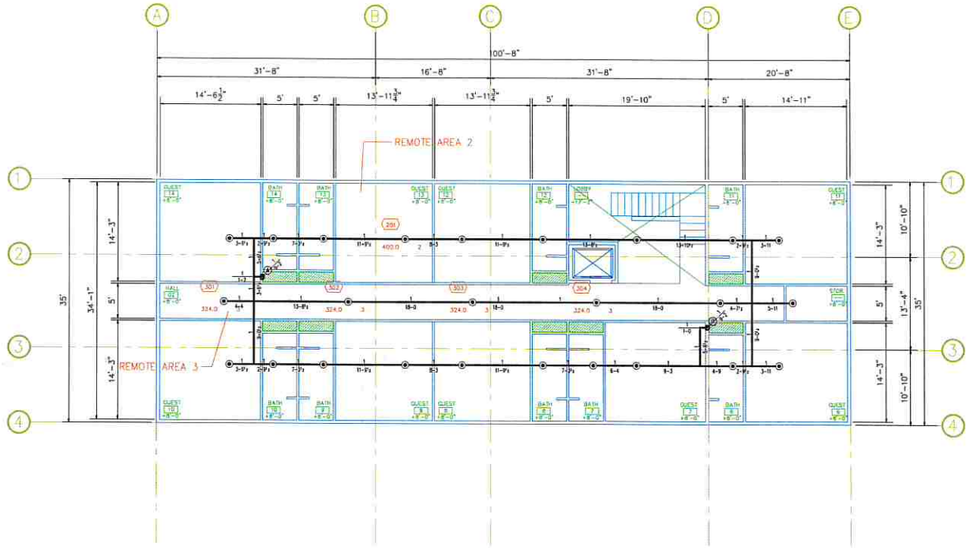
NORTH

Drawn By: STANLEY M. SHEPP
Date: FEBRUARY 13, 2025
AHJ: HVFD
System Type: WET
File Name: FP-RIVERS EDGE.DWG

REVISIONS

Southwest Automatic Sprinklers, Inc.
PO BOX 634
Hurricane, UT 84737
Phone: (435) 705-0570
stanlesheppemail.com

FIRE PROTECTION SPRINKLER PLAN FOR
RIVERS EDGE INN @ ZION
254 SOUTH STATE STREET
LaVERKIN, UTAH



FIRE PROTECTION SPRINKLER PLAN - SECOND FLOOR

REMOTE AREA #1 – SAFETY FACTOR: 39.8 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	1	CODE	NFPA 13	HAZARD	LIGHT HAZARD			SYSTEM TYPE	WET		
REMOTE AREA SQ. FT.	720	DENSITY GPM/SQ. FT.	0.10	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	120		
TOTAL SYSTEM REQUIREMENTS:	34.7	PSI	195.2	GPM AT	FLOW TEST						

REMOTE AREA #2 – SAFETY FACTOR: 40.9 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	2	CODE	NFPA 13R	HAZARD	RESIDENTIAL			SYSTEM TYPE	WET		
REMOTE AREA SQ. FT.	400	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	400		
TOTAL SYSTEM REQUIREMENTS:	33.6	PSI	220.0	GPM AT	FLOW TEST						

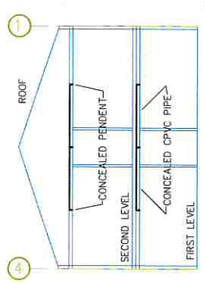
REMOTE AREA #3 – SAFETY FACTOR: 20.8 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	3	CODE	NFPA 13R	HAZARD	RESIDENTIAL			SYSTEM TYPE	WET		
REMOTE AREA SQ. FT.	1296	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	324		
TOTAL SYSTEM REQUIREMENTS:	53.5	PSI	266.6	GPM AT	FLOW TEST						

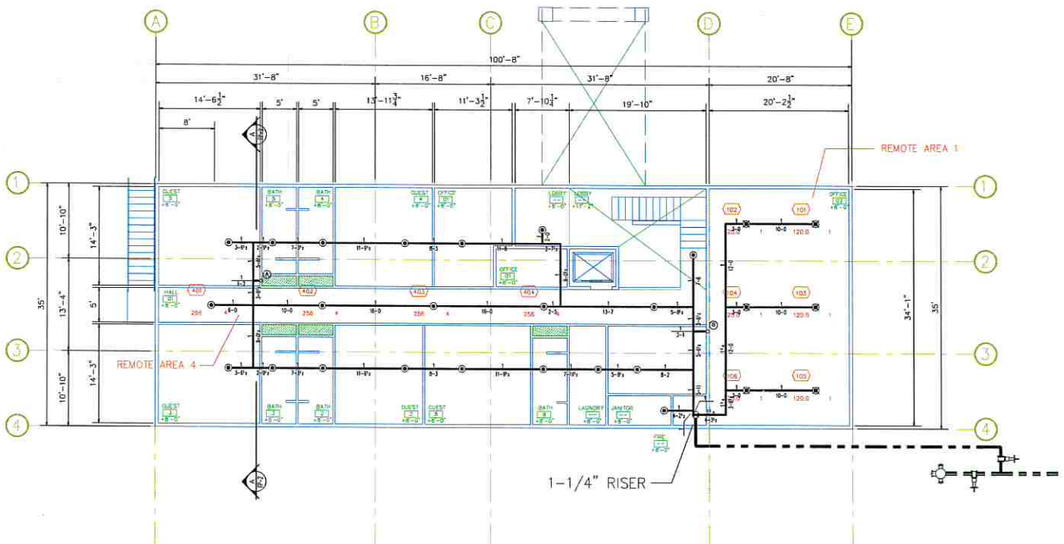
REMOTE AREA #4 – SAFETY FACTOR: 43.5 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	4	CODE	NFPA 13R	HAZARD	RESIDENTIAL			SYSTEM TYPE	WET		
REMOTE AREA SQ. FT.	1024	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	265		
TOTAL SYSTEM REQUIREMENTS:	30.8	PSI	252.5	GPM AT	FLOW TEST						

FIRE PROTECTION SPRINKLER CROSS SECTION



A FP-2



FIRE PROTECTION SPRINKLER PLAN - FIRST FLOOR

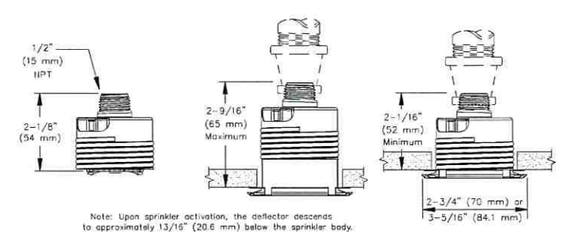
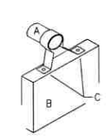


Figure 2
Viking Residential Concealed Pendent Sprinkler VK457, Technical data page 147u-z

CONCEALED PENDANT INSTALLATION DETAILS



S016A
STANDOFF OR NO BLOCK

SYM	CNT	POSITION	FINISH	TEMP	K	INPT	SIN	MFG	MODEL#
◉	46	PEND	WHITE	155	4.90	1/2"	VK494	VIKING	VK494
◉	5	PEND	WHITE	155	5.60	1/2"	VK4621	VIKING	VK4621

NORTH

Drawn By: STANLEY M. SHEPP
Date: FEBRUARY 13, 2025
AHJ: HVFD
System Type: WET
File Name: FP-RIVERS EDGE.DWG

REVISIONS

Southwest Automatic Sprinklers, Inc.
PO BOX 634
Hurricane, UT 84737
Phone: (435) 705-0570
stanleyjr@gmail.com

FIRE PROTECTION SPRINKLER PLAN FOR
RIVERS EDGE INN @ ZION
254 SOUTH STATE STREET
LaVERKIN, UTAH

Sheet No.
FP-2
Dwg No. 2 of 2

STATEMENT OF AUTHORITY

OF

STEAM ENGINE, LLC

(Entity No. 10962705-0160)

The undersigned person hereby files this Statement of Authority for **STEAM ENGINE, LLC**, a Utah limited liability company, pursuant to the provisions of the Utah Revised Uniform Limited Liability Company Act.

1. The name of the limited liability company is **STEAM ENGINE, LLC** (hereinafter the "Company").
2. The name, street and mailing address of the Company's registered agent appointed pursuant to the Utah Model Registered Agents Act, Title 16, Chapter 17 of the Utah Code Annotated, as amended, is: Ruesch Law Firm, PC, 86 N 3400 W, Hurricane UT 84737.
3. Dalyon Ruesch and/or Jacob Ruesch have the authority to execute an instrument transferring real property held in the name of the Company; to enter into other transactions on behalf of, or otherwise act for or bind, the Company; and to make any and all decisions and to do any and all things which the Manager shall deem to be reasonably required in light of the Company's business and objectives, without the necessity of their specific enumeration herein. The authority of Dalyon Ruesch and/or Jacob Ruesch to bind the Company is unlimited. It is not necessary to obtain company resolutions or other signatures from Dalyon Ruesch and/or Jacob Ruesch (or any other person) to act for or bind the Company.

Executed this 21st day of April 2025

MEMBERS:

D&C Securities, LLC

Dalyon Ruesch, Manager

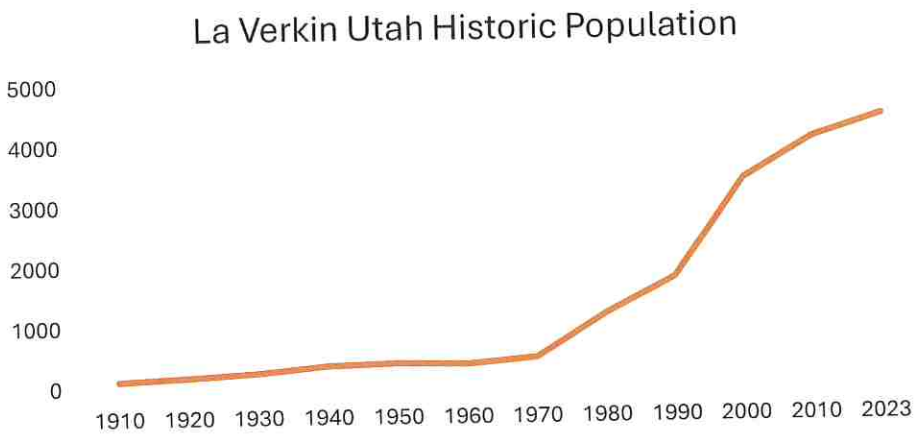
Ruesch Business Consulting LLC

Jacob Ruesch, Manager

BACOSE LLC

Benjamin Ruesch, Manager

La Verkin Population Growth



La Verkin Population Data

Year	Pop	Growth Rate
1910	120	--
1920	173	44.2%
1930	236	36.4%
1940	349	47.9%
1950	387	10.9%
1960	365	-5.7%
1970	463	26.8%
1980	1,174	153.6%
1990	1,771	50.9%
2000	3,392	91.5%
2010	4,060	19.7%
2023	4,429	9.1%

