



PUD – CUP Preliminary 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 completed? Yes No

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: _____

Engineer/Planner Information

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

Architect/Landscape Architect Information

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

Name of PUD: _____

The application for preliminary 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.

Preliminary Plan Requirements:

A preliminary plan application shall include a complete application and the following:

- 1) an original 24"x 36" copy of the preliminary plan;
- 2) eight (8) 8.5"x 11" copies of the preliminary plan for distribution to each planning commission member; signature block for the chair of the planning commission;
- 3) current zoning classification, zoning district boundaries, and present use of the subject property;
- 4) a vicinity map with north point, scale and date, indicating the zoning classifications and current uses of
- 5) a preliminary plan at a scale of 50 feet to the inch or larger, unless otherwise approved by the zoning administrator, setting forth at least the following, unless waived by the zoning administrator:
 - a. the location, dimensions, and total area of the site;
 - b. the location, dimensions, floor area, type of construction;
 - c. use of each proposed building or structure;
 - d. the number, size, and type of dwelling units in each building and overall dwelling unit density;
 - e. the proposed treatment of open spaces and the exterior surfaces of all structures, with sketches of proposed landscaping and structures, including typical elevations;
 - f. architectural graphics, if requested by the zoning administrator including typical floor plans and elevations, profiles and cross-sections;
 - g. the number, location, and dimensions of parking spaces;
 - h. loading docks, with means of ingress and egress;
 - i. the proposed traffic circulation pattern within the area of the development, including the location and description of public improvements to be installed, including any streets and access easements;
 - j. a traffic impact analysis;
 - k. the location and purpose of any existing or proposed dedication of easement;
 - l. the general drainage plan for the development tract;
 - m. the location and dimensions of adjacent properties, abutting public rights-of-way and easements, and utilities serving the site;
 - n. significant topographical or physical features of the site, including existing trees;
 - o. soils and subsurface conditions;
 - p. the location and proposed treatment of any historical structure or other historical design element or feature;
 - q. one (1) copy of the preliminary plan colored or shaded but un-mounted for legibility and presentation at public meetings;
 - r. proposed planned unit development includes provisions for common open space or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by any entity other than a government authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted;
 - s. copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned unit development;
 - t. when the planned unit development is to be constructed in stages or phases, a schedule for the development of such stages or phases shall be submitted stating the approximate beginning and completion time for each state or phase. When a development provided for common open space, the total area of the common open space provided at any stage of

development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire development as the stages or phases completed or under development bear to the entire development;

- u. a statement showing the relationship of the proposed planned unit development to any adopted general plan of the county;
- v. a written statement addressing each of the standards set forth in Section 7-5, and such additional standards, if any, as may be applicable under the specific provisions of this ordinance. The statement shall explain specifically how the proposed planned unit development relates to and meets each such standard; and
- w. a statement showing why the proposed planned unit development is compatible with other property in the neighborhood.

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 design stage 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 design plan approval shall be valid for a period of not more than one year. 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: _____