



Planning Division (801) 569-5060  
Engineering Department (801) 569-5070  
Building & Safety Division (801) 569-5050  
Fire Marshal (801) 260-7300

City of West Jordan  
8000 South Redwood Road  
West Jordan, Utah 84088

## DEVELOPMENT PLAN INFORMATION

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### GENERAL

The purpose of the attached documents is to provide information necessary to plan for, apply for and submit the necessary information to obtain approval for a Development Plan in the City of West Jordan.

By providing the required information it will enable the timely completion of your project. Not providing the necessary information will require the return of the application and submitted documents to you and will unnecessarily delay progress and final approval.

This document is meant to act as a guide for individual projects and may require additional information be provided, depending upon the nature of the project.

### CONTENTS

The following documents are provided to help you through the process, from application to approval.

- City of West Jordan Application
- Property Owner Affidavit
- Development Plan Process
- Development Plan Checklist

### WHAT IS A COMPLETE APPLICATION

A complete application will include all of the documents listed above, including items listed in the checklists. Partial submittals will not be accepted.

### SUBMITTAL MEETING

A submittal meeting is ***required*** to allow staff to check your application for completeness. Please contact the Planning Office at 801 569-5060 to schedule your submittal meeting.

### GETTING HELP

Once your application has been submitted, a Project Team will be assigned to the project. The Planner is your point of contact and you can contact them for project status inquiries or to the Project Team for information about their various specialties.



## Development Application

8000 South Redwood Road, 2<sup>nd</sup> Floor, South  
801-569-5060

[WJPlanning@westjordan.utah.gov](mailto:WJPlanning@westjordan.utah.gov)

Property:

Sidwell/Parcel #: \_\_\_\_\_ Acreage: \_\_\_\_\_ Lots: \_\_\_\_\_ Zoning: \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

Type of Application:

☐ Concept

☐ Preliminary

☐ Final

☐ Agreement

☐ Site Plan

☐ Temporary Use Permit

☐ Conditional Use Permit

☐ Site Plan Amended

☐ Zone Change

☐ Design Review Committee

☐ Subdivision Major

☐ Planned Community

☐ Development Plan

☐ Subdivision Minor

☐ General Land Use Amendment

☐ Subdivision Amended

☐ Other: \_\_\_\_\_

Applicant: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Consultant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**\*\* Property Owner(s):**

(1) Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

(2) Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**\*\* Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.**

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.

- a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
- b. "Property Owner(s)": Holders of any legal title to the Property.

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.

3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.

5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.

6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.

7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*(Completed Notary Block for Applicant's signature must be attached to this Application form)*

Privacy Notice:

The personal data being collected is included in a public record as defined under Utah Code 63G-2-301 and may be available to the public as provided in Utah Code 63G-2-201. Prior to making a record available to the public, the City of West Jordan redacts private, protected, or controlled information as defined in Utah Code 63G-2-302, 304, and 305. For more information, please contact the City's Data Privacy Officer, Tangee Sloan – tangee.sloan@westjordan.utah.gov

Notary Block for Applicant's Signature

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the undersigned notary public in and for the said state, personally appeared \_\_\_\_\_ [name of person], known or identified to me to be a/the \_\_\_\_\_ [position of responsibility] of \_\_\_\_\_ [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

\_\_\_\_\_  
Notary Public for Utah

# **PROPERTY OWNER AFFIDAVIT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

I, \_\_\_\_\_, being duly sworn, by my signature represent, affirm and attest as follows:

1. Definitions. The following definitions apply in this Affidavit:
  - a. “Application”: Application includes (i) the document entitled *West Jordan City Development Services Application* (“Application Form”), (ii) this Property Owner Affidavit (“Affidavit”) and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application (“Supporting Parties”).
  - b. “Applicant”: The individual and/or entity named as such on the Application Form.
  - c. “Property Owner”: Holder of any legal title to the Property.
  - d. “Property”: That parcel identified as sidwell/parcel# \_\_\_\_\_,  
located at approximately \_\_\_\_\_.  
(approximate street address)

2. Property Owner. To the best of my knowledge (**check one**):

☐ I am the SOLE Property Owner.