Households, 2023

	La Verkin city, Utah	Pct. of Total	Utah Households	Pct. of Total
Total Households	1,360	100.0%	1,094,896	100.0%
Family Households	1,072	78.8%	801,260	73.2%
Married with Children	504	37.1%	311,602	28.5%
Married without Children	356	26.2%	340,292	31.1%
Single Parents	84	6.2%	73,854	6.7%
Other	128	9.4%	75,512	6.9%
Non-family Households	288	21.2%	293,636	26.8%
Living Alone	221	16.3%	219,447	20.0%
Average Household Size	3.2		2.9	
Average Family Household Size	0.7		3.5	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Housing units, 2023

	La Verkin city, Utah	Pct. of Total	Utah Units	Pct. of Total
Total Housing Units	1,507	100.0%	1,193,082	100.0%
Owner Occupied	1,051	69.7%	773,345	64.8%
Renter Occupied	309	20.5%	321,551	27.0%
Vacant For Seasonal or Recreational Use	20	1.3%	46,968	3.9%
1-Unit (Attached or Detached)	1,086	72.1%	835,881	70.1%
2 - 9 Units	104	6.9%	102,125	8.6%
10 - 19 Units	0	0.0%	43,977	3.7%
20 or more Units	41	2.7%	83,824	7.0%
Built prior to 1940	30	2.0%	75,308	6.3%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Labor Force Averages, 2023

	La Verkin city, Utah	Utah
Total Labor Force	2,047	1,732,689
Employed	1,952	1,673,539
Unemployed	95	59,150
Unemployment Rate	4.6	3.4

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Commuting to Work, 2023

	La Verkin city, Utah	Pct. of Total	Utah	Pct. of Total
Workers 16 years and over	1,904	100.0%	1,650,868	100.0%
Car, truck, or van -- drove alone	1,563	82.1%	1,140,661	69.1%
Car, truck, or van -- carpooled	147	7.7%	161,231	9.8%
Public transportation (excluding taxicab)	0	0.0%	27,852	1.7%
Walked	13	0.7%	32,517	2.0%
Other means	49	2.6%	24,616	1.5%
Worked at home	132	6.9%	263,991	16.0%
Mean travel time to work (minutes)	26		21	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Resident Occupations, 2023

	La Verkin city	Pct. of Total	Utah	Pct. of Total
Employed civilian pop. 16 years and over	1,952	100.0%	1,673,539	100.0%
Management, professional, and related	608	31.1%	707,314	42.3%
Service	460	23.6%	241,107	14.4%
Sales and office	562	28.8%	362,257	21.6%
Farming, fishing, and forestry	0	0.0%	5,491	0.3%
Construction, extraction, and maintenance	139	7.1%	143,162	8.6%
Production, transportation, and material moving	183	9.4%	214,208	12.8%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Profile for La Verkin city, Utah

People & Housing		Employment & Income	
Population Estimate (2023)	4,429	Labor Force (persons working in the area) (2023)	2,047
H.S. Diploma or More - % of Adults 25+ (2023)	96.2%	Unemployment Rate (2023)	4.6
Bachelor's Deg. or More - % of Adults 25+ (2023)	22.4%	Median Household Income (2023)	$63,061
Households (2023)	1,360	Median Family Income (2023)	$63,659
Total Housing Units (2023)	1,507	Poverty Rate (2023)	25.4
Percent of Total Units Vacant for Seasonal or Recreational Use (2023)	1.3%	Mean Travel Time to Work (minutes) (2023)	26.4

Population by Age, 2023

	La Verkin city, Utah	Pct. of Total	Utah	Pct. of Total
Total	4,429	100%	3,331,187	100%
Preschool (0 to 4)	366	8.3%	238,146	7.1%
School Age (5 to 17)	1,001	22.6%	705,986	21.2%
College Age (18 to 24)	464	10.5%	383,971	11.5%
Young Adult (25 to 44)	1,146	25.9%	948,980	28.5%
Adult (45 to 64)	833	18.8%	667,076	20.0%
Older Adult (65 plus)	619	14.0%	387,028	11.6%
Median Age*	31.1		31.7	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates
*Median Age is averaged for combined areas

Population by Race and Hispanic Origin, 2023

	La Verkin city, Utah	Pct. of Total	Utah	Pct. of Total
Total	4,429	100%	3,331,187	100%
American Ind. or Alaskan Native Alone	34	0.8%	33,869	1.0%
Asian Alone	29	0.7%	78,887	2.4%
Black Alone	0	0.0%	37,772	1.1%
Native Hawaiian and Other Pac. Isl. Alone	373	8.4%	31,483	0.9%
White Alone	3,678	83.0%	2,688,129	80.7%
Two or More Race Groups	190	4.3%	275,313	8.3%
Hispanic or Latino				
Total Hispanic or Latino	300	6.8%	513,013	15.4%
Mexican	112	2.5%	353,485	10.6%
Cuban	0	0.0%	3,433	0.1%
Puerto Rican	0	0.0%	13,562	0.4%
Other	188	4.2%	142,533	4.3%

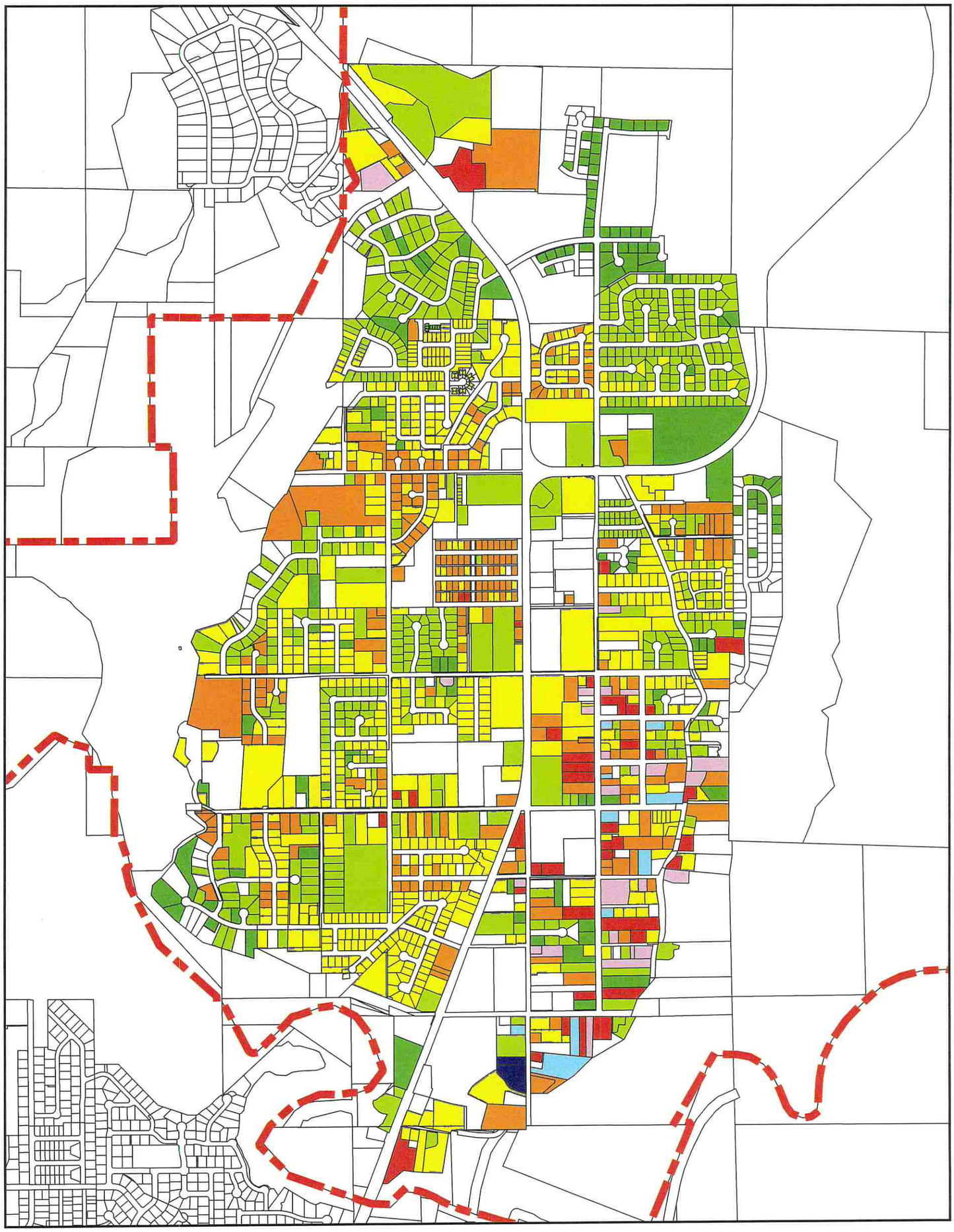
Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Educational Attainment, 2023

	La Verkin city, Utah	Pct. of Total	Utah	Pct. of Total
Total Population 25 and Older	2,598	100.0%	2,003,084	100.0%
Less Than 9th Grade	1	0.0%	53,179	2.7%
9th to 12th, No Diploma	99	3.8%	81,423	4.1%
High School Graduate (incl. equiv.)	756	29.1%	449,786	22.5%
Some College, No Degree	925	35.6%	481,839	24.1%
Associate Degree	236	9.1%	197,302	9.8%
Bachelor's Degree	465	17.9%	486,239	24.3%
Graduate or Professional Degree	116	4.5%	253,316	12.6%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

