



PUD – CUP Concept Plan Application

Fee \$300.00

Property information and location
(All lines applicable to this site must be filled in)

Section _____ Township _____ Range _____

Parcel # _____

Property owner: _____

Owners address: _____

You MUST include a parcel map obtained from the Tooele County Recorder's Office with this application!

Applicant(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

PUD #: _____ Fee \$ 300.00 Receipt #: _____

Date Application Submitted: _____

Pre-Application Conference Date: _____

Is this an amendment?

Yes

No

Agent for the Property Owner(s) Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

Surveyor Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

An applicant(s) shall participate in a pre-application conference. The purpose of the pre-application conference is to enable the applicant to present the concept and to discuss the procedures and standards for the PUD. The conference is intended to facilitate the filing and consideration of a complete application.

Name of PUD: _____

Concept plan requirements

The concept plan shall show:

- 1) Schematic drawings at a scale of not smaller than 100 feet to the inch;
- 2) Structures located within 85 feet of the site exclusive of intervening streets and alleys;
- 3) General location of vehicular and pedestrian circulation;
- 4) Parking;
- 5) Public and private open space;
- 6) Residential, commercial, industrial, and other land uses;
- 7) Narrative summary of the proposal and a description of adjacent land uses and neighborhood characteristics;
- 8) An original 24"x 36" copy of the concept plan;
- 9) Eight (8), 8.5"x 11" copies of the concept plan for distribution to each planning commission member; and
- 10) Signature block for the chair planning commission member

The concept plan shall also include a tabulation of the following:

- 1) Total number of dwelling units and rooming units proposed, by type of structure and number of bedrooms;
- 2) Total square feet of building floor area proposed for commercial uses, recreation and accessory uses and industrial uses, by general type of use;
- 3) Proposed number of off-street parking and loading spaces for each proposed type of land use;
- 4) Total land area, expressed in square feet and as a percent of the total development area, proposed to be devoted to residential uses, by type of structure; commercial uses; industrial uses; other land uses; public and private open space; streets, sidewalks, trails and paths; and off-street parking and loading area; and
- 5) Total project density or intensity of use

Upon review, the planning commission shall approve the concept plan, approve the concept plan subject to modifications or conditions, or deny the concept plan. If the Planning Commission denies the application for the concept plan, it shall refer it through the zoning administrator to the applicant for consideration of specific matters necessary to be resolved before approval may be granted.

The applicant shall have 14 days following the receipt of the zoning administrator's notice within which to correct the deficiencies identified. If the applicant fails to correct the deficiencies within the 14 day period, unless extended by the planning commission, the concept plan shall automatically expire and be rendered void.

If the Planning Commission approves the concept plan, with or without modifications or conditions, it shall adopt a motion establishing the land uses and density for the proposed planned unit development and authorizing the applicant to submit an application for a preliminary plan consistent with the approved concept plan.

In submitting an application for preliminary plan approval, the applicant shall be bound by the approved concept plan with respect to each such element. Subject to an extension of time granted by the planning commission, unless a preliminary plan covering the area designated in the concept plan has been filed within one year from the date the planning commission grants concept plan approval, the planning commission's approval of the concept plan shall automatically expire and be rendered void.

Each development shall be actively pursued to completion. Any application that exceeds the stated one (1) year time limit will be deemed null and void and all vested rights are waived by the developer for that development. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the concept stage.

The application for concept plan approval of a planned unit development shall be submitted to the department of engineering. When staff determines that the application is complete, the application shall be placed on the planning commission agenda. The applicant or authorized representative may obtain extensions by petitioning the planning commission. The planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

I, the above-named Applicant, do hereby understand the foregoing stipulations.

Signature: _____

AFFIDAVIT

AGENT AUTHORIZATION

I (we), _____
the owner(s) of the real property located as follows,
_____, and
further 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 County
considering this application and to act in all respects as our agent in matters pertaining to the attached
application.

(Property Owner)

(Property Owner)

(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: _____ Tooele County, Utah

My commission expires: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

)s

COUNTY OF TOOELE)

I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located as follows, _____, and further 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. I also acknowledge that I have received written instruction regarding the process for which I am applying and the Tooele County Department of Engineering staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me:

the signer(s) of the above who duly acknowledged to me that they executed the same.

(Notary)

Residing in: _____ Tooele County, Utah

My commission expires: _____