

Ephraim City

LAND USE PERMIT APPLICATION

Instructions for New Construction

This application is the first step to obtaining a building permit. A building permit may be obtained by following the steps below:

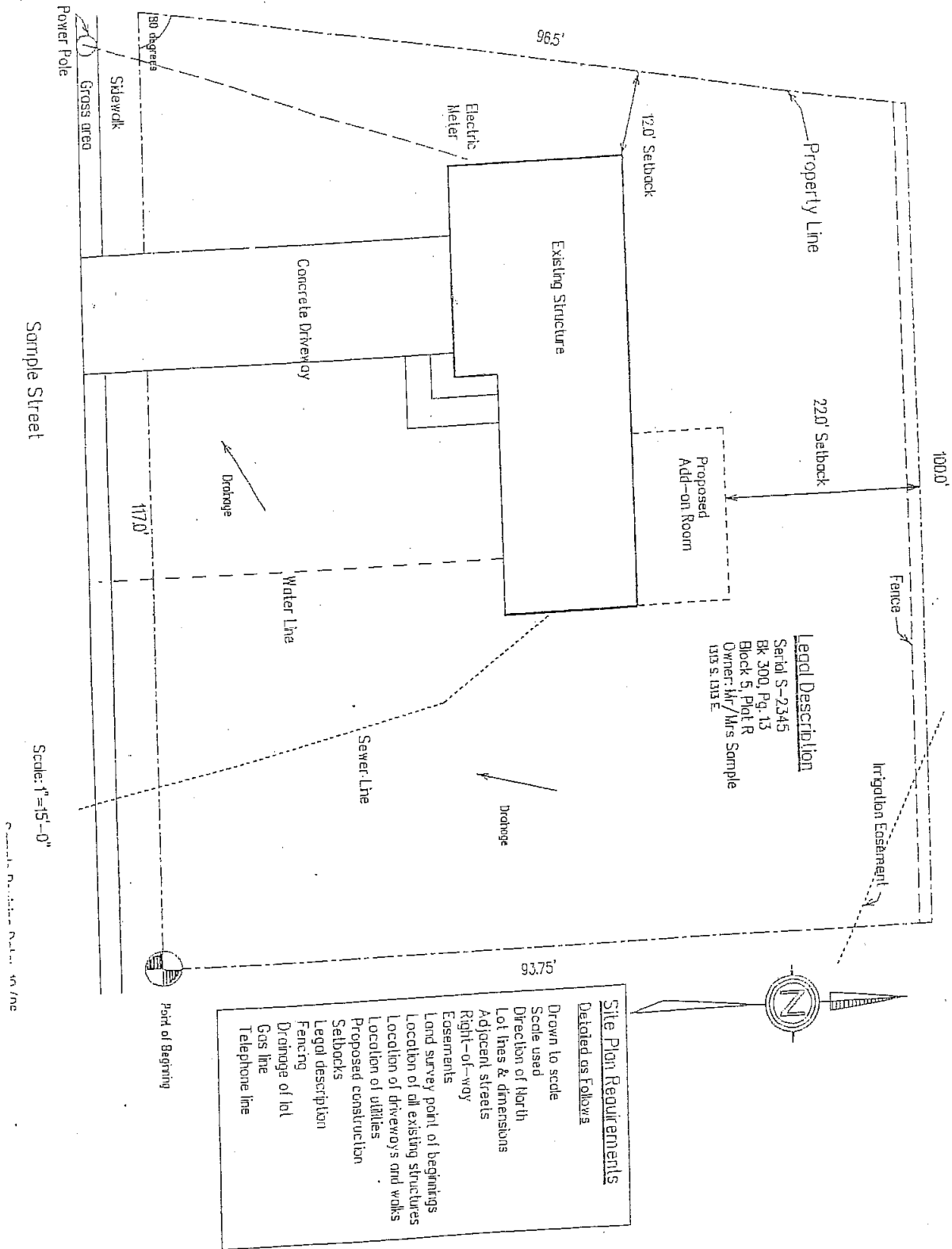
1. Submit the complete application along with the other submittal requirements to the City Office.
2. Allow up to 10 business days for departmental review of the Land Use permit application and for assessment of appropriate fees. For commercial and multifamily residential developments, please allow up to 30 business days for review.
3. A site inspection of the setbacks must be completed by the City before the Land Use Permit may be issued. The proposed footprint of the building on the ground must be either shown with paint or stakes before calling the City for a setback inspection.
4. After the review is completed and upon receipt of payment in full for all required City fees, the Land Use Permit may be issued to the applicant, based on appropriate conditions of approval.
5. The applicant then obtains a building permit application from the County Building Inspector's Office located in the County Building located at 160 North Main in Manti. Their phone number is (435) 835-2113. A building permit will not be issued by the County Building Inspector until a Land Use permit has been issued from the City.
6. Once the building permit has been issued, the applicant may proceed with the construction of the building.

Construction Notes:

- The applicant is strongly advised to verify sewer depth before establishing final elevations for the building. Ephraim City shall not be liable for depths of sewer mains
- When necessary, Ephraim City will connect the water service at the main water line and stub it to the property with a water meter, after which the applicant will be billed for the actual cost of the connection. Sewer connections will be completed by the applicant's private contractor, with a City inspection required for connection to the main sewer line.
- Under the current City Ordinances, you may dig a hole for the basement and/or footings, but you may not begin to pour any concrete until after a building permit has been issued. **NO EXCEPTIONS!** Violators may be cited and will be shut down until a building permit has been appropriately issued. (If you decide to dig a hole before a permit is issued, be sure that necessary setbacks are followed for the placement of the building or you will be required to correct the layout).

For other questions, please contact the Ephraim City Planning Dept. at (435)-283-4631

Site Plan Example



Legal Description
 Serial S-2345
 Bk 300, Pg. 13
 Block 5, Plat R
 Owner: Mr/Mrs Sample
 1319 S. 1319 E.

- Site Plan Requirements**
 Dated as follows:
- Drawn to scale
 - Scale used
 - Direction of North
 - Lot lines & dimensions
 - Adjacent streets
 - Right-of-way
 - Easements
 - Land survey point of beginnings
 - Location of all existing structures
 - Location of driveways and walks
 - Location of utilities
 - Proposed construction
 - Setbacks
 - Legal description
 - Fencing
 - Drainage of lot
 - Gas line
 - Telephone line

Scale: 1" = 15'-0"

Point of Beginning