La Verkin Building Ages



La Verkin border

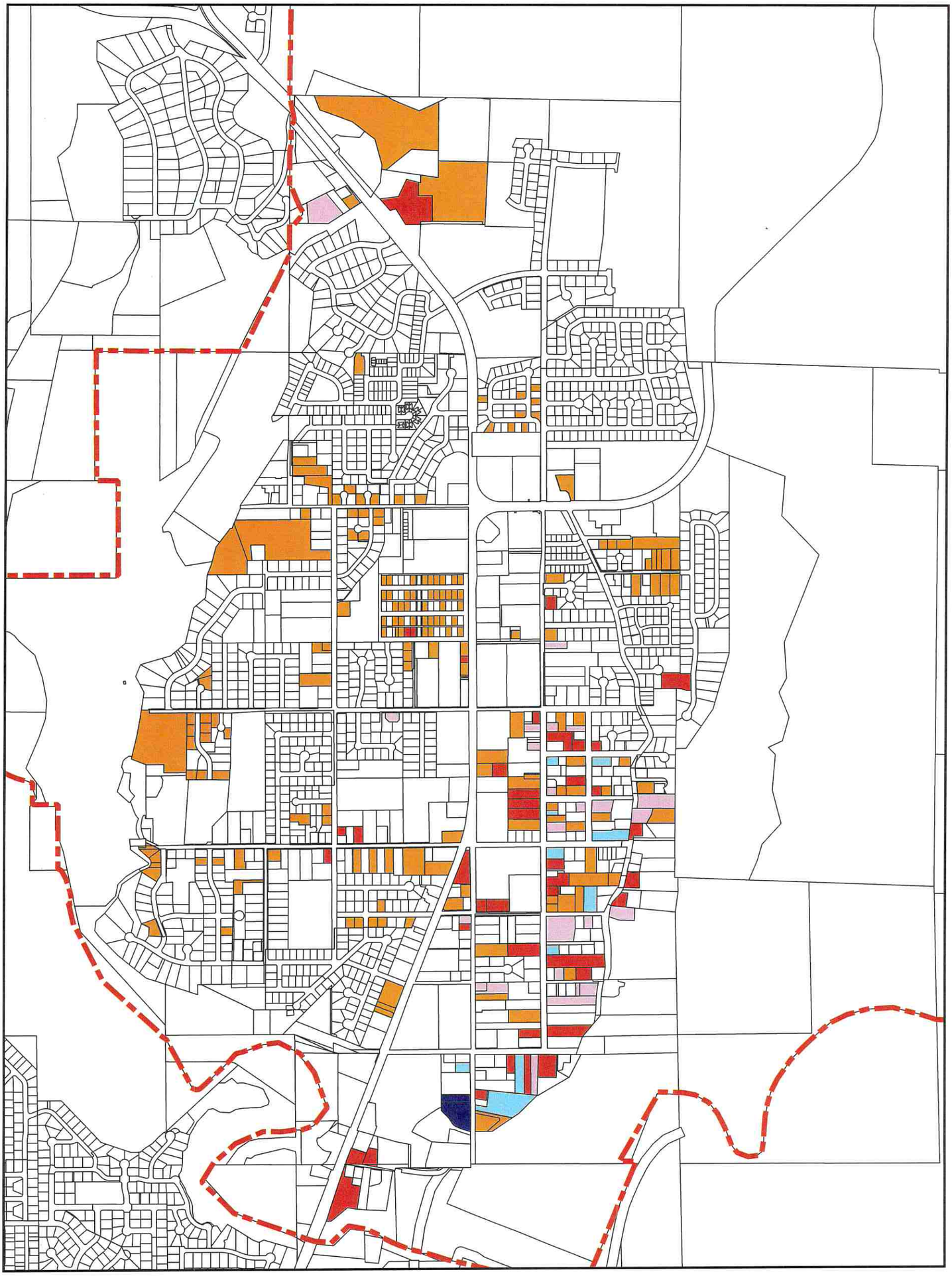
Building Ages

- 1850 - 1899
- 1900 - 1919
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2019
- 2020 +
- Parcel Lines

0 0.5 1 mi

0 0.5 1 km

La Verkin Pre-1978 Structures



0 0.5 1 mi

La Verkin border

Building Ages

1850 - 1899

1900 - 1919

1920 - 1939

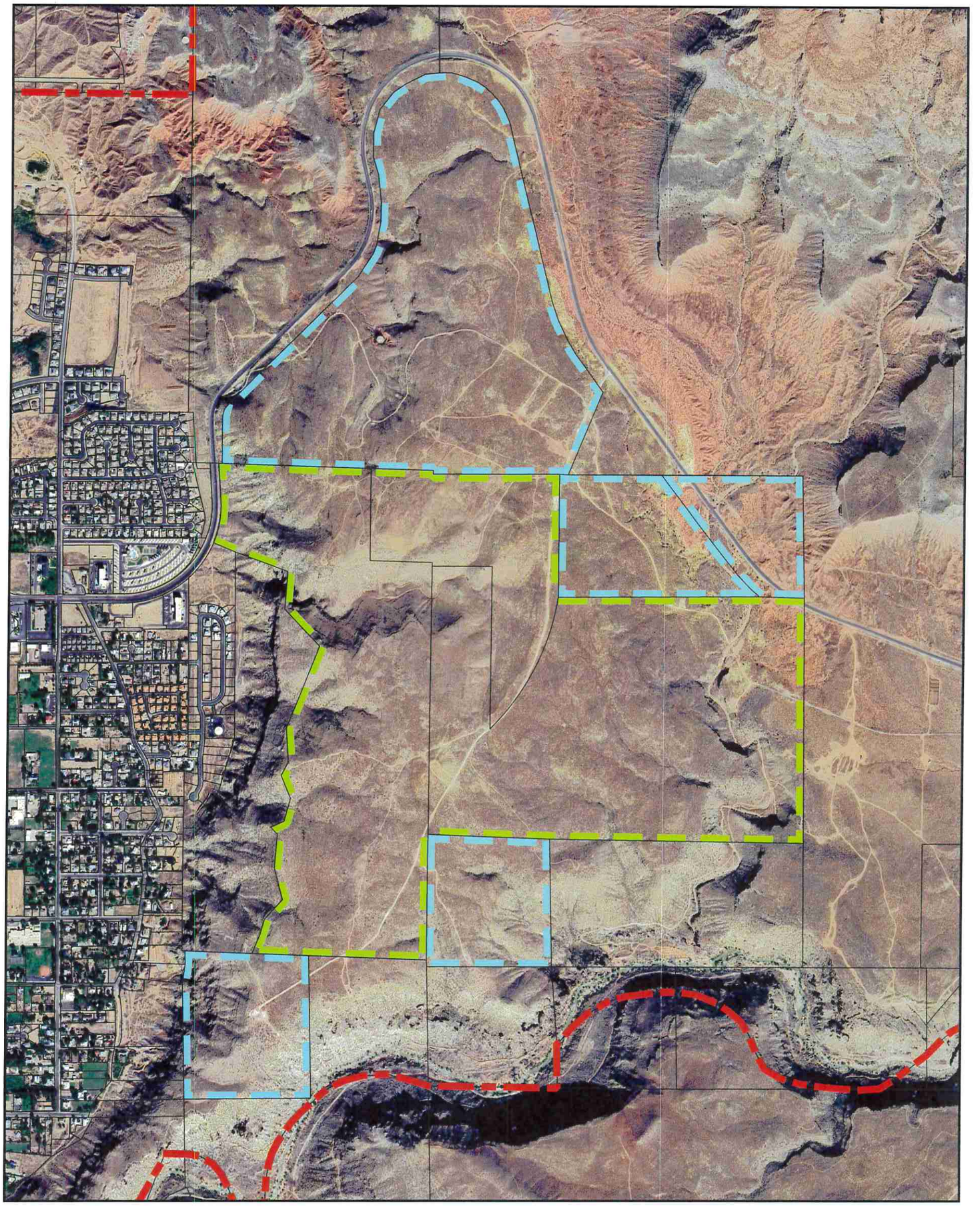
1940 - 1959

1960 - 1977

Parcel Lines

Note: Structures built prior to 1978 may contain lead based paint. Paint in good condition and covered by other layers of paint is not a concern. If paint is peeling, chipping, cracking, etc. it should be cleaned up with a wet cloth or wet paper towel to avoid breathing the dust. Use care when renovating as this may cause lead exposure. Building owners may want to consult a professional when doing renovations or demolition.

