NOTICE OF MEETING
HILLSIDE REVIEW BOARD
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Hillside Review Board of the City of St. George, Washington County, Utah, will hold a meeting at the referenced site on Wednesday, May 6, 2015 commencing on-site at 8:30 a.m.

The estimated site time is in bold.
The agenda for the meeting is as follows:

1. Consider a request for an amendment to a Hillside Development Permit for Red Cliffs Park." The applicant is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The total area is approximately 34.58 acres. The property is located at Nevada Drive and 3000 East Street and is zoned PD-R (Planned Development Residential). **(8:30 a.m.)**

2. Consider a request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family apartments. The property owner is Mr. Randy Simonsen, the applicant is Mr. Jared Nielson, and the representative is Mr. Rob Reid, Rosenberg Associates. The total area is approximately 38.86 acres. The property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments. **(9:20 a.m.)**

3. Discussion (at last site visit location) – HSRB membership & Hillside Ordinance (Title 10 Chapter 13)

Ray Snyder
Planner II

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1

HILLSIDE REVIEW BOARD AGENDA REPORT: **05/06/2015**

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-001
Red Cliffs Park

Request: A request to amend a Hillside Development Permit for a portion of the 34.58 acres project. The request is for the "Red Cliffs Park" project

Project Overview: The applicant is modifying the original HSRB approval. The proposal is to connect two cul-de-sacs and request a review to exclude an area from slope determination.

Location: This property is located at Nevada Drive and 3000 East Street.

APN: SG-5-2-16-2304

Submittal: The applicant submitted a revised slope map and narrative for the request.

Property Owner: Red Cliffs Park LLC
1363 E 170 S #301
St George, Utah 84790

Applicant: Mr. James Sullivan

Representative: Mr. James Sullivan

Area: Total acres are 34.58 and proposed additional disturbance is approximately 4,615 square feet.

Zoning: PD-R

General Plan: LDR

Narrative: See attached narrative.

Comments: Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

The project received Hillside approval June 19, 2008. The approval was for the entire project and the applicant has developed most of the subdivision. The amendment is regarding a small portion of the project.

The applicant is proposing to connect two cul-de-sacs, in order to improve circulation and address sewer depth. According to the applicant, the project will generally remain within the required disturbance limitations per code. However, the applicant is requesting an increase in disturbance and requesting review, based on 10-13A-5:3 of the City Code. Areas may not be counted in determination of slope areas, under the following considerations:

Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article.

The applicant believes the area meets the above criteria and is requesting the board review the wash. If the board determines it is an insignificant wash, the area will not be counted as part of the slope calculations for the project.

HILLSIDE REVIEW
APPLICATION

FILE #: 295-HS-001 FILING DATE: 3/26 RECEIVED BY: [illegible]
FEE: $200 FEES PAID: ✓ 1172 PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Red Cliffs Park LLC

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: 435-628-1904 CELL: 435-862-9431 FAX: 435-628-0417

APPLICANT: James Sullivan
(If different than owner)

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: (435) 862-9431 CELL: _____ FAX: 435-628-0417

CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: Nevada Drive & 3000 East

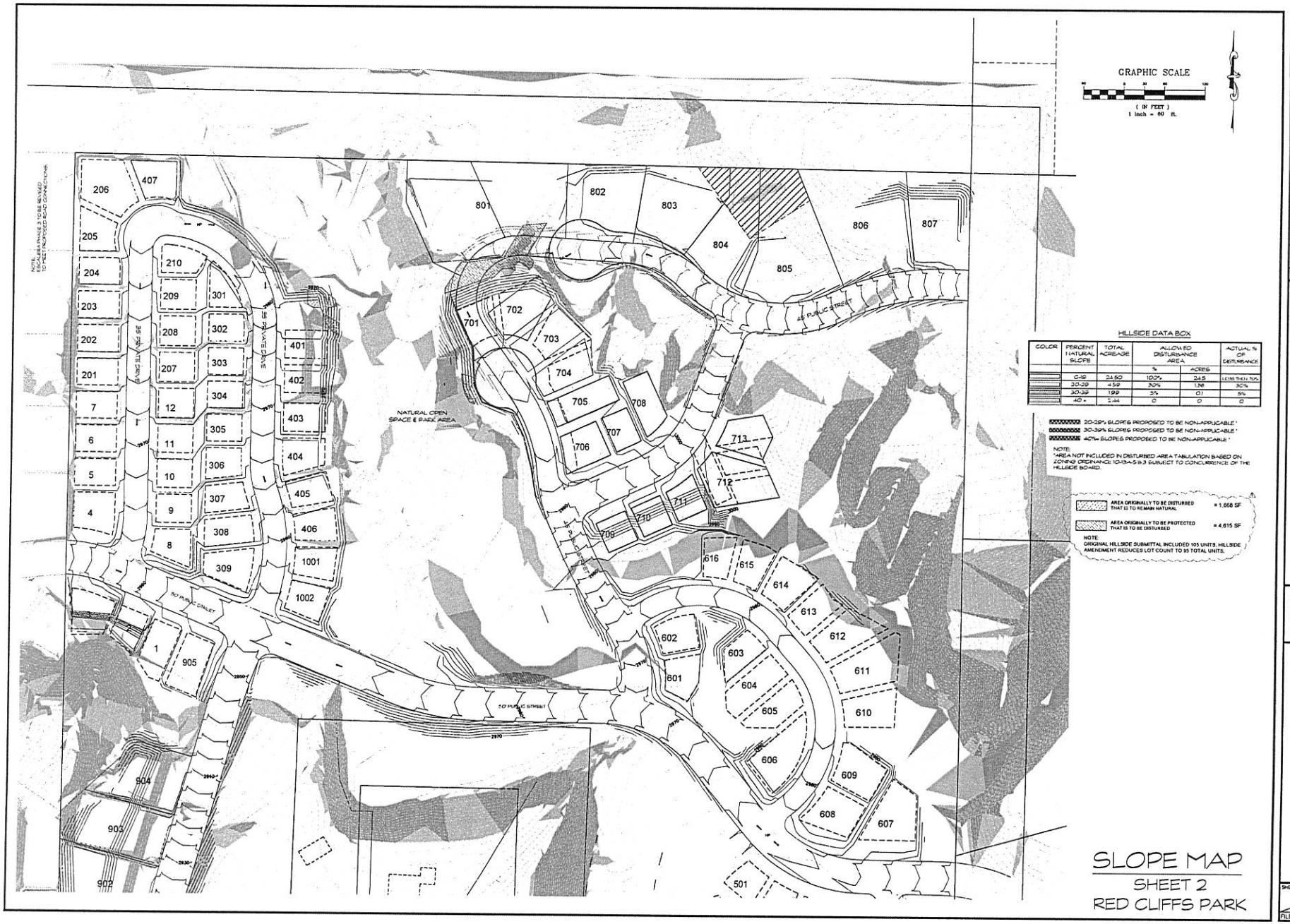
ASSESSOR'S PARCEL NUMBER(S): SG-5-2-16-2304