-Or-

☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

(include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated \_\_\_\_\_,  
submitted to the West Jordan City by \_\_\_\_\_,  
*(name of Applicant as appears on the signature line of the Application form)*  
for the project entitled, “\_\_\_\_\_”  
*(name of Project as appears on the Application form)*  
which Application requests approval by the City of West Jordan for the following:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Agreement                  | <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Site Plan Amended   | <input type="checkbox"/> Zone Change          |
| <input type="checkbox"/> Design Review Committee    | <input type="checkbox"/> Subdivision Major   | <input type="checkbox"/> Planned Community    |
| <input type="checkbox"/> Development Plan           | <input type="checkbox"/> Subdivision Minor   |   |
| <input type="checkbox"/> General Land Use Amendment | <input type="checkbox"/> Subdivision Amended |   |
| <input type="checkbox"/> <b>Other:</b>              |  |   |

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.
5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.
6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.
7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.
8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.
8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests that I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

\_\_\_\_\_  
(Property Owner Signature)

\_\_\_\_\_  
(Printed Name)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
(Notary)

Residing in \_\_\_\_\_,  
(County) (State)

My commission expires: \_\_\_\_\_



**CONCEPT  
DEVELOPMENT PLAN  
WEST SIDE PLANNING AREA  
PLANNED COMMUNITY  
PLANNED RESIDENTIAL DEVELOPMENT  
SUBMITTAL CHECKLIST**

PROJECT \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL INFORMATION**

Your Check	City Check	Description
<input type="checkbox"/>	<input type="checkbox"/>	Outline of the subject property(s)
<input type="checkbox"/>	<input type="checkbox"/>	Site acreage
<input type="checkbox"/>	<input type="checkbox"/>	General subdivision layout (if a subdivision is required)
<input type="checkbox"/>	<input type="checkbox"/>	General site plan layout (if mixed use)
<input type="checkbox"/>	<input type="checkbox"/>	Phasing Plan
<input type="checkbox"/>	<input type="checkbox"/>	Types of land use(s)
<input type="checkbox"/>	<input type="checkbox"/>	General street and pedestrian layout
<input type="checkbox"/>	<input type="checkbox"/>	General Building footprints (if mixed use)
<input type="checkbox"/>	<input type="checkbox"/>	Conceptual elevations of structures, buildings, monuments
<input type="checkbox"/>	<input type="checkbox"/>	General landscape and/or open space areas (trails, riparian corridors, equestrian and/or animal keeping areas)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed parking areas
<input type="checkbox"/>	<input type="checkbox"/>	Proposed storm water detention
<input type="checkbox"/>	<input type="checkbox"/>	Flood plain boundary (if known)
<input type="checkbox"/>	<input type="checkbox"/>	Sensitive hillsides or wetlands
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonuses (proposed amenity checklist completion)
<input type="checkbox"/>	<input type="checkbox"/>	Overall maximum density calculation based on proposed installation of amenities and improvements.
<input type="checkbox"/>	<input type="checkbox"/>	



**PRELIMINARY  
DEVELOPMENT PLAN  
WEST SIDE PLANNING AREA  
PLANNED COMMUNITY  
PLANNED RESIDENTIAL DEVELOPMENT  
SUBMITTAL CHECKLIST**

PROJECT \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL INFORMATION**

Your Check	City Check	Description
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Owner Affidavit
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all plans in PDF Format.
<input type="checkbox"/>	<input type="checkbox"/>	Fees - Calculated and due after acceptance of application
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Subsequent submittal may require 8 1/2 x 14 bound color textual and visual report

**PRELIMINARY DEVELOPMENT PLAN INFORMATION**

Your Check	City Check	Description
<b><i>Drawings must have separate sheets for each plan and assembled in the following order</i></b>		
Cover Sheet		
Subdivision Plat Drawings		
<input type="checkbox"/>	<input type="checkbox"/>	Outline of the subject property(s)
<input type="checkbox"/>	<input type="checkbox"/>	Site acreage
<input type="checkbox"/>	<input type="checkbox"/>	General subdivision layout (if a subdivision is required)
<input type="checkbox"/>	<input type="checkbox"/>	General site plan layout (if mixed use)
<input type="checkbox"/>	<input type="checkbox"/>	Phasing Plan
<input type="checkbox"/>	<input type="checkbox"/>	Types of land use(s)
<input type="checkbox"/>	<input type="checkbox"/>	General street and pedestrian layout
<input type="checkbox"/>	<input type="checkbox"/>	General Building footprints (if mixed use)
<input type="checkbox"/>	<input type="checkbox"/>	Conceptual elevations of structures, buildings, monuments
<input type="checkbox"/>	<input type="checkbox"/>	General landscape and/or open space areas (trails, riparian corridors, equestrian and/or animal keeping areas)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed parking areas
<input type="checkbox"/>	<input type="checkbox"/>	Proposed storm water detention
<input type="checkbox"/>	<input type="checkbox"/>	Flood plain boundary (if known)
<input type="checkbox"/>	<input type="checkbox"/>	Sensitive hillsides or wetlands
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonuses (proposed amenity checklist completion)
<input type="checkbox"/>	<input type="checkbox"/>	Overall maximum density calculation based on proposed installation of amenities and improvements.



