



PAYSON CITY – Development Services
 439 W Utah Avenue, Payson UT 84651
 Phone: 801-465-5204 www.paysonutah.org



SUBDIVISION – PRELIMINARY PLAN (cream) Development Review Committee Submittal Form

For Office Use Only		Base Fee \$500+ \$50 per lot/unit
Application # <u>2021-002</u>	PC Public Hearing Date _____	<u>29</u> lots/units x \$50 <u>1450</u>
Application Date <u>1/21/21</u>	CC Meeting Date _____	TOTAL (15-1) <u>1950</u>
Approval Date _____	Denial Date _____	Minor Subdivision (3 lots or less) Preliminary fee (includes final)

Proposed Project Name: Black Hawk Estates
 Project Location: 1130 West 1600 South Payson, UT 84651
☒ Subdivision ☐ PRD ☐ Multi-Family ☐ Minor Subdivision
 Utah County Parcel No(s): [30:067:0043], 30:067:0035, 30:067:0036 Total Acreage: 11 Acres
 General Description of Project: 29 Lots 1/4 Acre in size.

Property Owner Name: Martin Larson
 Address: 165 E 800 N Genola UT 84655
 Telephone: (801) 319-3740 Email: MartyLarsen@gmail.com

Property Owner Signature: Martin Larson Date: 1/14/2021

Authorized Representative Contact Information: (Per the owner's signature and by indicating an authorized representative, all communication from the city regarding the project will be directed to the authorized representative.)

Name: Martin Larson
 Company Name: Spring Lake Investments LLC
 Address: 165 E 800 N Genola UT 84655
 Telephone: (801) 319-3740 Email: MartyLarsen@gmail.com

SUBMITTAL CHECKLIST (applicant – please ensure all items are included in this submittal)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1. Cover (Title) Sheet <input checked="" type="checkbox"/> 2. Preliminary Plan <input checked="" type="checkbox"/> 3. Utility Plan - culinary, secondary water, sewer, storm drain details <input checked="" type="checkbox"/> 4. Drainage Plan <input checked="" type="checkbox"/> 5. Grading Plan <input checked="" type="checkbox"/> 6. Phasing Plan <input checked="" type="checkbox"/> 7. Public Safety Plan <input checked="" type="checkbox"/> 8. Drainage Report | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 9. Geotechnical Report <input checked="" type="checkbox"/> 10. Title Report <input checked="" type="checkbox"/> 11. General Notes <input checked="" type="checkbox"/> 12. Electrical Layout and Load Form <input checked="" type="checkbox"/> 13. Site Details (aside from APWA) <input checked="" type="checkbox"/> 14. Subdivision Utility Notification Form <input checked="" type="checkbox"/> 15. List of names and addresses of property owners within five hundred (500) feet as shown on the County Assessor's tax files, together with one stamped, addressed envelopes for each such owner. |
|---|---|

Items required based upon site location:

- | | |
|--|--|
| <input type="checkbox"/> 1. Traffic Impact Study | <input type="checkbox"/> 6. Sensitive Lands (additional sheet) |
| <input type="checkbox"/> 2. ALTA Equivalent Survey | <input type="checkbox"/> 7. Plan and Profile City Public utilities |
| <input type="checkbox"/> 3. Erosion control plan | <input type="checkbox"/> 8. Adequate Public Facilities Report |
| <input type="checkbox"/> 4. Other Jurisdiction Permit (UDOT) including details | <input type="checkbox"/> 9. Open Space and Landscaping Plan (PRD and Multi-Family) |
| <input type="checkbox"/> 5. Plan and Profile Public Roadway Improvements | <input type="checkbox"/> 10. Letter of Condominium Status (if applicable) |

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Signature Authorized Agent/Owner (if no agent):



Date: 1/4/2021

SUBMITTAL REQUIREMENTS

Submit to: Development Services, 439 W Utah Avenue, Payson, UT

Submit both paper and electronic:

1. **Paper** submittal:
 - a. Plan sets - one (1) sized 24" x 36" and one (1) sized 11" x 17"
 - b. All reports and other documentation - One (1) set sized 8.5" x 11"
2. **Electronic** submittal on **CD or Drive**:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2014 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) and other documentation each in a separate pdf.

Submit Fee: (per calculation) (Payable to Payson City)

NOTE:

1. Applications will not be accepted without ALL the required submittal materials. The city will not hold partial submittals.
2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the city of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

ADDITIONAL INFORMATION (Links)

Payson City Code - <https://paysonutah.org/government-transparency/transparency/city-code>

Title 19, Zoning Ordinance and Appendix A

Title 14, Fire Protection

Title 20, Subdivision

Title 21, Sensitive Lands

Payson City Planning and Zoning - <https://paysonutah.org/departments/development-services/planning-and-zoning>

Payson City Engineering - Development Guidelines - <https://paysonutah.org/departments/development-services/engineering>

Utah MUTCD - <https://www.udot.utah.gov/main/f?p=100:pg:0:::1:T,V:4072>,