ZONING: PD-R GENERAL PLAN: LDR

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

EXISTING USE: Vacant
Use of property and/or Buildings

PROPOSED USE: Single Family
Use of property and/or Buildings



SLOPE MAP

SHEET 2

RED CLIFFS PARK

No	Date	By	Revision
1	3/09/16	RLW	HILLSIDE AMENDMENT - ROAD CONNECTION

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE 01/07/08
DRAWN
APPROVED
SCALE 1" = 60'
JOB NO.

SLOPE MAP
RED CLIFFS PARK
LOCATED IN SEC 16, T42S, R15W, SLB&M

SHEET 4 OF 13 SHEETS

FILE: 8741ROAD OPT

3/09/2015

Proposed Hillside Amendment

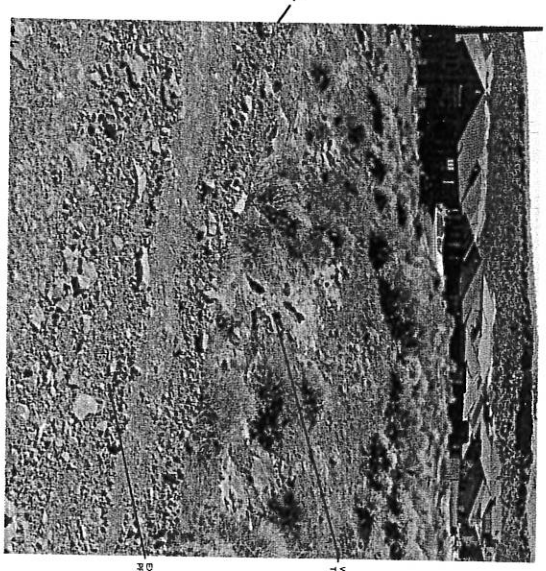
Red Cliffs Park

The purpose of this proposed amendment is to connect the upper cul-de-sac to the lower cul-de-sac in the Red Cliffs Park project. This project received prior hillside approval several years ago. The project is almost completed with the exception of this far east area. The remaining area has been rough graded in as per the prior approval. The developer now wishes to amend the application to allow for better connectivity and reduce the depth of the public sewer system needing to be installed.

The area in question of proposed disturbance is a small wash area that is believed to fall into the category of the hillside ordinance reading: *"Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article."*

The attached exhibits show the wash area in question. Since the project has begun, the developer has eliminated a total of 10 approved units. We feel with the decrease in density, it has helped the project have a more natural feel. With this amendment, the connectivity of the road will help keep the proposed sewer line at a more maintainable depth. The road will follow the natural slope of the ground and loop gently around to have a low point in the natural wash area.

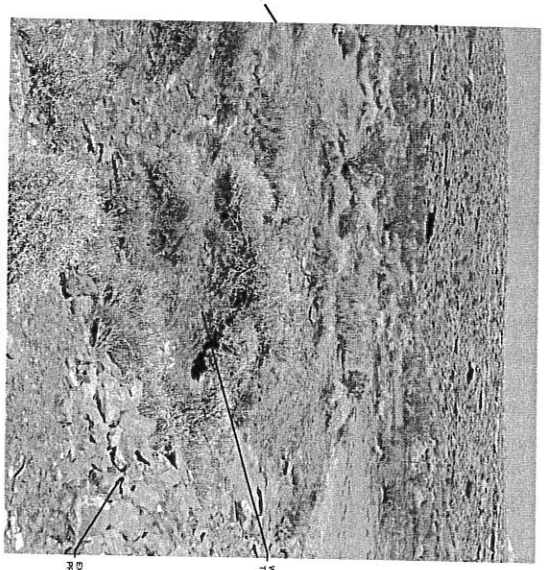
The area highlighted in purple on the attached exhibit represents area that is being requested to disturb. The area highlighted in red is area that had prior disturbance approval, but with this amendment, will remain undisturbed. Since this is the last phases of the project, most of the allowed disturb able areas have been graded. The difference of 2,947 square feet is the increase in disturbance.



VIEW TO SOUTHWEST

EXISTING DISTURBANCE PER PRIOR HILLSIDE APPROVAL

WASH SLOPE PROPOSING TO BE DISTURBED



VIEW TO NORTHWEST

EXISTING DISTURBANCE PER PRIOR HILLSIDE APPROVAL

WASH SLOPE PROPOSING TO BE DISTURBED

SHEET 1 OF 1 SHEETS

FILE: 150M/ SHEET

SITE PHOTOS

RED CLIFFS PARK

LOCATED IN SEC 16, T42S, R15W, SLB&M

DATE: 3/09/13

DRAWN: BLW

APPROVED:

SCALE: 1" = 20'

JOB NO. 151044

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

www.bushandgudgell.com

No	Date	By	Revision

Aerial

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

March 26, 2015

Aerial - Zoning

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

March 26, 2015

Aerial - General Plan

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

March 26, 2015

ITEM 2

HILLSIDE REVIEW BOARD AGENDA REPORT: **05/06/2013**

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-002
Simonsen

Request: A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family apartments.