## PRELIMINARY DEVELOPMENT PLAN

<b>Scope</b>		
<b>Introduction which explains the land use and zoning characteristics</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Overall project area
<input type="checkbox"/>	<input type="checkbox"/>	Number of proposed dwelling units
<input type="checkbox"/>	<input type="checkbox"/>	Number of phases
<input type="checkbox"/>	<input type="checkbox"/>	Mixed use areas
<input type="checkbox"/>	<input type="checkbox"/>	Parks
<input type="checkbox"/>	<input type="checkbox"/>	Schools
<input type="checkbox"/>	<input type="checkbox"/>	Trails
<input type="checkbox"/>	<input type="checkbox"/>	Special amenities
<b>Location</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Overall location of the project
<input type="checkbox"/>	<input type="checkbox"/>	Location of differing proposed land uses
<b>Land features – description and location of existing physical features</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Drainage canals
<input type="checkbox"/>	<input type="checkbox"/>	Irrigation canals
<input type="checkbox"/>	<input type="checkbox"/>	Flood plain
<input type="checkbox"/>	<input type="checkbox"/>	Steep slopes
<input type="checkbox"/>	<input type="checkbox"/>	Infrastructure
<input type="checkbox"/>	<input type="checkbox"/>	Ditches
<input type="checkbox"/>	<input type="checkbox"/>	Easements
<b>Improvements and amenities installation – this portion of the report shall explain which development improvement and amenities are being selected for the purposed density bonus</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Exactly how the criterion is being met
<input type="checkbox"/>	<input type="checkbox"/>	The purpose of the improvements or amenity
<input type="checkbox"/>	<input type="checkbox"/>	Describe how the improvements or amenity serve the development (outside of increasing overall density)
<input type="checkbox"/>	<input type="checkbox"/>	Define what is being installed to meet the criterion by giving the number, type and or placement of each type of improvement or amenity feature (i.e. traffic calming devices)
<b>Zoning regulations – explain how the city zoning regulations apply to the proposed development</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Minimum and average lot area
<input type="checkbox"/>	<input type="checkbox"/>	Minimum and average lot width
<input type="checkbox"/>	<input type="checkbox"/>	Setback information based on garage placement
<input type="checkbox"/>	<input type="checkbox"/>	Minimum living area per each proposed structure type
<input type="checkbox"/>	<input type="checkbox"/>	Maximum and average height of each proposed structure type
<b>Building and structures</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Number and placement of each dwelling/structure type
<input type="checkbox"/>	<input type="checkbox"/>	Direct reference on the plan to specific building elevations
<b>Fencing and wall – explain and indicate the following</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Placement
<input type="checkbox"/>	<input type="checkbox"/>	Height
<input type="checkbox"/>	<input type="checkbox"/>	Type
<input type="checkbox"/>	<input type="checkbox"/>	Maintenance responsibilities
<input type="checkbox"/>	<input type="checkbox"/>	Elevation
<input type="checkbox"/>	<input type="checkbox"/>	
<b>Lighting – explain and indicate the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Placement

## PRELIMINARY DEVELOPMENT PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Height
<input type="checkbox"/>	<input type="checkbox"/>	Style(s)
<input type="checkbox"/>	<input type="checkbox"/>	Elevation/profile
		<input type="radio"/> Light
		<input type="radio"/> Light base
		<input type="radio"/> Fixture
<b>Public and private use areas – explain areas which will serve as either public or private use areas</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Recreational
<input type="checkbox"/>	<input type="checkbox"/>	Open space
<input type="checkbox"/>	<input type="checkbox"/>	Park
<input type="checkbox"/>	<input type="checkbox"/>	Public utility
<input type="checkbox"/>	<input type="checkbox"/>	Maintenance responsibilities for each use area
<b>Landscaping - identify the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Location
<input type="checkbox"/>	<input type="checkbox"/>	Amount sq ft
<input type="checkbox"/>	<input type="checkbox"/>	Purpose
<b>Reimbursement of Public Improvements</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement
<b>Include as an appendix or inserted throughout the report detailed renderings and drawings of the following</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Existing land use and zoning surrounding the proposed development
<input type="checkbox"/>	<input type="checkbox"/>	Location of all abutting structures within 100 ft
<input type="checkbox"/>	<input type="checkbox"/>	Identify all abutting property owners
<b>Exterior elevations of all sides or exterior perspectives of the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Residential buildings
<input type="checkbox"/>	<input type="checkbox"/>	Mixed use buildings
<input type="checkbox"/>	<input type="checkbox"/>	Monuments
<input type="checkbox"/>	<input type="checkbox"/>	Gateway features
<input type="checkbox"/>	<input type="checkbox"/>	Any additional structures
<b>Residential development</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Building envelope of every lot
<input type="checkbox"/>	<input type="checkbox"/>	Lot dimensions
<input type="checkbox"/>	<input type="checkbox"/>	Building footprint
<input type="checkbox"/>	<input type="checkbox"/>	Lot area
<input type="checkbox"/>	<input type="checkbox"/>	Street layout system
<b>Parking layout</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Parking stalls
<input type="checkbox"/>	<input type="checkbox"/>	Ingress and egress areas
<input type="checkbox"/>	<input type="checkbox"/>	Emergency lanes
<input type="checkbox"/>	<input type="checkbox"/>	Medians
<b>Location of existing services</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Water
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer
<input type="checkbox"/>	<input type="checkbox"/>	Storm Drain
<input type="checkbox"/>	<input type="checkbox"/>	Electricity
<input type="checkbox"/>	<input type="checkbox"/>	Natural gas



