



PLEASANT VIEW CITY APPLICATION FOR SUBDIVISION PRELIMINARY PLAT

SUBDIVISION
NAME: _____ LOCATION: _____

ACREAGE: _____ NUMBER OF LOTS _____ ZONE: _____

PARCEL ID NUMBERS: _____

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

APPLICANT/RESPONSIBLE PARTY:

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

(If different)

BILLING ACCOUNT CONTACT: _____ EMAIL: _____

ADDRESS: _____ PHONE: _____

SURVEYOR:

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

ENGINEER:

NAME: _____ PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

The information on this form is true and accurate to the best of my knowledge. **I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

Application will not be accepted unless all appropriate documents are attached. See check list documents required.

Signature of Applicant/Agent

Signature of City Rep.

For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

Deposit for Engineering:	\$300.00 per lot	#Lots _____	Date Paid _____	Amt. _____
Preliminary Subdivision Fee:	\$150.00		Date Paid _____	Amt. _____
Per Lot Fee:	\$25.00	#Lots _____	Date Paid _____	Amt. _____
Noticing Fee:	\$200.00		Date Paid _____	Amt. _____
Accounts Receivable Deposit	\$8,000.00		Date Paid _____	Amt. _____

Form Date: September 30, 2020

Total Paid _____

Preliminary Subdivision Application Checklist

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

THIS IS A BASIC LIST ONLY

SEE CITY ORDINANCES FOR COMPLETE REQUIREMENTS IN CODE 17.06.020

- _____ Initial **Application:** completed; including names and addresses of applicant, surveyor, engineer, owner(s), affidavit of owners and applicant; all signed and notarized.
- _____ Initial **Large Plans:** Three (3) copies of plans that are 22 by 36 including a plat map
- _____ Initial **Small Plans:** One (1) that is to 11 by 17 to scale including a plat map
- _____ Initial **Digital Plans:** version on the plans and plat map in a format acceptable to the City, send it to jhunt@pleasantviewcity.com. *If too large please send by a dropbox.*
- Plans consist of
 - Plan map(s) (plat) of the project that includes a north point, scale and date; a vicinity plan; contours; boundary lines of the proposed project; proposed utilities; location and dimensions of all existing or platted streets; important features such as rail lines, water bodies or courses, wetlands, exceptional topography, and buildings within and immediately adjacent to the project; all existing utilities within or adjacent to the project (with sizes); locations and dimensions of all proposed streets, easements, lots, open spaces and other features, with appropriate labeling.
 - Vicinity plans must include a representation of the proposed development with blocks and streets and their relationship to existing streets and utilities; all existing streets, public facilities such as schools or parks, and any commercial or industrial areas within one mile of the project area; all undeveloped areas within the general area of the proposed development and proposed future street systems for that area.
 - Contours shall have no greater than ten foot intervals. The plan shall include or have attached a slope calculation per city ordinances. If over the maximum of 15%, additional plans and information are required (see city for specifics).
 - Construction documents
- _____ Initial **Statement:** the applicant's intention and plans for the project.
- _____ Initial **Adequate Facilities Application:** Evidence of availability of necessary services (utilities).
- _____ Initial **Will Serve Letters** – *related with specific phase and number of lots on letters.*
- Pineview
 - Central Weber Sewer District
 - Bona Vista - *if applicable*
 - Rocky Mountain Power
 - Dominion Energy
 - Cable
- _____ Initial **UDOT Approval:** If road access is from state highway (2700 North or Highway 89), proof of preliminary access permit application to UDOT.
- _____ Initial **Stamped envelopes:** within 500ft of the radius of the property that is going to be developed. *Noticing fee is for newspaper fees and website fees.*
- _____ Initial **Payment of fees** – *Deposit for Engineering: Deposit will be held until after guarantee period and final has been approved. After approval this amount could be refunded. Noticing Fee: Fee for newspaper and website noticing. Accounts Receivable deposit: Deposit will need to be maintained at \$1,000.00 or more to go toward any charges that may arise for the subdivision. For example: engineers, attorneys, further noticing etc. Stated in section 17.02.100 of the subdivision ordinance.*

Affidavit

Property Owner

I (we) _____ (please print)
certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the
statements, drawings, and other exhibits contained herein are in all respects true and correct to the best
of my(our) knowledge.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)

Notary Seal

Agent Authorization

I(we) _____ (please print), the
owner(s) of the real property identified in this application, do authorize as my (our) agents(s)
_____ (please print) to represent me(us)
and appear on my(our) behalf before any administrative or legislative body concerning this application
and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)