Project Overview: The property is currently vacant and the developer is seeking permission to develop a multi-family residential use project

Location: This property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments.

APN: SG-5-2-28-3102
SG-5-2-28-310

Property Owner: Mr. Randy Simonsen
3535 Sugar Leo Road
St George, Utah 84790

Applicant: Mr. Jared Nielson

Representative: Mr. Rob Reid
Rosenberg Associates

Area: Approximately 6.84 acres (SG-5-2-28-3102) (HDR)
Approximately 32.02 acres (SG-5-2-28-310) (LDR)

Zoning: R3 (SG-5-2-28-3102) (HDR)
R-1-10 (SG-5-2-28-310) (LDR)

General Plan: LDR / HDR / COM

Density & Disturbance: The following is requested

Slope Range	Allowed Disturbance Area	Color	Disturbed
0-19	100%		5.31 ac
20-29	30%		0.97 ac
30-39	5%		0.51 ac
40+	0		0.22 ac

Drainage: Drainage Control Report prepared by Rosenberg associates Project No. 8746-14 is attached for review and comment.

Geotech Report: Geological site evaluation Project No. 2030498 prepared by AGEC (Applied Geotechnical Engineering Consulatants, Inc.) is attached for review and comment.

Powers & Duties: Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Permit required: Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Applicable Ordinance:

There is a provision in Section 10-13A-5.B.3 of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes 'if' the HSRB concurs that it applies and is deemed not significant (see code section below)

B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by

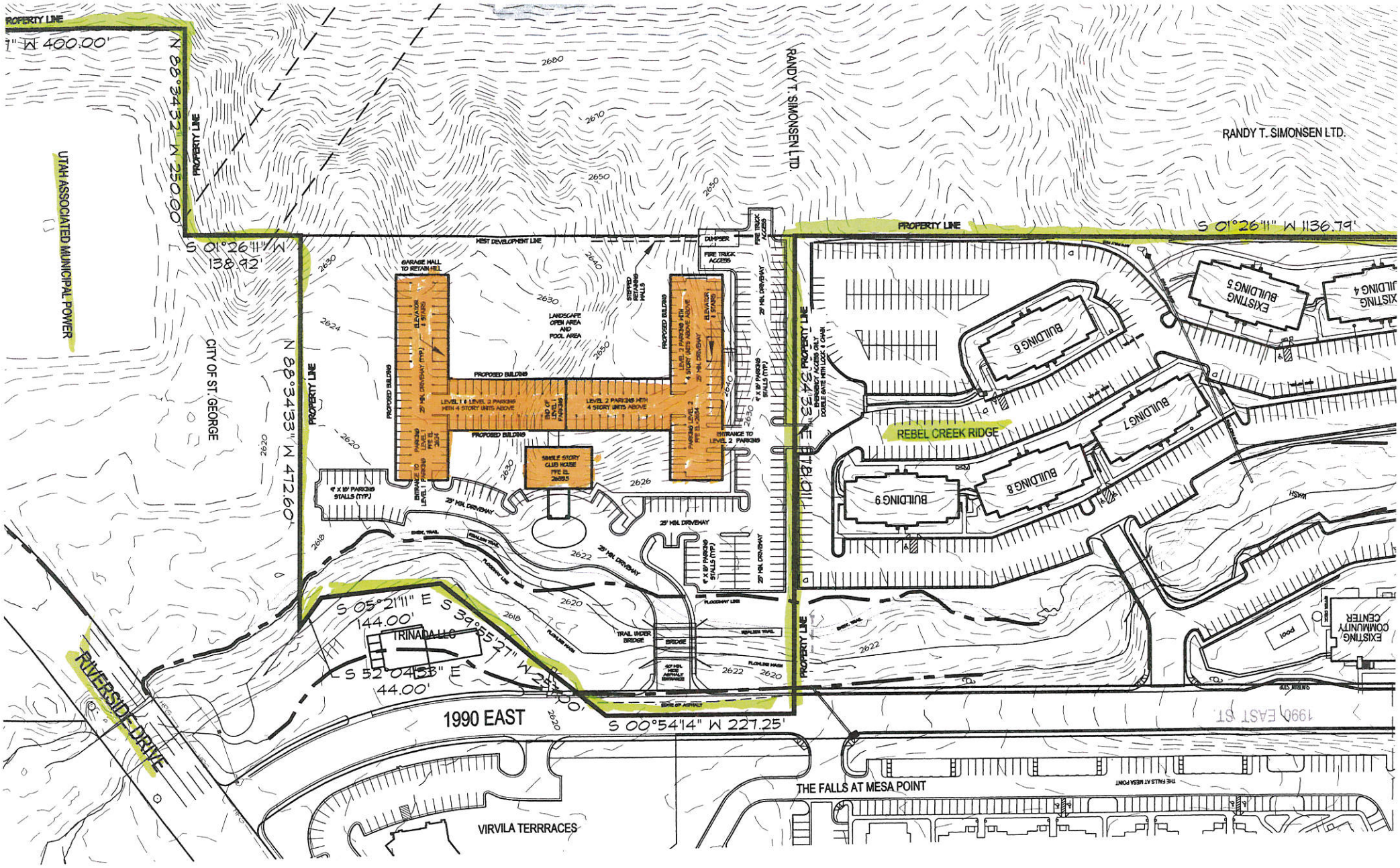
the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

Comments: This area includes small isolated hills and mounds that are non-contiguous to any significant outcroppings and staff recommends they be allowed to be removed for multi-family site development.

If the HSRB recommends approval of a hillside permit, this request will then advance forward to the Planning Commission for review and then the City Council.

A density transfer bonus has been requested for this site and staff will review all applicable codes and work with the applicant as required for determination if it may be granted.

