WEST VALLEY CITY
Planning & Zoning

PLANNED UNIT DEVELOPMENT APPLICATION - PRELIMINARY PLAT

For property located at:

_____

Fees: $200 + $50 per unit
Impact fees to be paid at time of issuance of building permit.

Date _____ Application # _____
(Staff Use)

Project Name _____ Number of units _____

Property Owner* _____ Phone _____

Mailing Address _____

Developer/Agent _____

Office Phone _____ Cell Phone _____

Mailing Address _____

E-mail Address _____

Parcel (sidwell) # _____

Total Area - Acres or Square Feet:_____ Zone Designation _____

Plans must be submitted electronically. Consult staff on how to submit plans.

Plan Submittal Checklist:
-Preliminary Plat prepared according to checklist at the end of this application -Site Plan -Preliminary Landscape Plan -Floor Plans and Building Elevations -Amenity Plans -Entry Feature Details -Lighting Plan

- What is the percentage of land being covered by buildings? _____
- What is the percentage of land being utilized as opend green space? _____
- What is the percentage being hard surfaced? _____
- What is the estimated development schedule? _____
- Number of bedrooms? One ____ Two ____ Three ____ Other ____

*Property owner must sign application (see next page)

A F F I D A V I T

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

I (we),_____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this_____day of _____, 20___ .

_____
(Notary)

Residing in Salt Lake County, Utah

My commission expires: _____

AGENT AUTHORIZATION

I (we),_____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s)_____to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

_____
(Property Owner)

Dated this_____day of_____, 20_____, personally appeared before me_____ , the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

_____
(Notary)

Residing in Salt Lake County, Utah

My commission expires: _____

WEST VALLEY CITY
Public Works - Engineering

PRELIMINARY PLAT
Checklist

Carefully follow the Checklist below and **initial each item** as being completed or put N/A if waived by staff or not applicable to approval process. Incomplete Applications will not be accepted for review. The West Valley City Engineering Standards can be found online on our website: https://www.wvc-ut.gov/20/Engineering

1. _____ A vicinity sketch at a scale of 1000 feet or more to the inch. The vicinity sketch shall show the street and tract lines and names and numbers of all existing subdivisions, and the outline of parcels of land adjacent to the proposed subdivision.
2. _____ The date, North point, written and graphic scales (North to top or right of sheet).
3. _____ A legal description to define the location and boundaries of the proposed subdivision.
4. _____ The location, names and existing widths of adjacent streets within 200 feet of the proposed subdivision.
5. _____ The contours, at one-foot intervals, for predominant ground slopes within the subdivision between level and five percent, and two-foot contours for predominant ground slopes within the subdivision over five percent. Such contours shall be based on Salt Lake County datum. The closest City or County survey monument shall be used, and its elevation called out on the map. Survey monument information shall be obtained from the Salt Lake County Surveyor.
6. _____ The boundaries of areas subject to flooding or storm water overflow and the location, width and direction of flow of all watercourses, including all existing and proposed irrigation and natural runoff channels and courses.
7. _____ The locations, proposed names, widths and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements.
8. _____ Street names to be approved by the Salt Lake County Addressing Division. Approval Letter required prior to final plat submittal.
9. _____ The dimensions and locations of all existing or proposed dedications, easements and deed restrictions. These shall include easements for drainage, sewerage and public utilities.
10. _____ The name of the subdivision. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the City or in the incorporated and unincorporated area of Salt Lake County.
11. _____ Layout of all lots, including the average and minimum lot size, lot divisions, building setback lines and consecutive numbering.
12. _____ The name and address of the subdivider and his or her agent, if applicable.
13. _____ The name and address of the person, firm or organization preparing the preliminary plat.
14. _____ The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land.
15. _____ The location of all isolated trees worthy of preservation with a trunk diameter of four inches or greater, within the boundaries of the subdivision, and the outlines of groves or orchards.
16. _____ The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale.
17. _____ A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future.
18. _____ Location and dimensions of proposed sites to be dedicated or reserved for open space or recreational use.
19. _____ Any proposed lands to be reserved in private ownership for community use.

20. _____ The boundaries of phases, along with the estimated construction schedule for each phase.
21. _____ The words “Preliminary Plat - Not to be Recorded” shall be shown on the plat

CERTIFICATION

I (we) certify under penalty of perjury that this submittal and all information submitted as a part of this submittal is true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this submittal be incorrect or untrue, I (we) understand that West Valley City may rescind any approval or take any other legal or appropriate action. I (we) also acknowledge that I (we) have reviewed the applicable sections of the West Valley City Development Code and Engineering Standards that items and checklists contained in this submittal are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I (we) also agree to allow the Staff, appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant’s Signature _____Title _____ Date _____

Applicant’s Signature _____Title _____ Date _____