Notary Seal

Preliminary Subdivision Application Review and Approval process

1. Preliminary Subdivision Application filed with City Planner. The City Planner determines application completeness.
 - a. Complete Application:
 - i. Application filled out in full along with the affidavit (*Original signatures*)
 - ii. Plans both brought in along with electronic file sent to jhunt@pleasantviewcity.com
 - iii. Letter of Intent
 - iv. Will Serve Letters/Permits from all appropriate entities.
 - v. Stamped Envelopes
 - vi. Fees Paid
2. Development Review Committee (DRC) provides preliminary technical review of Preliminary Subdivision Application for Compliance with all applicable ordinances, standards, requirements, and the General Plan.
3. Once the plans have been revised to meet any requirements of the DRC, the City Planner schedules a meeting with the Planning Commission and provides notices as required. The approval must be given a minimum of 14 days before the next Planning Commission meeting to be on the agenda. *By using the envelopes the applicant has provided along with application.*
4. The Planning Commissions conducts a public hearing and considers the Preliminary Subdivision Application and all information received. By motion, the Planning Commission recommends approval, approval with conditions, or denial of the Preliminary Subdivision.
5. Once the plans have been revised to meet any requirements of the Planning Commission, as reviewed by the DRC, the City Planner schedules a meeting with the City Council. The approval must be given a minimum of 14 days before the next City Council meeting to be on the agenda.
6. The City Council considers the Planning Commission recommendation and Preliminary Subdivision Application. The City Council shall approve, approve with conditions, or deny the Preliminary Subdivision Application.



Pleasant View City - 520 W Elberta Dr - Pleasant View, UT 84414 - (801) 782-8529

Adequacy Determination Application (REV. Feb 2017)

Applicant/Representative's Name:		
Applicant Company Name (if applicable): <i>Check box if this address is to be used for refund</i> [<input type="checkbox"/>]		
Applicant's Address :		
Phone:	Cell:	Email:
Property Owner's Name:		
Company Name (if applicable): <i>Check box if this address is to be used for refund</i> [<input type="checkbox"/>]		
Owner's Address:		
Phone:	Cell:	Email:
PROJECT LOCATION:		
TIN:	Acreage:	
Current Zoning:	Proposed Zoning (if applicable):	
Culinary Water Service Provider, if known:		
PROJECT INFORMATION Fill out the applicable project information below. Use additional pages and provide any necessary documentation to demonstrate full compliance with City Code Section 18.70		
Check the box that most closely describes the Project Type: [<input type="checkbox"/>] Residential [<input type="checkbox"/>] Non-Residential [<input type="checkbox"/>] Both (Mixed-Use)		
IF RESIDENTIAL and BOTH (MIXED-USE): Anticipated density: _____ Number of Units: _____		
Type of Units: _____ Average SF of Unit: _____		
IF NON-RESIDENTIAL and BOTH (MIXED-USE): Describe what type of development or use is anticipated (use separate sheet, if necessary): _____ _____		
Anticipated square footage of development: _____		
Projected peak water demand for development: _____		
Projected number of trips per day: _____		
ANY OTHER PERTINENT INFORMATION FOR CONSIDERATION: _____ _____		



Pleasant View City - 520 W Elberta Dr - Pleasant View, UT 84414 - (801) 782-8529

Adequacy Determination Application (REV. Feb 2017)

*Additional information may be required upon review of initial submittal. The City will contact the applicant via email with written comments of what is needed to continue processing of application. City relies on applicant to submit in a timely manner to continue processing. When the application is deemed technically complete it will then be scheduled for the next available City Council meeting. Please allow 6 to 8 week for full processing.

**Any monies in the initial deposit that are not used in the course of review of the application will be refunded to the individual marked above. Refunds will be processed upon complete processing of application, which may be 6 to 8 weeks after adopted determination.

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application as stated in City Code 18.60.045.** Furthermore, I understand that the submittal of this application is not a guarantee of the City granting or approving the request.

Signature of Applicant/Representative

Signature of Property Owner

For City Use

Date Submitted:	Received By:
\$1500.00 DEPOSIT DUE AT TIME OF APPLICATION	
Routed to:	File No.

DATE		Amount
	INITIAL DEPOSIT	\$1500.00
	Engineering Invoice	-\$
	Engineering Invoice	-\$
	REFUND or AMOUNT DUE (Sent by:)	