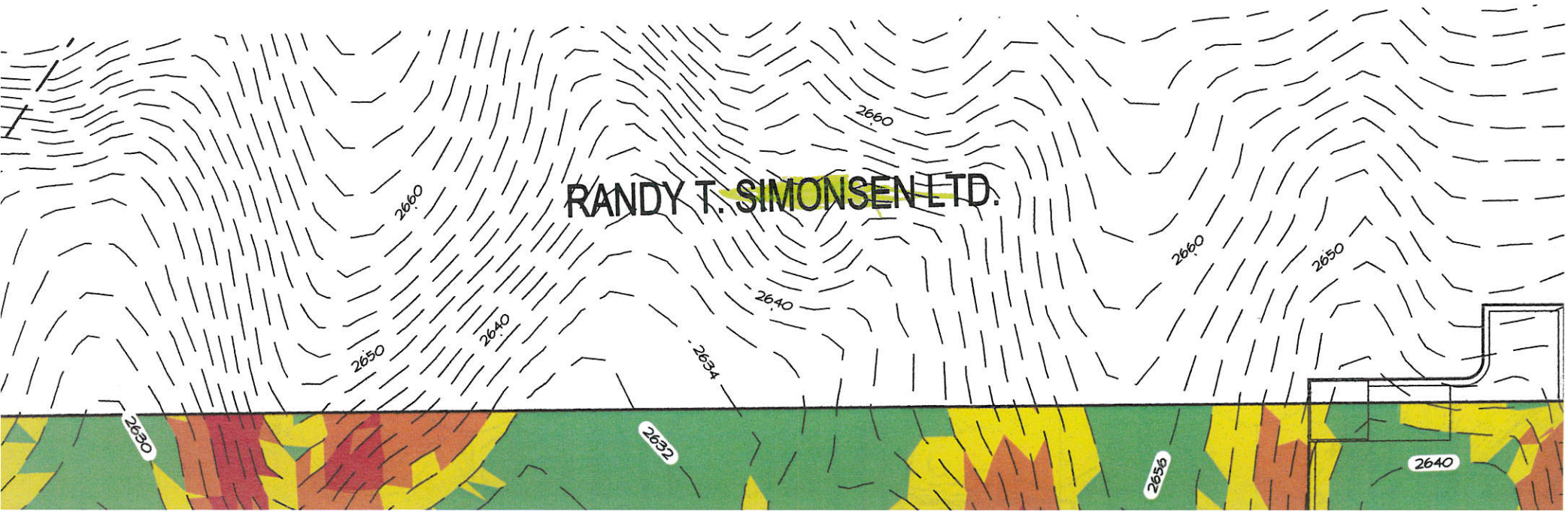
Staff will work with the applicant for application and plan submittals for plan review (civil engineering plan set)

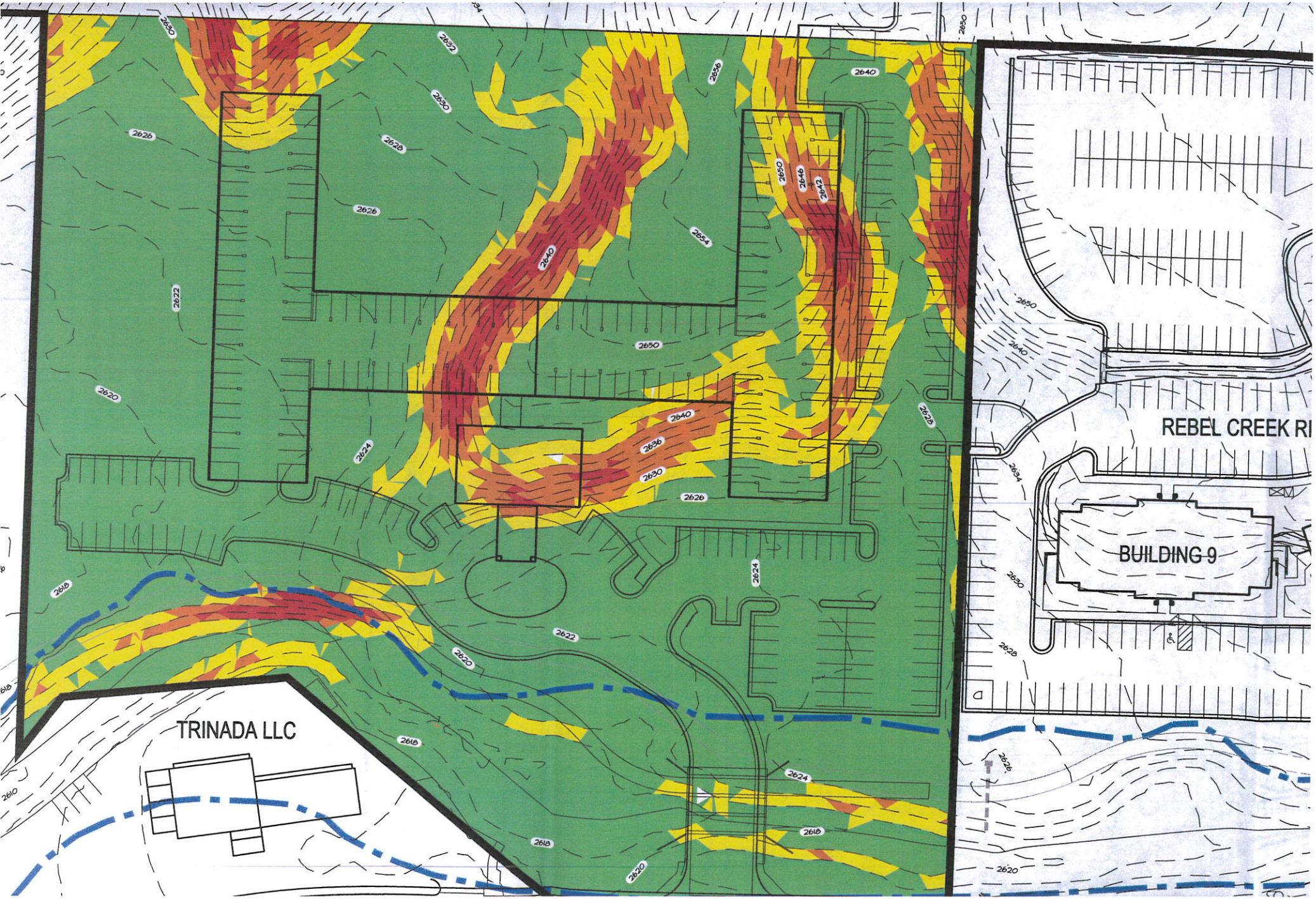


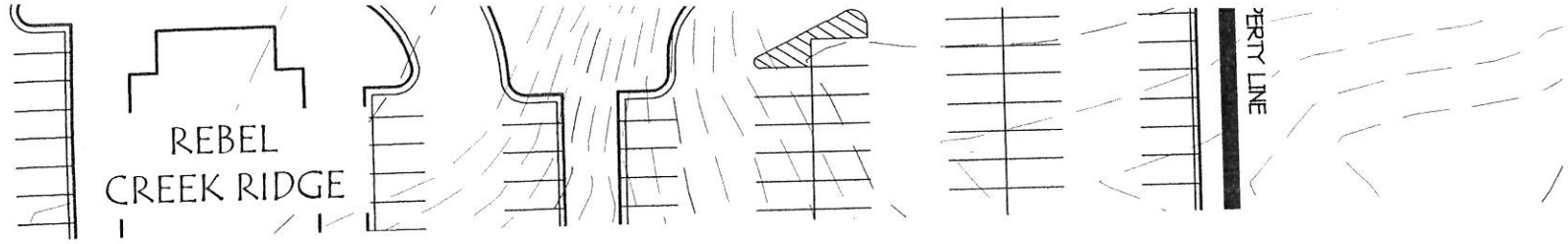
PROPERTY LINE
N 88°34'32" W 250.00'
S 01°26'11" W 138.92'
UTAH ASSOCIATED MUNICIPAL POWER
CITY OF ST. GEORGE
N 88°34'33" W 472.60'
RANDY T. SIMONSEN LTD.
S 01°26'11" W 1136.79'
WEST DEVELOPMENT LINE
GARAGE WALL TO RETAIN HILL
LANDSCAPE OPEN AREA AND POOL AREA
PROPOSED BUILDING
LEVEL 1 & LEVEL 2 PARKING WITH 4 STORY UNITS ABOVE
LEVEL 2 PARKING WITH 4 STORY UNITS ABOVE
SINGLE STORY CLUB HOUSE
ENTRANCE TO LEVEL 2 PARKING
25' MIN. DRIVEWAY
FIRE TRUCK ACCESS
DUMPSER
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
EXISTING BUILDING 5
REBEL CREEK RIDGE
S 05°21'11" E 144.00'
S 39°55'27" W 257.00'
S 52°04'33" E 44.00'
TRINADA LLC
TRAIL UNDER BRIDGE
BRIDGE
RIVERSIDE DRIVE
1990 EAST
S 00°54'14" W 227.25'
EXISTING COMMUNITY CENTER
pool
THE FALLS AT MESA POINT
VIRVILA TERRRACES

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	19.99%		231239.96 sq.ft. - 5.31 Ac
2	20.00%	29.99%		42125.59 sq.ft. - 0.97 Ac
3	30.00%	39.99%		22329.54 sq.ft. - 0.51 Ac
4	40.00%	100.00%		9594.48 sq.ft. - 0.22 Ac

Zoning	Transfer Bonus
R-3	
6.35 AC x 3.2= 20.32 DU - 6000.00 = 1 DU -2000.00 = 1 DU 2 x 2700.00 =2 DU 291996.14 / 3200 = 91 DU 95 DU	95 R-3 69 BONUS 95+69=164 164 DU TOTAL




TRINADA LLC
REBEL CREEK RI
BUILDING 9



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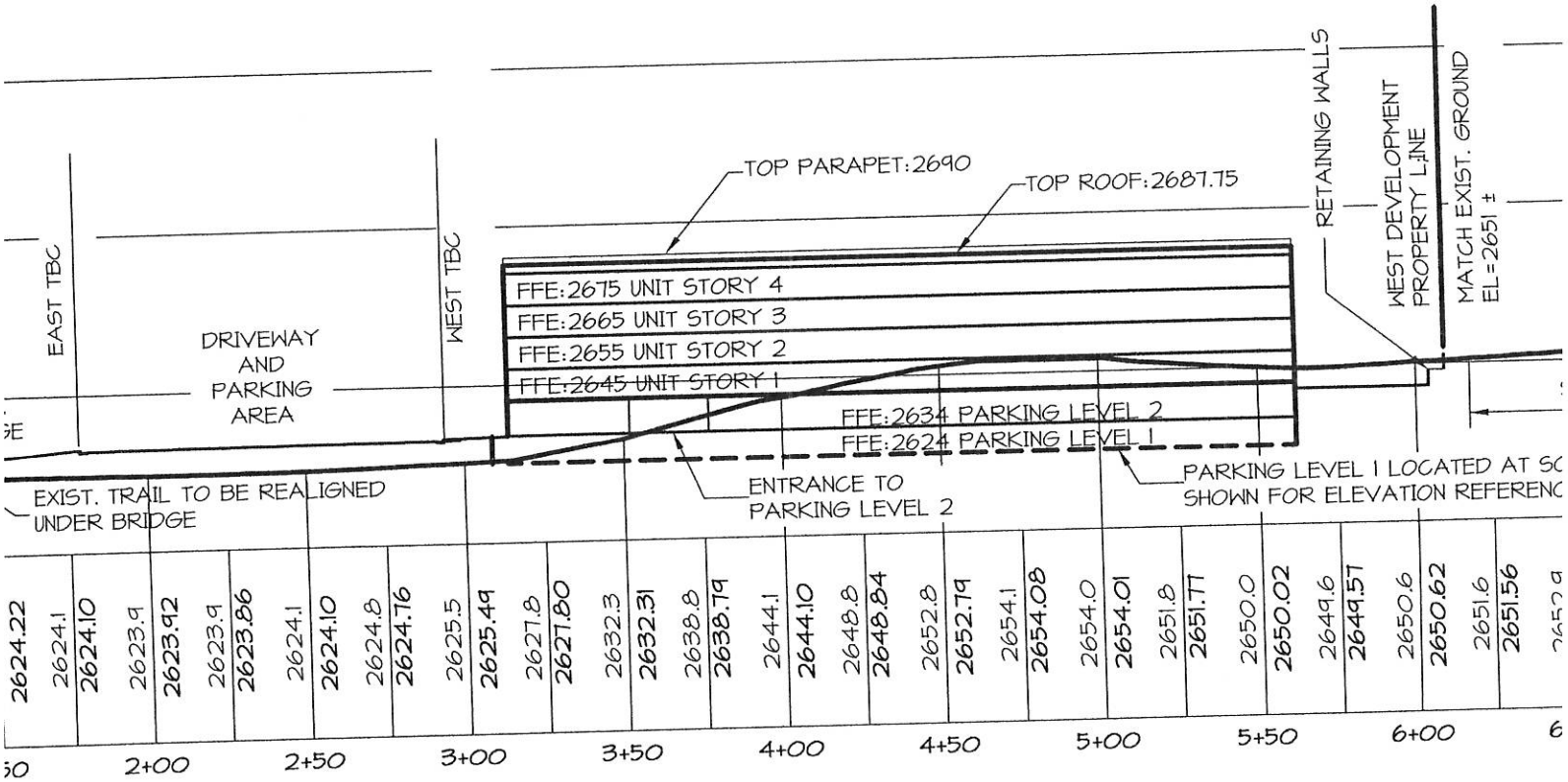


P
ST.

SG-5-2-28-3102

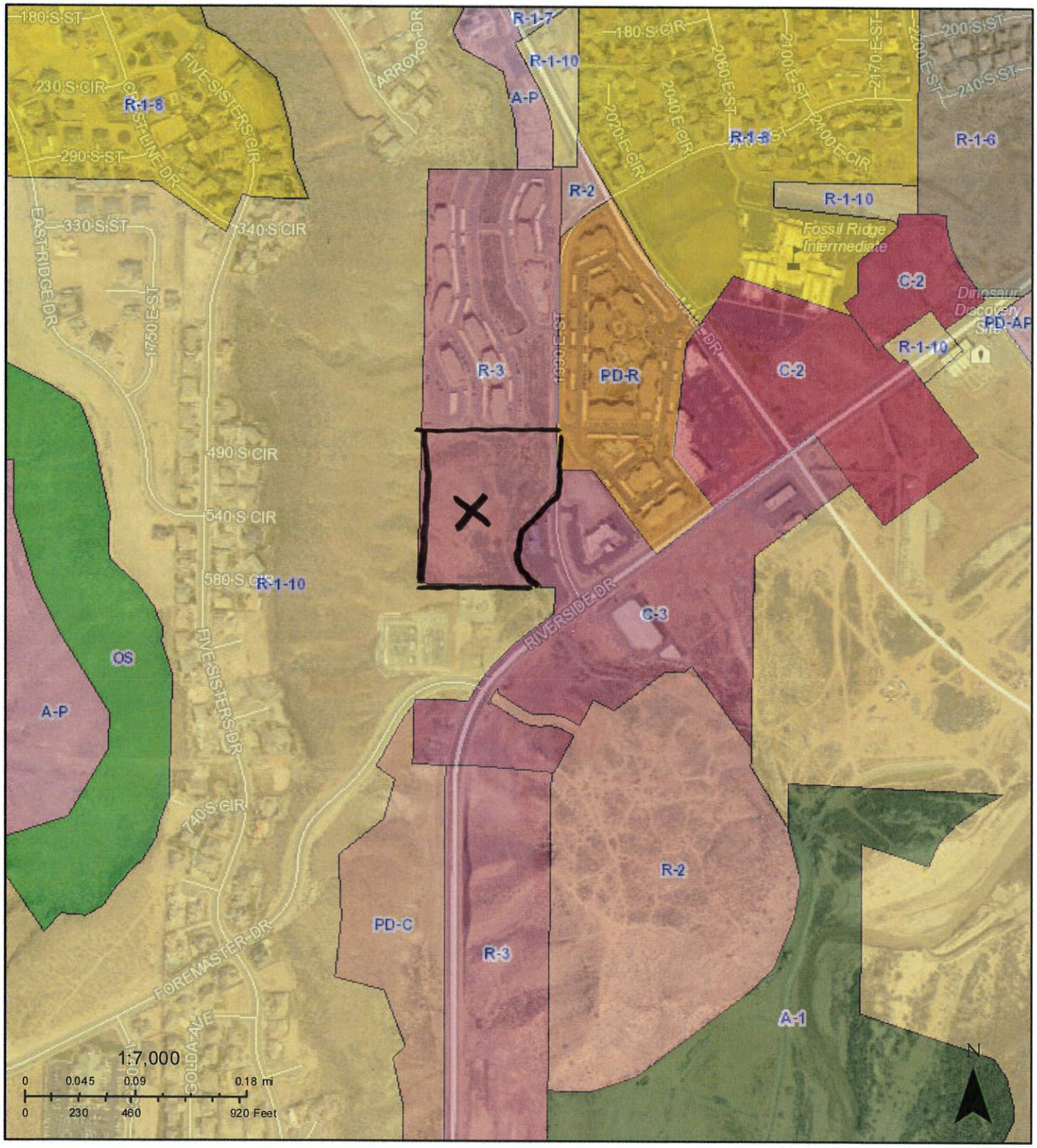
Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

April 17, 2015

SG-5-2-28-310

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

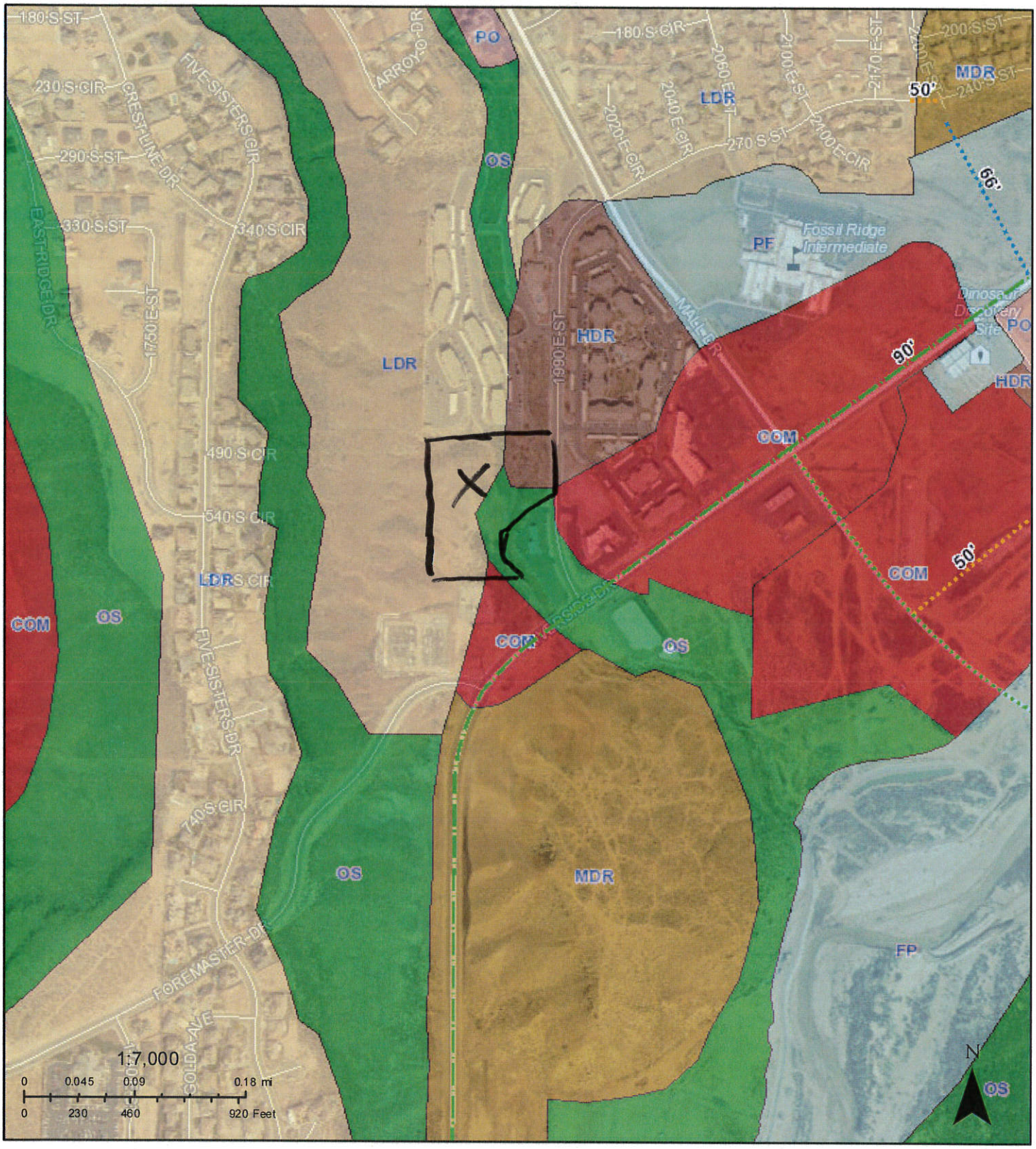
April 17, 2015



Zoning

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

April 17, 2015



General Plan Land Use Map

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

April 17, 2015

Account 0375439

Location

Account Number 0375439

Parcel Number SG-5-2-28-3102

Tax District 08 - St George City

Situs , ST GEORGE

Acres 6.84

Legal S: 28 T: 42S R: 15W BEG S 0*31'13 E 1144.75 FT FM CTR SEC 28 T42S R15W TH W 577.96 FT; TH S 597.54FT; TH E 472.42 FT; TH N 53*30' W 44 FT; TH N 06*46'38 W 144 FT; TH N 38*30' E257 FT; TH N 0*31'13 W 227.25 FT TO POB. LESS: LAND IN 2000 EAST ST

Child Accounts

Child Parcels

Parent Accounts 0328271

Parent Parcels SG-5-2-33-423

Owner

Name RANDY T SIMONSEN LTD

3535 SUGAR LEO RD
SAINT GEORGE, UT 84790-7940

Value

Market (2014) $450,700

Taxable $450,700

Tax Area: 08 **Tax Rate**: 0.011588

Type	Actual	Assessed	Acres
Non Primary Land	$450,700	$450,700	6.840

Transfers

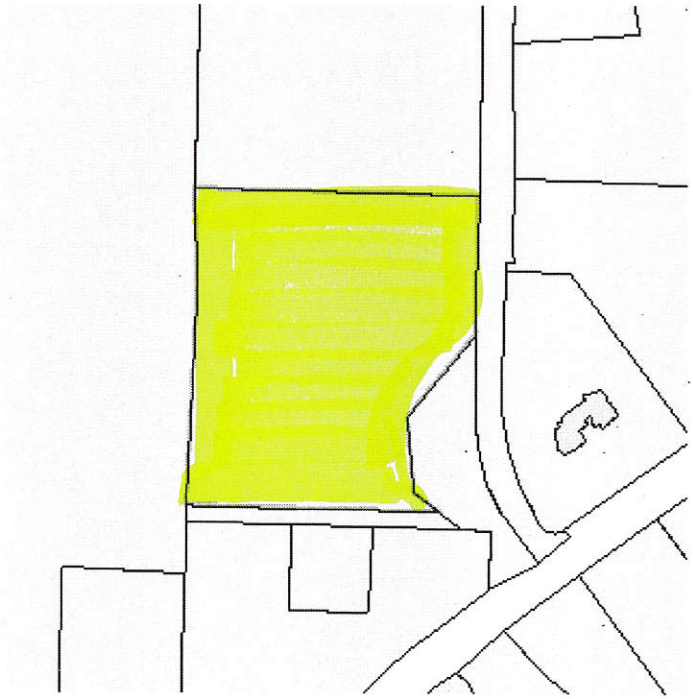
Entry Number	Recording Date	
00801829	02/03/2003 12:46:00 PM	B: 1519 P: 2214
00705313	12/20/2000 03:52:00 PM	B: 1389 P: 1182
00307049	12/23/1986 04:27:00 AM	B: 436 P: 339