La Verkin Top Side Aerial



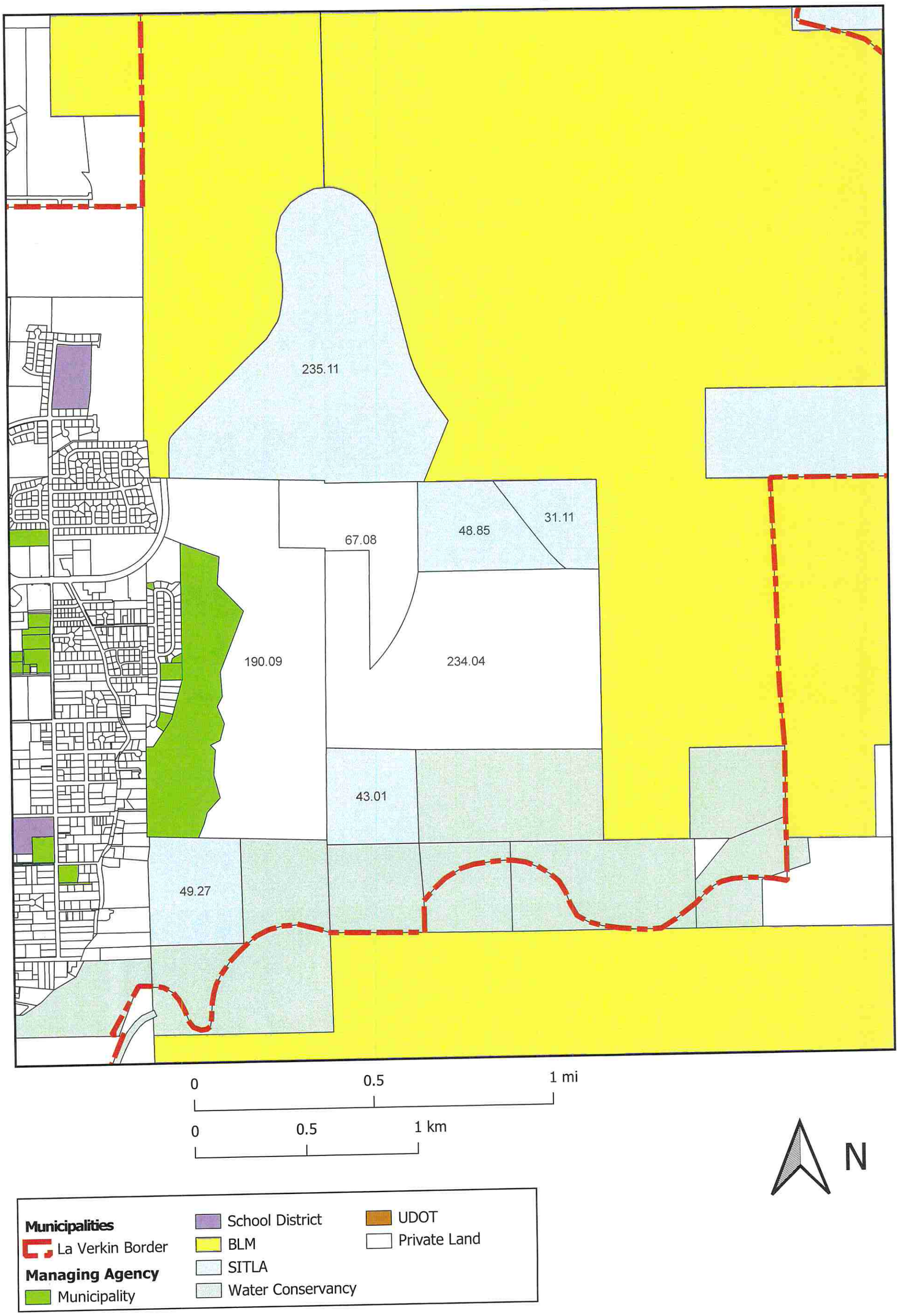
0 0.5 1 mi

0 0.5 1 km

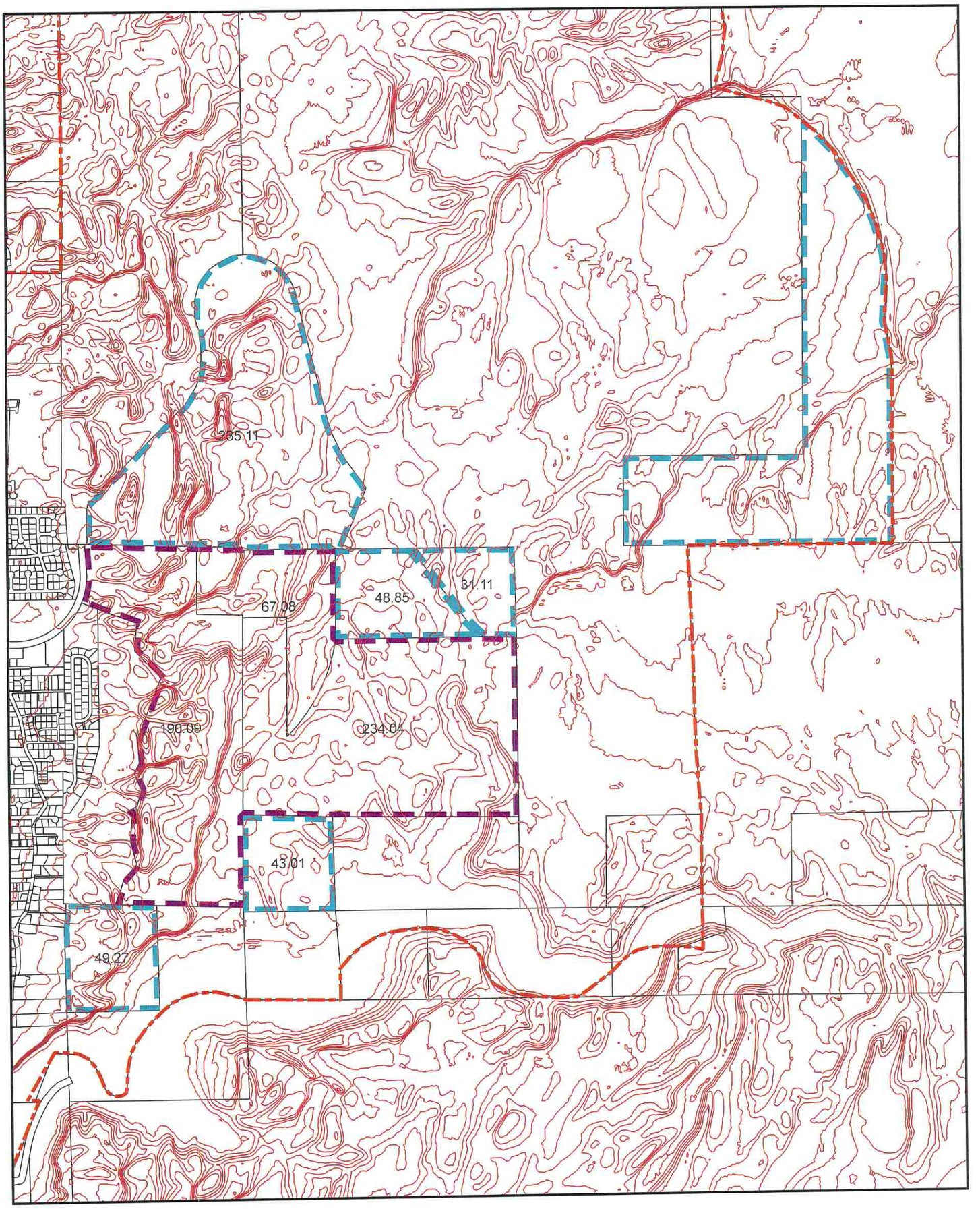
N

La Verkin boundary
Parcels lines
La Verkin Top Side
Private
SITLA
Google Satellite

La Verkin Top Side



La Verkin Top Side Contours



0 0.5 1 mi

0 0.5 1 km

N

Property Owner

Private

SITLA

La Verkin boundary

20 meter contours

Parcels

LAVERKIN CITY
APPLICATION TO APPEAR BEFORE
PLANNING COMMISSION
111 S Main LaVerkin City 84745
Fax: 435-635-2104 Phone: 435-635-2581

Date of Planning Commission meeting for this agenda item to appear 4/23/2025

Paperwork returned by 4/22/2025 (Date)

Name of Applicant: Dalyan Rueck, Jacob Rueck, Ben Rueck for Steam Engine 60 LLC

Site Location: 254 S. State St, LaVerkin

Mailing Address: 50 S. State St, LaVerkin

Phone: 435-668-7272

Purpose of Request: Seeking approval for hotel design + build

Applicant Signature

1.	Annexations:	$500.00 filing fee
2.	Disconnects:	$500.00 filing fee
3.	Boundary Adjustments:	$500.00 filing fee
4.	Zone Changes:	$500.00 filing fee
5.	Subdivisions:	$500.00 filing fee
6.	Changes to General Plan:	$500.00 filing fee
7.	Ordinance Change	$250.00 filing fee
8.	Planning Commission Application	$ 75.00 filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 5:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other application must be submitted no later than 5:00 p.m. the Tuesday, one week and one day prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in pdf format for reproduction to meet notice requirements.

Zoning Administrator / Date

City Administration / Date

Updated 01/24/08

210 S
STATE ST

City of La Verkin
Precise Plan Application

Date:	4-23-2025
Applicant's Name:	Jacob Ruesch; Dalyon Ruesch; Ben Ruesch
Company Name:	Steam Engine 60 LLC
Address/City/State/Zip Code:	254 S State
	LaVerkin, UT 84745
Phone Number and Email:	435-668-7272 435-216-2289
	jacob@vitalpax.com dalyon@vitalpax.com

Property Owner Information:	
Owner Name:	Steam Engine 60 LLC
Address/City/State/Zip Code:	86 N 3400 W
	Hurricane, UT 84737
Contact Name:	(Same)
Phone Number and Email:	(Same)

Architectural/Engineering Firm:	David A Dixon, Architect
Address/City/State/Zip Code:	2177 S Old Highway 91
	New Harmony, UT 84757
Contact Name:	David Dixon
Phone Number and Email:	dadixon3@gmail.com 760-458-8278

Project Description (Acreage, number of lots):	0.53 Acres, 1 Lot, 2 Buildings
Project Location:	25 A.S. State, Laverkin
Project Address or APN Number:	Parcel # LV-09-A-29
Other Pertinent Project Information:	

Zoning Designation:	Commercial
Current Land Use:	Not Currently Used

Authorization & Indemnification

To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of La Verkin and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of La Verkin, whether such approval, decision or other action was by its planning commission or city council, director, official, officer, employee, volunteer or agent. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.

Applicant Name (Print):	Todd Bueson
Applicant Signature:	
Date:	4-22-25
Property Owner Name (Print):	Todd Bueson
Property Owner Signature:	
Date:	4-22-25

"I declare that the foregoing is true and correct to the best of my knowledge".

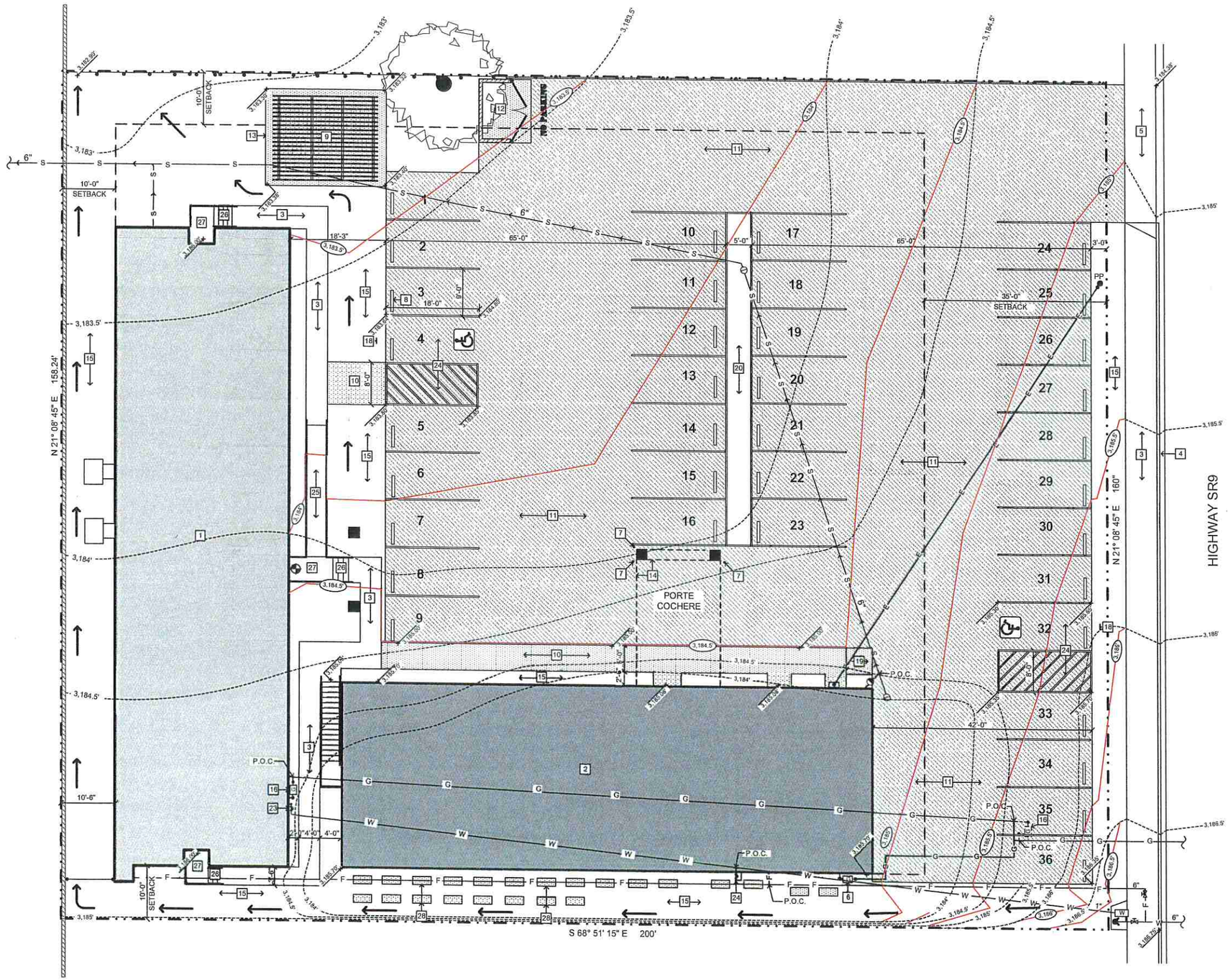
LAVERKIN CITY
PRECISE PLAN
CHECKLIST

The following is a checklist of requirements associated with the application for a precise plan. The application and checklist applies to any new commercial property being developed in the city.

Preliminary Plat Submittal Checklist

- ✓ Submit the City of La Verkin's precise plan application.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Provide ten (10) copies of the following in paper and electronic form:
    - A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan, sign program details, trash enclosures design and loation, storage locations (if any), utilities (including fire hydrant locations), equipment locations and screening, and any other pertinent design features or aspect of the development.
    - Architectural drawings including building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color and any other design feature.
    - Material pallet.
    - Color pallet.
    - Proof of ownership or letter of authorization.

After submitting the precise plan application, the city will review the submission for completeness. If the submittal is complete, the city will set the application for planning commission review.



