

REC. PACKET
8-25-16
ML

Chris

From: noreply@civicplus.com
Sent: Monday, August 22, 2016 1:59 PM
To: chris@tc-eng.com
Subject: Online Form Submittal: Minor Subdivision Application

Minor Subdivision Application

Fees

The calculated fee for this application is \$600 required before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required fees/deposits by mail, or hand deliver to the Kanab City Office.

Subdivision Name	Amended Lot 707 of Kanab Creek Ranchos No 7
Property Location	2001 Hopi Drive, Kanab, UT 84741
Applicant Information or Authorized Agent	
First Name	Andy
Last Name	Gant
Address1	939 W Willow Dr
Phone	Field not completed.
City	Kanab
State	Utah
Zip	84741
Description or Summary of What the Applicant is Requesting	Split existing Lot 707 into two lots (lot 707 and lot 707B)
Total Lots (Max 9)	2
Parcel ID	K-134-707

CORRECTED BY EMAIL
2011 S. HOPI DR
ML
8-25-16

An applicant may subdivide property into less than 10 lots as a minor subdivision, provided that all proposed lots or parcels front a dedicated public street, comply with the applicable zone standards, and are approved through the process as outlined in the Subdivision Ordinance.

Four (4) 24" x 36" size copy and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat shall also include:

-The proposed subdivision name. -The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided. -The boundary dimensions and legal description of the subdivision and each lot within 0.010' with the point of beginning clearly labeled. -A minimum scale of 1"=50'. -Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes. -A north arrow facing the top of right margin. -The latest date on each sheet. -The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale. -A legend of symbols. -All survey monuments. -The streets indicating numbers and/or names and lots numbered consecutively. -The location, width, center-line bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements. -The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines.

Also including the approval signature blocks for:

-Owner's dedication and acknowledgement. -Surveyor's stamped certificate with subdivision boundary legal description. -City Surveyor's approval. -City Engineer's approval. -City Attorney's approval. -Director of Public Works approval. -Planning Commission acceptance. -City Council approval. -City Recorder's certificate.

Utility Service Commitment Letters

A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building permit. Include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

Initial Application Requested Items

Attach any additional items that may be requested by the Development Committee during the initial application process.

Title Report

Title Report prepared within the previous 30 days.

Kanab City Engineer Review and Approval

This application is not considered complete until all required documents are submitted to the Kanab City Manager for review and approval by the Kanab City Engineer. Typically two weeks is required for this process. The Kanab City Engineer will provide a letter stating that either the application is complete and approves the application or the Kanab City Engineer will indicate in a letter format any missing or incomplete information which is required before approval will be granted. Refer to the Kanab City Subdivision Ordinance and the Kanab General Plan for additional information.

Email

chris@tc-eng.com

Property Owner's Signature

Sign & Date

Andy Gant 08-22-2016

From: [Lorie](#)
To: zoning@kanab.net
Subject: Address change to Subdivision Application
Date: Friday, August 26, 2016 2:12:22 PM

Hello Mike,

Will you please change the address on the Subdivision application to 2011 S. Hopi Dr. for me. Thank you!

Thank you,

Lorie B. Hunt

Office Manager - Administrative Assistant

Iron Rock Engineering
dba TC Engineering
P.O. Box 55
460 E. 300 S.
Kanab, UT 84741
[435-644-2031](tel:435-644-2031) Office
[435-689-0633](tel:435-689-0633) Cell
[435-644-2969](tel:435-644-2969) Fax

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that, to the extent this communication (or any attachment) addresses any tax matter, it was not written to be (and may not be) relied upon to (i) avoid tax-related penalties under the Internal Revenue Code, or (ii) promote, market or recommend to another party any transaction or matter addressed herein (or in any such attachment). For [additional information](#) regarding this disclosure please visit our web site.

CONFIDENTIALITY NOTICE: The information contained in this message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read it. Please immediately reply to the sender that you have received the message in error. Then delete it. Thank you.