



TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org // Website: www.leedstown.org

SUBDIVISION PRELIMINARY PLAN APPLICATION

FILING FEE:
\$250.00+
\$25 PER LOT

Applicant _____ Agent _____

Address _____ Address _____

Phone _____ Phone _____

Name of Proposed Development _____

Location _____

Project Engineer _____ Contact _____

Mailing Address _____

Phone _____ Fax _____ Zoning _____

APPLICANT AFFIDAVIT

I, _____, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

Owner/Agent

Date



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SUBDIVISION APPLICATION AGREEMENT

This agreement is made by and between _____
(Hereinafter "Owner") and the Town of Leeds, a municipal corporation (hereinafter "Town").

Owner hereby acknowledges that he or she has read the Subdivision Ordinance (or that an agent of Owner has), and that he or she understands the provisions of the Subdivision Ordinance and that he or she will fully and completely comply with the provisions and requirements therein contained to the best of his or her ability.

Owner hereby acknowledges that by signing this application he or she understands Utah State Code 10-9-205, Entrance upon Land, in which municipalities may enter upon any land at reasonable times to make examinations and surveys which are pertinent to preparation or enforcement of the land use ordinance.

Owner hereby agrees to hold the Town harmless for any and all liability which may arise as a result of the improvements which are installed until such time as the Town certifies the improvements are complete and accepts the improvements at the end of the warranty period.

In the event the Town is required to employ an attorney to enforce any provisions of this ordinance or defend any action brought by Owner under this ordinance, if the Town prevails, it shall be entitled to any and all reasonable attorney's fees from Owner.

Dated this _____ day of _____, _____.

Developer/Owner

A preliminary plan approval shall remain valid for one (1) year from the date of approval. If a final subdivision plat is not approved within one (1) year, the preliminary plan shall be void unless an extension was granted by the Town Council. A one time extension may be requested by the developer to the Town Council prior to the expiration date.

PUBLIC MEETINGS

Note - All documentation must be submitted to Town Hall no later than three (3) weeks prior to Planning Commission Meeting held the first Wednesday of each month.



SUBDIVISION PRELIMINARY PLAN APPLICATION

CHAPTER 21, SUBDIVISIONS in the LAND USE ORDINANCE

Description

- 21.6.1.7.** A minor subdivision (less than five lots) may be eligible for the streamlined approval process referenced in Section 21.7.1. if the following criteria are met:
 - 21.6.1.7.1.** Town Staff has reviewed the application;
 - 21.6.1.7.2.** A recommendation has been received by the Planning Commission and a Public Hearing is held;
 - 21.6.1.7.3.** The applicant shall provide or guarantee a provision of improvements, such as curb, gutter and sidewalks, on existing streets as are normally required by the Leeds Construction and Design Standards and Specifications;
 - 21.6.1.7.4.** The subdivision has been approved by the Town Council;
 - 21.6.1.7.5.** The subdivision is not traversed by the mapped lines of a proposed street as shown in the General Plan, or in a Town Road Master Plan showing future collector and arterial streets and does not require the dedication of any land for street or other public purposes;
 - 21.6.1.7.6.** If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width and area requirements of the Land Use Ordinance or has been granted a variance from those requirements by the Board of Adjustment;
 - 21.6.1.7.7.** If the lots front a fully improved public street serviced by necessary utilities;
 - 21.6.1.7.8.** If this subdivision is not a continuation of a previous subdivision;
 - 21.6.1.7.9.** If the map is completed by a licensed surveyor and shows the location of existing and required utilities; and
 - 21.6.1.7.10.** If the map meets the Town of Leeds Title Block standards.



Requirements

1. A Plat Map of all lots proposed in the minor subdivision will be submitted to the Planning Commission indicating a Metes and Bounds description of the original parcel and each proposed lot.
2. Plat Map will indicate all existing and proposed easements, if any.
3. All utilities proposed to service lots will be provided to each lot. It will be the responsibility of the subdivider to repair all streets disturbed by trenching and restored to the pre-existing condition.
4. Subdivider shall, upon the sale of each lot obtain a signed and notarized FORM #001 (following page) from each lot purchaser. This form will become a part of any future building permit application pertaining to that lot.

It is understood that this method of subdivision by Metes and Bounds must be approved by the Council of the Town of Leeds. However, the Town of Leeds is not obligated to approve and may require additional improvements to an already existing street to upgrades said street to a subdivision standard if it is not already in that condition.



Planning Commission
Town of Leeds
PO Box 460879
Leeds, UT 84746

IN CONSIDERATION OF the issuance by you of that building permit required by the Town of Leeds code to erect, construct, alter or reconstruct a building or structure, even though the access or other off-site improvements may not wholly conform to specifications prescribed by the Town, I hereby agree to, in the future, ratify and approve the formation of any special improvement district which may be reasonable calculated to bring such access or improvements into conformity with the Town Specifications and requirements. This constitutes a Waiver or my future right to oppose the formation of such special improvements district, and I understand that after the issuance of the aforementioned permit, I will be stopped from opposing the formation of such district.

THE PROPERTY for which I am requesting a permit is located in the County of Washington and described as follows (Attach addendums if needed).

THIS AGREEMENT shall be binding upon my Heirs, Personal Representatives, Assign and Transferees.

Name

Name

Address

SUBSCRIBED AND SWORN before me this _____ day of _____.

Notary

My Commission expires:

Residing at: