

# **Planning Requirements**

## **19.021DP**

### **Development Plan – 1320 E Shoshone Avenue**

1. Any work done within the City Right of Way will require review and approval as well as a cut permit from the City Engineer.
2. All utilities will be required to be permitted by the City Engineering Division.
3. The sanitary sewer main will require a separate easement document to be filed with the county clerk if the City is to take over the maintenance and ownership of the Sanitary Sewer Main.
4. Any signage on the building or monument/pole signs will require a separate permit.
5. Water and Sewer Tap Fees and Electrical Capital Contribution Fees are required.
6. A Waste Water Application is required to be submitted prior to issuing a zoning report.
7. All required engineering reports will be required to be submitted prior to issuing a zoning report.
8. An updated landscape plan meeting the requirements as set forth by the Landscape Ordinance shall be provided to City Staff prior to the issuing any zoning permits. The approved landscape plan shall be installed and maintained in accordance with Section 14 of the City's Zoning Ordinance.
9. The applicant shall work with the City Electrical Division to obtain any necessary easements prior to the Certificate of Occupancy being issued. All requirements of the Electrical Division shall be met.
10. The proposed fuel island shall be installed underground as per the zoning regulations for I-1, Light Industrial District or shall gain a variance through the Board of Adjustment and the requirement of the Board of Adjustment.
11. The final, signed, original mylar of the Development Plan shall be submitted to the City Planning Division for recording with the Campbell County Clerk. The applicant is responsible for the County recording fee.