KEYED NOTES

1. EXISTING BUILDING (FLOOR ELEV. 3,186.05').
2. PROPOSED 2-STORY 12 UNIT MOTEL (1ST FLOOR ELEV. 3,185.10')
3. EXIST. CONCRETE SIDEWALK.
4. EXIST. CONCRETE CURB & GUTTER.
5. EXIST. CONCRETE DRIVEWAY APRON.
6. NEW WATER VALVE & PRESSURE REGULATOR.
7. NEW 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.
8. NEW 4'-0" PRECAST CONCRETE BUMPER BLOCK.
9. NEW STEEL TUBE TRELLIS STRUCTURE. SEE DETAIL 12.
10. NEW 4" THICK CONC. SIDEWALK W/ #3 BARS AT 18" O.C. EACH WAY.
11. NEW ASPHALT PAVING.
12. NEW 12'-0" WIDE x 6'-0" DEEP TRASH CONTAINER ENCLOSURE. SEE DETAIL 38.
13. NEW 4" THICK x 23'-0" x 18'-3" CONC. SLAB W/ #3 BARS AT 18" O.C. EACH WAY.
14. NEW PORTE COCHERE STRUCTURE.
15. NEW PLANT SPACE.
16. REMOVE & RELOCATE EXIST. GAS METER TO EXIST. BUILDING.
17. NEW ELECT. POWER SERVICE PANEL & METER.
18. NEW VAN ACCESSIBLE PARKING SIGN.
19. SLOPE CONC. FLATWORK DOWN 4".
20. NEW PLANT SPACE W/ 6" x 16" CONC. CURB (EXPOSED 6").
21. NEW METAL HANDRAIL.
22. NEW GAS METER.
23. EXIST. WATER VALVE & PRESSURE REGULATOR.
24. PROVIDE MAX. SLOPE AT ACCESIBLE PARKING SPACE AND ACCES AISLE OF 2% IN ANY DIRECTION.
25. EXIST. CONCRETE RAMP.
26. EXIST. CONCRETE STEPS.
27. EXIST. CONCRETE LANDING.
28. 4" THICK x 4'-0" x 1'-6" CONC. PAD FOR HVAC UNIT. VERIFY PAD DIMENSIONS W/ EQUIP. MANUFACTURER.

LEGEND

- KEYED NOTE DESIGNATION
- PROPERTY LINE
- EXIST. BUILDING
- PROPOSED NEW BUILDING
- NEW CONCRETE FLATWORK
- NEW ASPHALT PAVING
- EXISTING TREE
- EXISTING POWER POLE
- GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER CLEANOUT (FIELD VERIFY LOCATION)
- EXISTING ELECT. OVERHEAD WIRING
- EXISTING SEWER PIPE (FIELD VERFIY LOCATION)
- EXISTING WATER PIPE (FIELD VERFIY LOCATION)
- EXISTING GAS PIPE (FIELD VERFIY LOCATION)
- EXISTING FIRE PIPE (FIELD VERFIY LOCATION)
- NEW 4" SEWER PIPE
- NEW 1" WATER SERVICE PIPE
- NEW 1" GAS SERVICE PIPE
- NEW 4" FIRE SERVICE PIPE
- NEW 4" U.G. ELECT. SERVICE CONDUIT
- P.O.C. POINT OF CONNECTION
- NEW SEWER CLEANOUT
- EXIST. CONTOUR LINE
- NEW CONTOUR LINE
- EXIST. SPOT ELEVATION
- NEW SPOT ELEVATION
- DRAINAGE SWALE
- BENCH MARK (3,186.00' CONC. LANDING ELEV.)

parking req
- 29.7 Spots
- 3 Spots

32.7 Spots
Nos 36
OK

REMODEL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

PARKING REQUIREMENTS

OCCUPANCY TYPE				PARKING FACTOR		PARKING SPACES
EXISTING MOTEL	13	MOTEL UNITS	x	1.1	=	14.3 SPACES
NEW MOTEL	14	MOTEL UNITS	x	1.1	=	15.4 SPACES
NEW MOTEL OFFICE	1	OFFICE	x	90 S.F. / 200	=	0.5 SPACES
NEW OFFICE	1	OFFICE	x	630 S.F. / 200	=	3.2 SPACES
				TOTAL SPACES REQUIRED	=	33.4 SPACES
				TOTAL SPACED PROVIDED	=	36.0 SPACES

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

RIVERS EDGE INN AT ZION

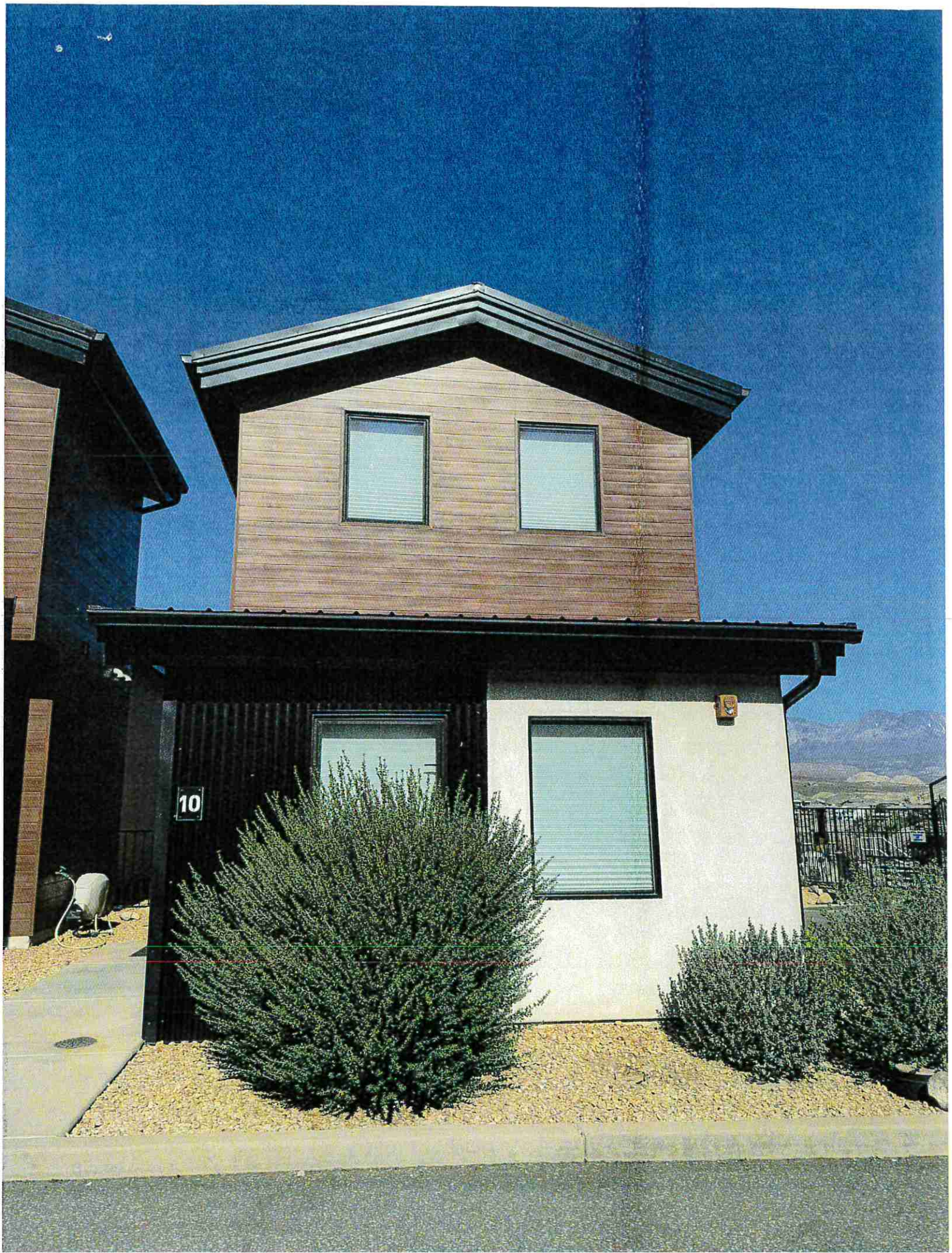
254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

REMODEL SITE PLAN

DATE	3/17/25
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A3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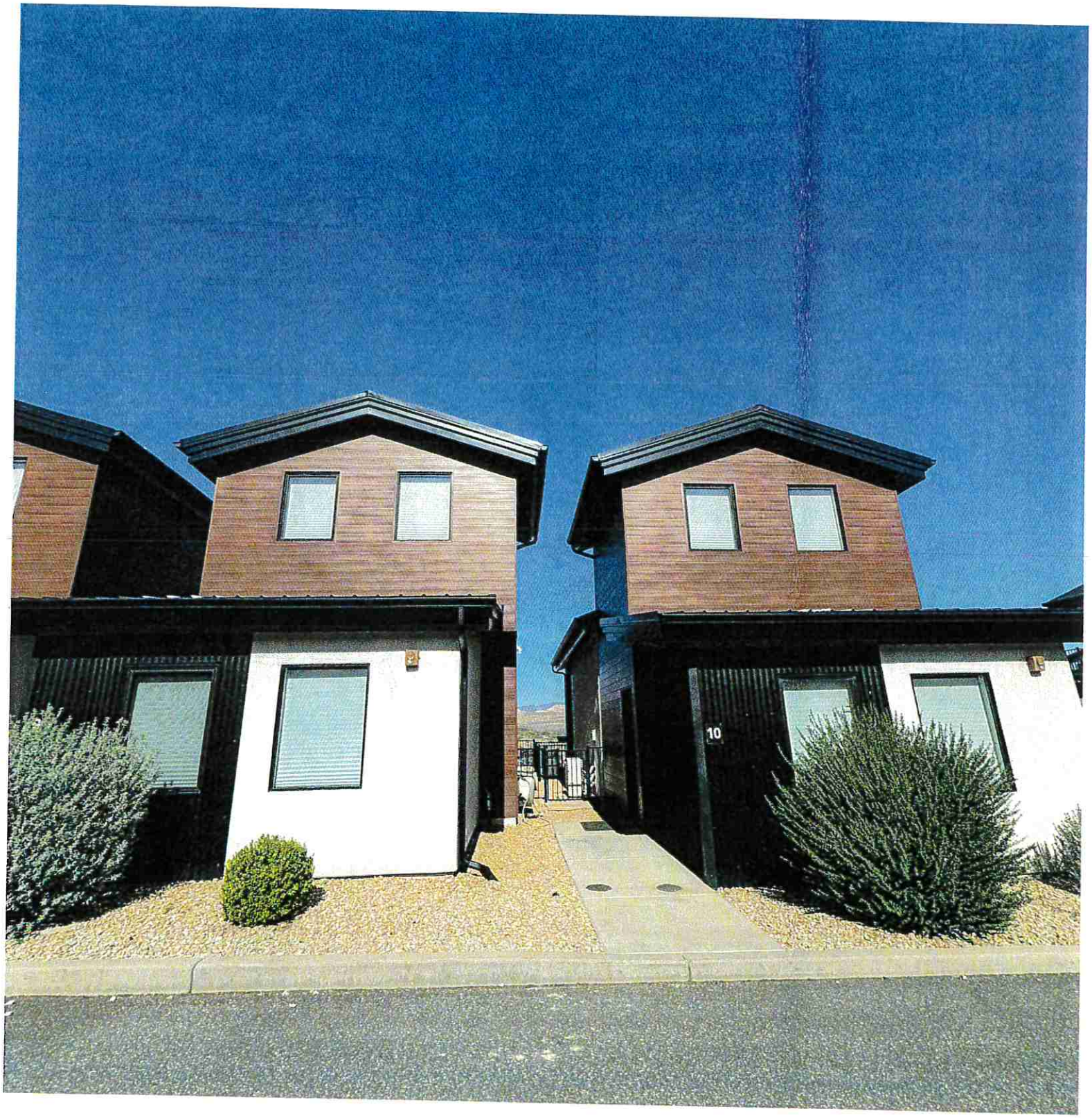
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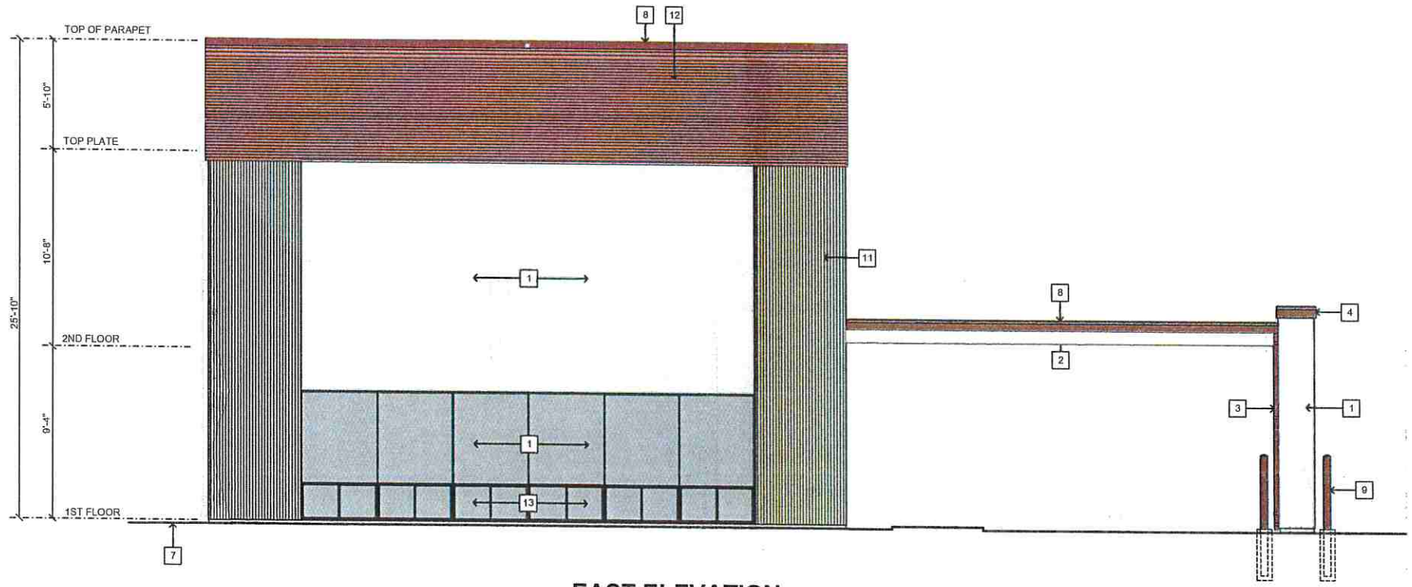