"Tax"

Tax Year	Taxes
2014	$5,222.71
2013	$5,519.27

Images

- GIS



1 of 1

Account 0616147

Location

Account Number 0616147

Parcel Number SG-5-2-28-310

Tax District 08 - St George City

Situs ,

Acres 32.02

Legal S: 28 T: 42S R: 15W BEG S 89*22'27 E 1581.01 FT ALG C/S/L FM W1/4 COR SEC 28 T42S R15W TH S 89*22'27 E 533.43 FT; TH S 01*26'11 W 1873.25 FT TO NE COR PRPTY CNVYD BK 784 PG 483;TH N 88*34'32 W 250 FT TO NW COR SD PRPTY; TH S 01*25'27 W 400 FT TO SW COR SDPRPTY; TH S 88*34'33 E 182.01 FT ALG SLY LN TO NWLY R/W FOREMASTER DR ALSO BEING ON CUR LFT RAD BEARS S 47*52'49 E 333 FT; TH ALG NWLY R/W SWLY ALG ARC CUR THRU CTRL ANG 12*41'57 73.81 FT TO PT TNGY; TH S 29*25'14 W 169 FT TO 567 FT RADCUR RGT; TH SWLY ALG ARC CUR THRU CTRL ANG 18*33'07 183.59 FT TO PT TNGY; TH S47*58'21 W 147.86 FT TO 333 FT RAD CURLFT; TH SWLY ALG ARC CUR THRU CTRL ANG 43*45'58 254.37 FT TO PT TNGY; TH S 04*12'23 W 67.57 FT TO 267 FT RAD CUR RGT;TH SWLY ALG ARC CUR THRU CTRL ANG 41*15'24 192.26 FT; TH N 26*20'04 W 15.09 FT; TH N 12*08'31 E 372.60 FT; TH N 21*56'58 E 313.82 FT; TH N 16*50'46 W 290.23 FT; TH N 33*56'07 W 107.67 FT; TH N 05*16'09 W 236.45 FT; TH N 08*54'26 E 393.70 FT; TH N 61*02'59 W 98.07 FT; THN 01*26'11 E 100.98 FT; TH N 09*53' E 252.39 FT; TH N 42*08'43 W 198.83 FT; TH N 01*26'11 E 424.82 FT; TH N 26*58'12E 27 FT; TH N 71*13'54 E 90.08 FT; TH N 56*24'50 E 182.23 FT; TH N 33*19'35 E58.39 FT; TH N 01*34'41 E 198.02 FT; TH N 54*15'16 W 30.51 FT; TH N 18*27'57W 58.41 FT; TH N 19*56'06 W 88.26 FT TO POB

Child Accounts

Child Parcels

Parent Accounts

Parent Parcels

Owner

Name RANDY T SIMONSEN LTD

3535 SUGAR LEO RD
SAINT GEORGE, UT 84790-7940

Value

Market (2014) $448,300

Taxable $448,300

Tax Area: 08 **Tax Rate**: 0.011588

Type	Actual	Assessed	Acres
Non Primary Land	$448,300	$448,300	32.020

Transfers

Entry Number	Recording Date	
20060007078	03/08/2006 04:19:15 PM	
00774688	07/26/2002 03:39:00 PM	B: 1477 P: 1453
00758027	03/21/2002 04:26:00 PM	B: 1457 P: 851
00758026	03/21/2002 04:25:00 PM	B: 1457 P: 848
00742363	11/15/2001 04:47:00 PM	B: 1436 P: 589

00660642 09/03/1999 02:50:00 PM B: 1345 P: 1353

"Tax"

Tax Year	Taxes
2014	$5,194.90
2013	$5,489.88

Images

- GIS

HILLSIDE REVIEW
APPLICATION

FILE #: 2015-HS-002 FILING DATE: 8/24 RECEIVED BY: [signature]
FEE: $200 FEES PAID: _____ PSR Date: _____

APPLICANT INFORMATION V 38825

LEGAL OWNER(S) OF SUBJECT PROPERTY: Randy T Simonsen LTD

MAILING ADDRESS: 3535 Sugar Leo Rd St. George, Ut 84790

PHONE: 628-3773 CELL: 632-6626 FAX: _____

APPLICANT: Jared Nielson
(If different than owner)

MAILING ADDRESS: 399 N. Main Ste 270 Logan, Ut 84321

PHONE: 435-753-3131 CELL: 435-752-3116 FAX: 435-752-3116

CONTACT PERSON/REPRESENTATIVE: Rob Reid - Rosenberg Assoc.
(If different than owner)

MAILING ADDRESS: 352 E. Riverside Dr Ste A2 St. George, Ut 84790

PHONE: 673-8586 CELL: 680-7343 FAX: 673-8397

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 1990 E RIVERSIDE DRIVE

ASSESSOR'S PARCEL NUMBER(S): 32.02 ac. SG-5-2-28-310 (R-1-10 LDR) 6.84 ac. SG-5-2-28-3102 (R-3 HDR)

ZONING: R-1-10 R-3 GENERAL PLAN: _____

LEGAL DESCRIPTION: (Attach separate sheet if necessary) (SEE ATTACHED)
Lot / Plat

EXISTING USE: undeveloped
Use of property and/or Buildings

PROPOSED USE: MULTI FAMILY RESIDENTIAL
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		
✓			**1-19%**:	See the underlying zone.
✓			**20-29%**:	2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
✓			**30-39%**:	1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
✓			**40% +**:	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

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. ONE PHASE DONE AT SAME TIME

Drainage

✓			A drainage control plan (study) has been prepared by a licensed Civil Engineer.

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.

Submitted by

ROB REID ; [signature] MARCH 25, 2015

(Print Name) (Signature) (Date)