



**RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY
APPLICATION**

Office Use Only	
Date Received	_____
Fee Paid	_____

Proposed Project Name _____

Property Address _____

Applicant Name _____

Applicant Address _____

Applicant Email _____ Phone _____

The following items MUST be included with this application, or it will not be accepted for review:

*Applicant
Review*

*City Staff
Review*

- | | |
|---|-------|
| _____ An electronic copy of the all required documents | _____ |
| _____ A certified title report, dated not more than 30 days prior to the date of the subdivision application, demonstrating that title to the land is free from encumbrances | _____ |
| _____ Application Fees paid | _____ |
| _____ A certified title report, dated not more than 30 days prior to the date of the subdivision application, demonstrating that title to the land is free from encumbrances. | _____ |

Zoning/Density Verification:

- | | |
|---|-------|
| _____ Is the property on the R-PUD Application Map? Y N | _____ |
| _____ Property Zoning _____ | _____ |
| _____ Property Size _____ | _____ |
| _____ Do all lots on the preliminary plat meet the minimum density? Y N | _____ |
| _____ Net Developable Acres: _____ | _____ |
| _____ Acres of Open Space and list of amenities and improvements | _____ |
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Documents required by Ordinance:

- _____ A vicinity map showing the approximate location of the subject parcel in relation to other major areas of the city. _____
- _____ A general description of the proposed development, together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project. _____
- _____ Sufficient detail to indicate how the proposed development complies with the development standards for residential and nonresidential uses according to Nibley City Code and Design Standards. _____
- _____ A description of architectural design standards that will apply to all buildings within the development plan. _____
- _____ A data table showing the total number of lots/units. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project. _____
- _____ Existing physical characteristics of the site including all constrained and sensitive land _____
- _____ Identify how environmental issues, if any, will be protected or mitigated, i.e., wetlands, historical sites, endangered plants and animals. _____
- _____ Conceptual information relating to storm drainage including 100-year 24-hour drainage flows, 10-year 24-hour stormwater flows and proposed storm drainage facilities. _____
- _____ Major street layout that meets Nibley City standards. _____
- _____ A general description of controlling entities and methods such as the use of CC&Rs, Owners Associations, architectural or design review committees or associations proposed to ensure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project. _____
- _____ A list of property owners' names and addresses within three hundred feet (300') of the subject property and stamped and pre-addressed envelopes (return address to be left blank) for all property owners within three hundred feet (300') of the propose development. _____
- _____ A list of land adjacent in the same ownership. _____

Preliminary Maintenance Plan:

A Preliminary Maintenance Plan shall be submitted with the preliminary plat for proposed maintenance of amenities within the development. This plan shall outline the following

- a. The proposed ownership and responsibility for maintenance of the amenities

- b. The proposed use of the amenities’ and how each parcel of amenities meets the standards listed within NCC 19.32
- c. The size of each amenities parcel
- d. The proposed concept plan for landscaping of the amenities.

Posting:

Not less than ten (10) days prior to the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that maybe reasonably read by passersby, the time, date and location of the public hearing. The posting shall not be required prior to the application being accepted. However, the City shall require that, not less than ten (10) days prior to the public hearing, Applicant provides the City with evidence of compliance with this requirement.

Preliminary Plat:

A preliminary plat may be granted at the same time of approval of an R-PUD Overlay Zone. Any Preliminary Plat Application must meet the standards listed within Nibley City Code.

Review:

Once the complete application has been received, along with any and all applicable fees (see attached “Nibley City Fee Schedule”), application will be reviewed by Nibley City staff. They will make comments relative to the plats compliance with City ordinance, standards and specifications. Any comments and reviews findings will be sent to the applicant. **ANY REQUIRED CHANGES MUST BE MADE PRIOR TO THE PLAN APPEARING BEFORE THE NIBLEY PLANNING COMMISSION.**

Once the revised plat has been submitted, the item will be placed on an upcoming agenda for a public hearing and consideration by the Nibley Planning Commission meeting. Planning Commission meetings have a two-week prior application deadline, so be aware that it may be up to 4 weeks before this application is on the agenda.

File the completed application at:

Nibley City
455 West 3200 South
Nibley, UT 84321
(435) 752-0431

Application Cost

Application Fee

\$30 plus any engineering and legal review fee

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and 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.

Property Owner Signature

Date

I certify that I am the record owner of the subject property and I consent to the submittal of this project.

Signature of Owner

Date