EAST ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. 7/8" STUCCO W/ INTEGRAL COLOR.
2. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. 22 GAUGE G.I. PREFINISHED METAL FLASHING.
9. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.
10. FIXED STOREFRONT GLASS WINDOWS.
11. SLIDING GLASS WINDOWS.
12. PREFINISHED CORRUGATED METAL SIDING.
13. PREFINISHED WPC SIDING.

RIVERS EDGE INN AT ZION

254 South State Street, La Verkin, Utah

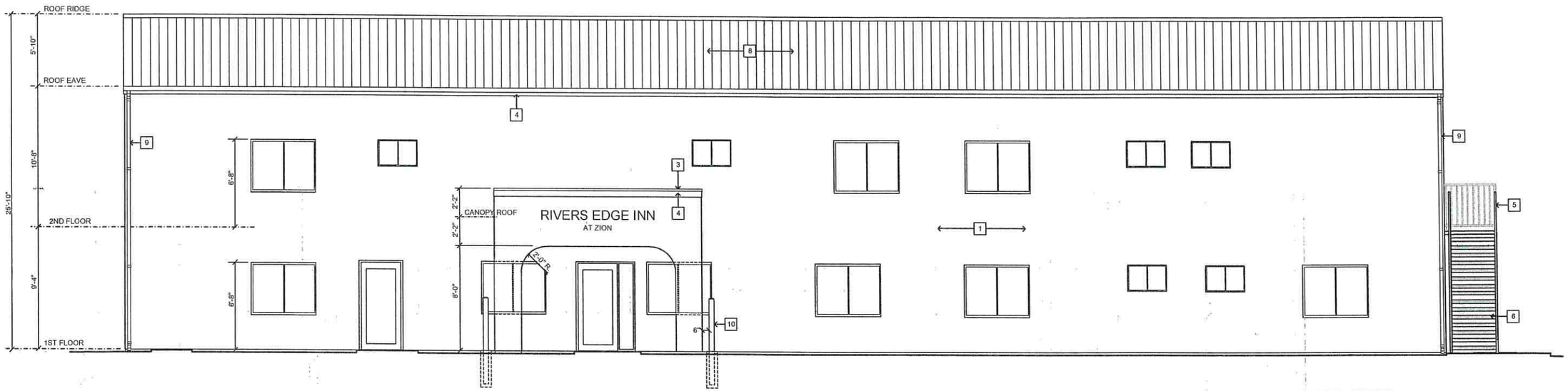
Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

NORTH & EAST ELEVATIONS

DATE	3/17/25
LATEST REVISION	4/17/25
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A7

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

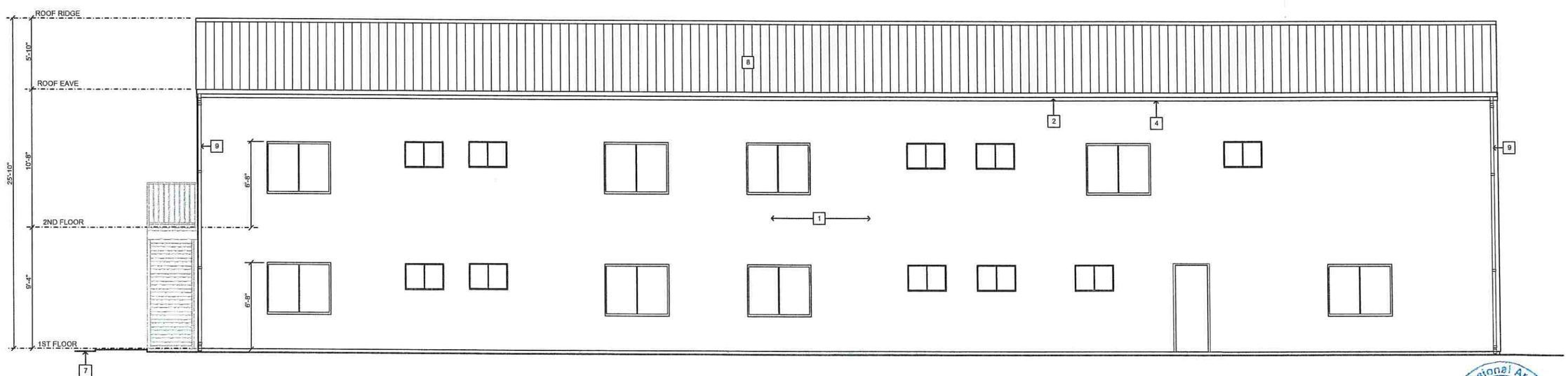


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. STUCCO.
2. 5" x 5" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 22 GAUGE G.I. PREFINISHED METAL COPING.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. PREFINISHED METAL CORRUGATED ROOFING.
9. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
10. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

RIVERS EDGE INN AT ZION

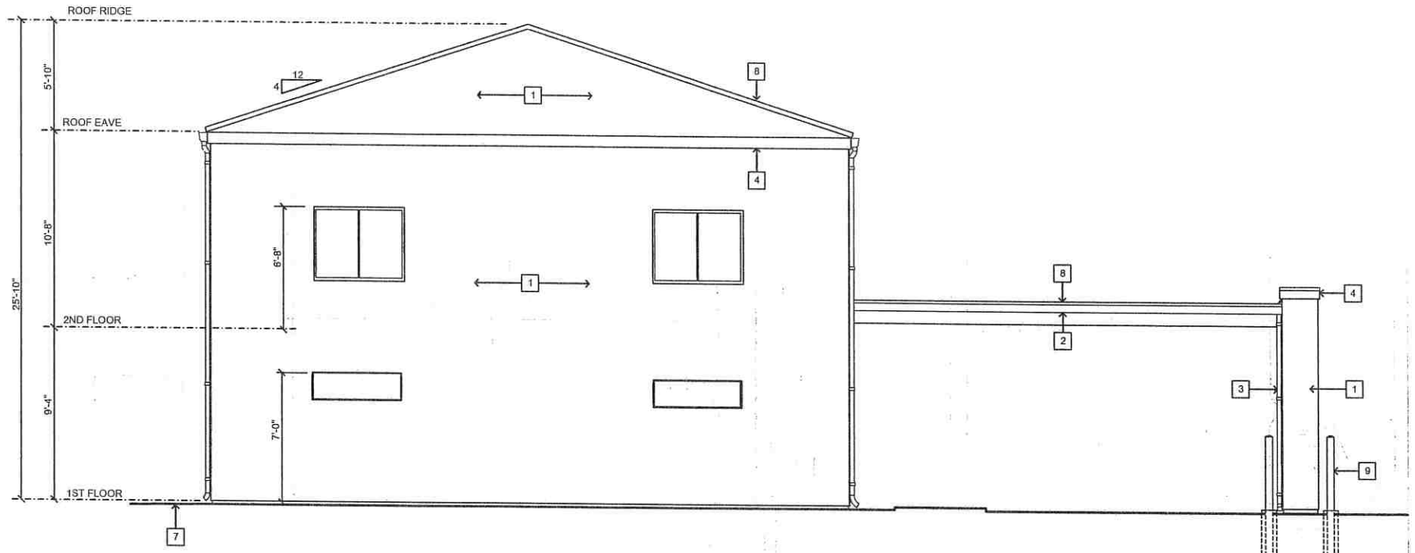
254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

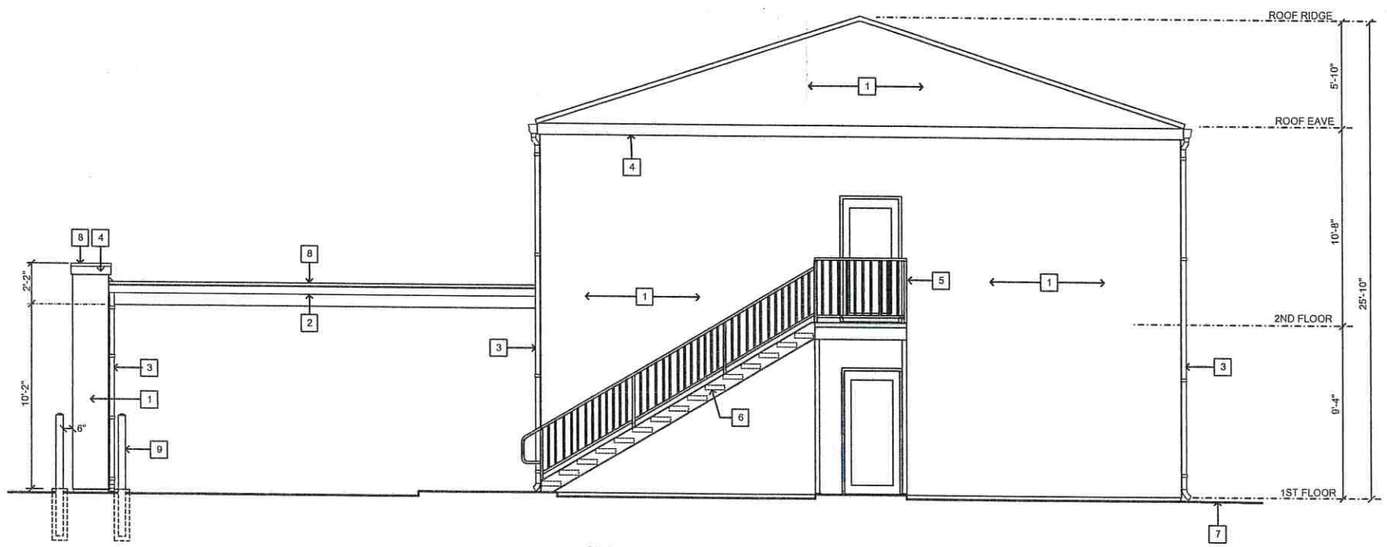
NORTH & SOUTH ELEVATIONS

DATE	3/17/25
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A6



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. STUCCO.
2. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER.
3. 4" x 4" x 22 GAUGE G.I. PREFINISHED METAL RAIN GUTTER DOWNSPOUT.
4. 2" x 8" D.F. #1 FASCIA.
5. METAL GUARDRAIL.
6. PRECASE CONCRETE TREADS.
7. FINISH GRADE.
8. 22 GAUGE G.I. PREFINISHED METAL FLASHING.
9. 4" DIA. x 4'-0" STEEL PIPE BOLLARD FILLED W/ CONC. & DOMED AT TOP.

RIVERS EDGE INN AT ZION

254 South State Street, La Verkin, Utah

Atex Enterprises LLC
David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

EAST & WEST ELEVATIONS

DATE	3/17/25
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A7

Professional Architect
David A. Dixon
120733
Expires 5/31/26
UTAH

FIRE PROTECTION SPRINKLER PLAN FOR

RIVERS EDGE INN @ ZION

254 SOUTH STATE STREET
LaVERKIN, UTAH

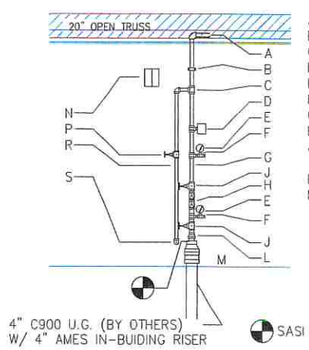
GENERAL NOTES:

1. ALL MATERIALS, HANGING DEVICES AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF NFPA #13R, OWNER'S INSURANCE CARRIER AND ALL STATE AND LOCAL CODES.
2. ALL NEW PIPE SHALL BE CPVC PLASTIC PIPE WITH CPVC PLASTIC PIPE FITTINGS. CONNECTIONS TO BE CEMENTED PER MANUFACTURER'S RECOMMENDATIONS.
3. SASI SHALL START AT A 2" IPT OUTLET INSIDE THE BUILDING.
4. MATERIALS AND INSTALLATION OF NEW UNDERGROUND PIPE INTO BUILDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION AND SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA #13 BY THE INSTALLING CONTRACTOR.
6. HANGERS AND HANGER SPACING SHALL BE IN ACCORDANCE w/ NFPA #13, AND THE REQUIREMENTS OF THE PIPING MANUFACTURER.
7. THIS SYSTEM IS HYDRAULICALLY DESIGNED. SEE HYDRAULIC NOTES.
8. ALL NEW PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR A PERIOD OF 2 HOURS.

SPRINKLER OMISSION NOTES

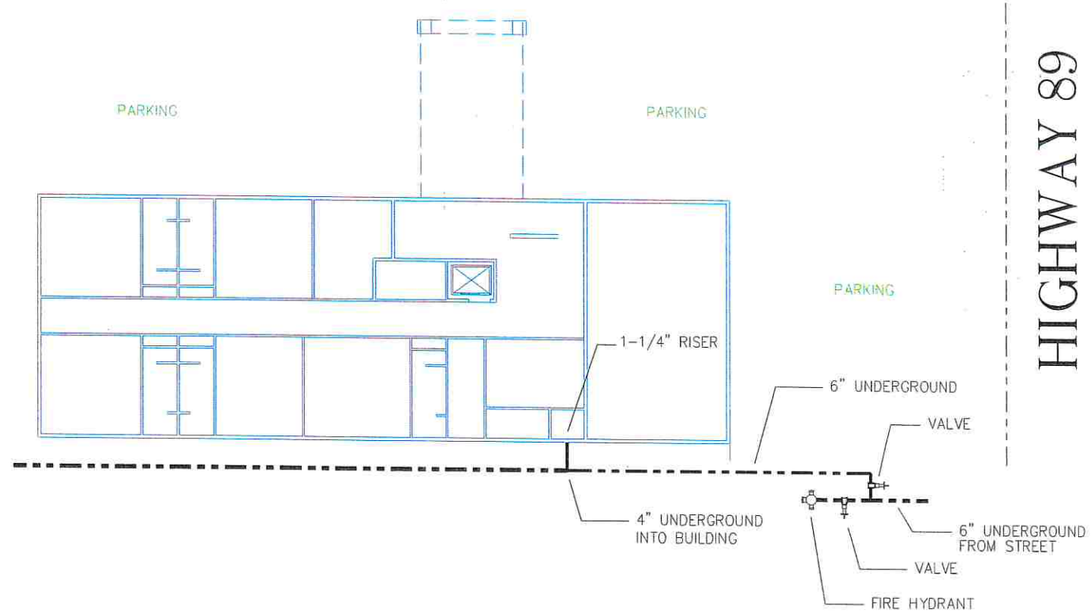
1. SPRINKLERS SHALL BE INSTALLED IN ALL AREAS EXCEPT:

   A. SPRINNKLER SHALL NOT BE REQUIRED IN BATHROOMS 55 SQ. FT. OR LESS.
   B. SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRIES THAT MEET ALL OF THE FOLLOWING CONDITIONS:
      (1) THE AREA OF THE SPACE DOES OT EXCEED 24 SQ. FT.
      (2) THE LEAST DIMENSION DOES NOT EXCEED 3'.
      (3) THE WALLS AND CEILINGS ARE SURFACED WITH NON-COMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIALS PER NFPA 220..
   C. SPRINKLERS SHALL NOT BE REQUIRED IN ANY PORCHES, BALCONIES, CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.
   D. SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS, PENTHOUSE EQUIPMENT ROOMS, ELEVATOR MACHINE ROOMS, CONCEALED SPACES DEDICATED EXCLUSIVELY TO AND CONTAINING ONLY DWELLING UNIT VENTILATION EQUIPMENT, CRAWL SPACES, FLOOR OR CEILING SPACES, ELEVATOR SHAFTS, AND OTHER CONCEALED SPACES THAT ARE NOT USED OR INTENDED FOR LIVING PURPOSES OR STORAGE AND DO NOT CONTAIN FUEL FIRED EQUIPMENT.
   E. SPRINKLERS SHALL NOT BE REQUIRED IN CLOSETS ON EXTERIOR BALCONIES, REGARDLESS OF SIZE, AS LONG AS THERE ARE NO DOORS OR UNPROTECTED PENETRATIONS FROM THE CLOSET DIRECTLY INTO THE DWELLING UNIT.



A – 1-1/4" CPVC TO SYSTEM
B – 1-1/4" CPVCxSTEEL PIPE
C – 1-1/4"x1" TEE
D – 1-1/4" FLOW SWITCH
E – 0-300 PSI GAGE
F – 3/4" 3-WAY VALVE
G – 1-1/4" STEEL PIPE
H – 1-1/4" BACKFLOW
J – 1-1/4" BUTTERFLY VLV W/ TAMPER SWITCH
L – 4x2 GROOVED REDUCER
M – FINISHED FLOOR
N – ELECTRIC HORN/STROBE
P – 1" TEST & DRAIN
R – 1" DRAIN LINE
S – 1" DRAIN – OUT WALL

RISER DETAIL
SCALE:1/4"=1'-0"



FIRE PROTECTION SPRINKLER PLAN - SITE PLAN

HYDRAULIC NOTES:

1. THIS SYSTEM SHALL PROVIDE THE FLOW REQUIRED TO PRODUCE A MINIMUM OF 0.05 GPM/SQ. FT. TO THE DESIGN SPRINKLERS.
2. THE NUMBER OF DESIGN SPRINKLERS SHALL INCLUDE ALL OF THE SPRINKLERS WITHIN A COMPARTMENT TO A MAXIMUM OF FOUR SPRINKLERS.
3. A COMPARTMENT IS A SPACE COMPLETELY ENCLOSED BY WALLS AND A CEILING.
4. A COMPARTMENT ENCLOSURE MAY HAVE OPENINGS IN THE WALLS PROVIDED THE OPENINGS HAVE A MINIMUM LINTEL DEPTH OF 8"

REMOTE AREA #1 – SAFETY FACTOR: 39.8 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	1	CODE	NFPA 13	HAZARD	LIGHT HAZARD		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	720	DENSITY GPM/SQ. FT.	0.10	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	120
TOTAL SYSTEM REQUIREMENTS:	34.7 PSI	195.2 GPM AT FLOW TEST							

REMOTE AREA #2 – SAFETY FACTOR: 40.9 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	2	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	400	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	400
TOTAL SYSTEM REQUIREMENTS:	33.6 PSI	220.0 GPM AT FLOW TEST							

REMOTE AREA #3 – SAFETY FACTOR: 20.8 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	3	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	1296	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	324
TOTAL SYSTEM REQUIREMENTS:	53.5 PSI	268.6 GPM AT FLOW TEST							

REMOTE AREA #4 – SAFETY FACTOR: 43.5 PSI

HYDRAULIC DESIGN INFORMATION									
AREA NUMBER	4	CODE	NFPA 13R	HAZARD	RESIDENTIAL		SYSTEM TYPE	WET	
REMOTE AREA SQ. FT.	1024	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	265
TOTAL SYSTEM REQUIREMENTS:	30.8 PSI	253.5 GPM AT FLOW TEST							

SYM	QNT	POSITION	FINISH	TEMP	K	NPT	GPM	MFG.	MODEL #	LOCATION/USE
◉	46	PEND	WHITE	155	4.90	1/2"		VIKING	VK434	CONCEALED RESIDENTIAL PENDANT SPRINKLER AT CEILING
⊠	5	PEND	WHITE	155	5.60	1/2"		VIKING	VK4621	GR CONCEALED PENDENT SPRINKLER AT CEILING
52	TOTAL SPRINKLER ON JOB				SQUARE FOOTAGE OF BUILDING:					TYPE OF SYSTEM: WET

BUILDING CONSTRUCTION:	DECK	SUB	FLOORS
	WOOD	7.8 WOOD TRUSS	CONCRETE

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PIPE TYPE:	END PREP:	FITTING TYPE:	HANGERS TYPE:	HANGER SPACING:
MAINS: CPVC	CEMENT	CEMENT	SEE DETAILS	MAX. 6'-0"
LINES: CPVC	CEMENT	CEMENT	SEE DETAILS	MAX. 6'-0"

OCCUPANCY: RESIDENTIAL – NFPA #13R | ALARM TYPE: POTTER FLOW SWITCH

FLOW TEST INFORMATION:
SOURCE: HURRICANE VALLEY FIRE DISTRICT
STATIC: 75 PSI | DATE: FEBRUARY 11, 2025
HYD. LOCATION:
RESIDUAL: 60 PSI | TIME: 2:30 PM
HYD. LOCATION:
FLOW: 1353 GPM

NOTES:
1.
2.
3.
4.
5.
6.

CONTACT INFORMATION	OFFICE	MOBILE
GENERAL CONTRACTOR:	(000)000-0000	(000)000-0000
SUPERINTENDANT:	(000)000-0000	(000)000-0000
HVAC:	(000)000-0000	(000)000-0000
ELECTRICAL:	(000)000-0000	(000)000-0000
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF:		(435)705-0570

STANLEY M. SHEPP – Water-Based Systems Layout – Level IV – #98169 – EXP. 4/1/2026

NICET CERTIFIED #98169 LEVEL IV

NORTH

Drawn By: STANLEY M. SHEPP
Date: FEBRUARY 13, 2025
AHJ: HVFD
System Type: WET
File Name: FP-RIVERS EDGE.DWG

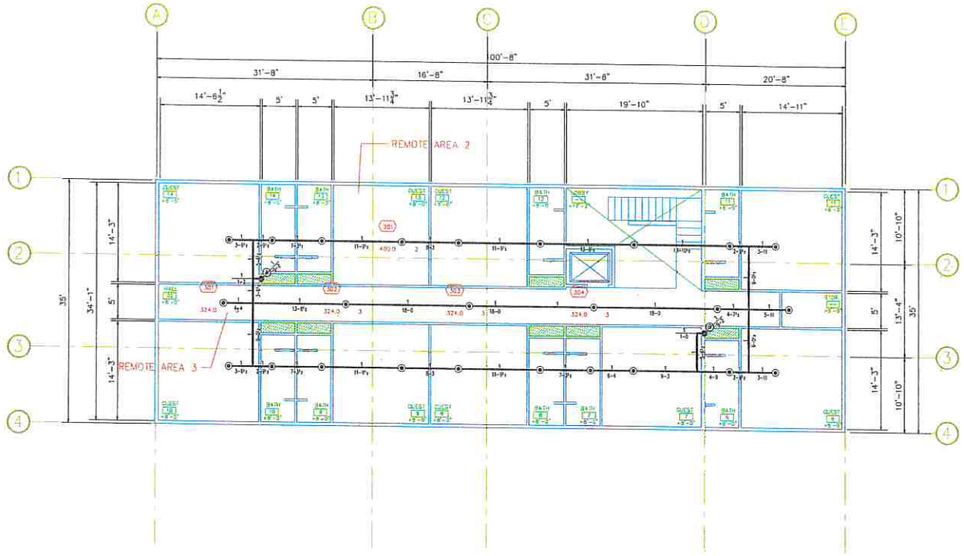
REVISIONS

Southwest Automatic Sprinklers, Inc.
PO BOX 634
Hurricane, UT 84737
Phone - (435) 705-0570
stanshepp@gmail.com

FIRE PROTECTION SPRINKLER PLAN FOR
RIVERS EDGE INN @ ZION
254 SOUTH STATE STREET
LaVERKIN, UTAH

Sheet No.
FP-1

Dwg No. 1 of 2



FIRE PROTECTION SPRINKLER PLAN - SECOND FLOOR

REMOTE AREA #1 – SAFETY FACTOR: 39.8 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	1	CODE	NFPA 13	HAZARD	LIGHT HAZARD	SYSTEM TYPE	WET				
REMOTE AREA SQ. FT.	720	DENSITY GPM/SQ. FT.	0.10	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	120		
TOTAL SYSTEM REQUIREMENTS:	34.7	PSI	195.2	GPM AT	FLOW TEST						

REMOTE AREA #2 – SAFETY FACTOR: 40.9 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	2	CODE	NFPA 13R	HAZARD	RESIDENTIAL	SYSTEM TYPE	WET				
REMOTE AREA SQ. FT.	400	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	400		
TOTAL SYSTEM REQUIREMENTS:	33.6	PSI	220.0	GPM AT	FLOW TEST						

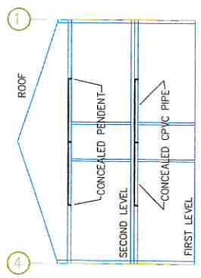
REMOTE AREA #3 – SAFETY FACTOR: 20.8 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	3	CODE	NFPA 13R	HAZARD	RESIDENTIAL	SYSTEM TYPE	WET				
REMOTE AREA SQ. FT.	1296	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	324		
TOTAL SYSTEM REQUIREMENTS:	53.5	PSI	268.6	GPM AT	FLOW TEST						

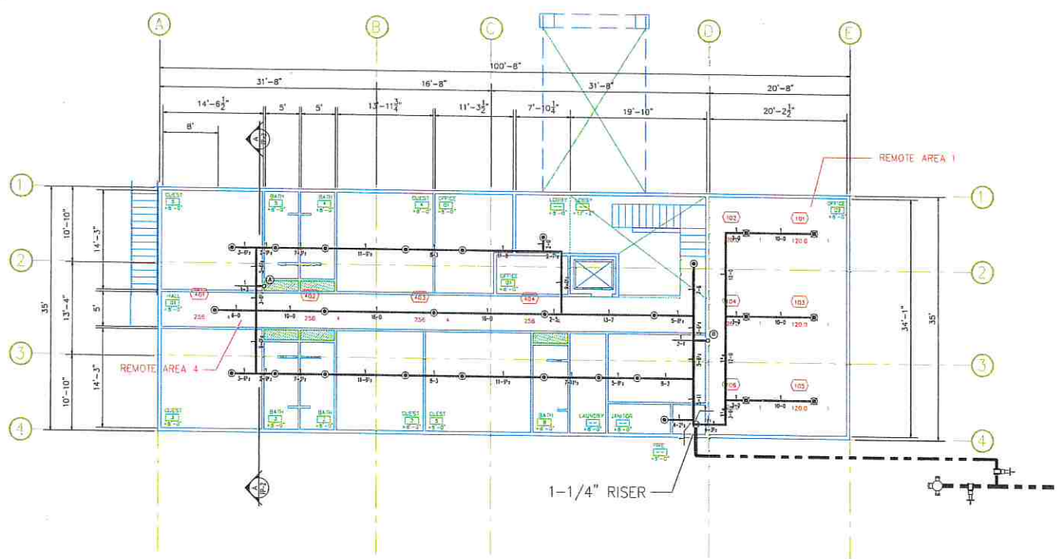
REMOTE AREA #4 – SAFETY FACTOR: 43.5 PSI

HYDRAULIC DESIGN INFORMATION											
AREA NUMBER	4	CODE	NFPA 13R	HAZARD	RESIDENTIAL	SYSTEM TYPE	WET				
REMOTE AREA SQ. FT.	1024	DENSITY GPM/SQ. FT.	0.05	INSIDE HOSE ALLOWANCE	0	OUTSIDE HOSE ALLOWANCE	100	AREA PER SPRINKLER	265		
TOTAL SYSTEM REQUIREMENTS:	30.8	PSI	252.5	GPM AT	FLOW TEST						

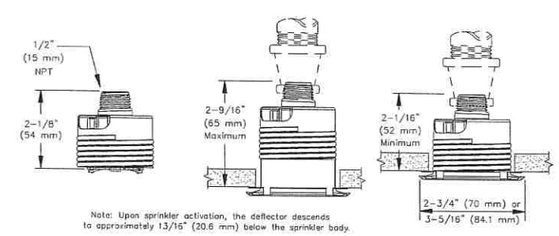
FIRE PROTECTION SPRINKLER CROSS SECTION



A FP-2



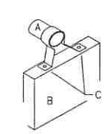
FIRE PROTECTION SPRINKLER PLAN - FIRST FLOOR



Note: Upon sprinkler activation, the deflector descends to approximately 13/16" (20.6 mm) below the sprinkler body.

Figure 2
Viking Residential Concealed Pendent Sprinkler VK457, Technical data page 147u-z

CONCEALED PENDANT INSTALLATION DETAILS



S016A
STANDOFF OR NO BLOCK

SYM	QNT	POSITION	FINISH	TEMP	K	NPT	SIN	MFG	MODEL #
⊕	46	PEND	WHITE	155	4.90	1/2"	VK494	VIKING	VK494
⊗	6	PEND	WHITE	155	5.60	1/2"	VK4621	VIKING	VK4621

NORTH

Drawn By: STANLEY M. SHEPP
Date: FEBRUARY 13, 2025
AHJ: HVFD
System Type: WET
File Name: FP-RIVERS EDGE.DWG

REVISIONS

Southwest Automatic Sprinklers, Inc.
PO BOX 634
Hurricane, UT 84737
Phone - (435) 705-0570
staniteje@gmail.com

FIRE PROTECTION SPRINKLER PLAN FOR
RIVERS EDGE INN @ ZION
254 SOUTH STATE STREET
LaVERKIN, UTAH

Sheet No.
FP-2
Dwg No. 2 of 2

STATEMENT OF AUTHORITY

OF

STEAM ENGINE, LLC

(Entity No. 10962705-0160)

The undersigned person hereby files this Statement of Authority for **STEAM ENGINE, LLC**, a Utah limited liability company, pursuant to the provisions of the Utah Revised Uniform Limited Liability Company Act.

1. The name of the limited liability company is **STEAM ENGINE, LLC** (hereinafter the "Company").
2. The name, street and mailing address of the Company's registered agent appointed pursuant to the Utah Model Registered Agents Act, Title 16, Chapter 17 of the Utah Code Annotated, as amended, is: Ruesch Law Firm, PC, 86 N 3400 W, Hurricane UT 84737.
3. Dalyon Ruesch and/or Jacob Ruesch have the authority to execute an instrument transferring real property held in the name of the Company; to enter into other transactions on behalf of, or otherwise act for or bind, the Company; and to make any and all decisions and to do any and all things which the Manager shall deem to be reasonably required in light of the Company's business and objectives, without the necessity of their specific enumeration herein. The authority of Dalyon Ruesch and/or Jacob Ruesch to bind the Company is unlimited. It is not necessary to obtain company resolutions or other signatures from Dalyon Ruesch and/or Jacob Ruesch (or any other person) to act for or bind the Company.

Executed this 21st day of April 2025

MEMBERS:

D&C Securities, LLC

Dalyon Ruesch, Manager

Ruesch Business Consulting LLC

Jacob Ruesch, Manager

BACOSE LLC

Benjamin Ruesch, Manager