## PRELIMINARY DEVELOPMENT PLAN

Copy of preliminary site plan showing:		
<input type="checkbox"/>	<input type="checkbox"/>	Site plan
<input type="checkbox"/>	<input type="checkbox"/>	Landscape and irrigation plan
<input type="checkbox"/>	<input type="checkbox"/>	Fencing /wall plan
<input type="checkbox"/>	<input type="checkbox"/>	Lighting
Copy of preliminary subdivision or condominium plat showing:		
<input type="checkbox"/>	<input type="checkbox"/>	Slope analysis map for projects with a slope in excess of 10%
<input type="checkbox"/>	<input type="checkbox"/>	Drainage ways
<input type="checkbox"/>	<input type="checkbox"/>	Roadway plans
<input type="checkbox"/>	<input type="checkbox"/>	Traffic impact study (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Existing public facilities/utilities



**FINAL  
DEVELOPMENT PLAN  
WEST SIDE PLANNING AREA  
PLANNED COMMUNITY  
PLANNED RESIDENTIAL DEVELOPMENT  
SUBMITTAL CHECKLIST**

PROJECT \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL INFORMATION**

Your Check	City Check	Description
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Owner Affidavit
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all plans in PDF Format.
<input type="checkbox"/>	<input type="checkbox"/>	Fees - Calculated and due after acceptance of application
<input type="checkbox"/>	<input type="checkbox"/>	

**FINAL DEVELOPMENT PLAN**

Your Check	City Check	Description
Provide the following		
<input type="checkbox"/>	<input type="checkbox"/>	Modified and updated information from the <i>preliminary development plan</i> reflecting City Council conditions of approval or other conditions or requirements
<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the project
<input type="checkbox"/>	<input type="checkbox"/>	Describe all existing and proposed land features, attributes and amenities
<input type="checkbox"/>	<input type="checkbox"/>	Provide a map of the project's area differentiating land uses
<input type="checkbox"/>	<input type="checkbox"/>	Provide information on all improvements and amenities to be installed with details on how these features meet the criteria for density bonuses (if applicable)

Scope and Introduction		
Provide information on all zoning regulations detailing		
<input type="checkbox"/>	<input type="checkbox"/>	Lot area
<input type="checkbox"/>	<input type="checkbox"/>	Setbacks
<input type="checkbox"/>	<input type="checkbox"/>	Building heights
Show the number and placement of each building and structure, while also representing the number of proposed dwelling units, indicating:		
<input type="checkbox"/>	<input type="checkbox"/>	Lot area
<input type="checkbox"/>	<input type="checkbox"/>	Setbacks
<input type="checkbox"/>	<input type="checkbox"/>	Building heights
<input type="checkbox"/>	<input type="checkbox"/>	Phasing
<input type="checkbox"/>	<input type="checkbox"/>	Refer to the zoning ordinance for specific submittal requirements within the WSPA
Building and structures		
<input type="checkbox"/>	<input type="checkbox"/>	Number and placement of each dwelling/structure type
<input type="checkbox"/>	<input type="checkbox"/>	Direct reference on the plan to specific building elevations

## FINAL DEVELOPMENT PLAN

<b>Fencing and wall – explain and indicate the following</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Placement
<input type="checkbox"/>	<input type="checkbox"/>	Height
<input type="checkbox"/>	<input type="checkbox"/>	Type
<input type="checkbox"/>	<input type="checkbox"/>	Maintenance responsibilities
<input type="checkbox"/>	<input type="checkbox"/>	Elevation
<b>Lighting – explain and indicate the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Placement
<input type="checkbox"/>	<input type="checkbox"/>	Height
<input type="checkbox"/>	<input type="checkbox"/>	Style(s)
<input type="checkbox"/>	<input type="checkbox"/>	Elevation/profile – showing light, light base and fixture
<b>Public and private use areas – explain areas which will serve as either public or private use areas</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Recreational
<input type="checkbox"/>	<input type="checkbox"/>	Open space
<input type="checkbox"/>	<input type="checkbox"/>	Park
<input type="checkbox"/>	<input type="checkbox"/>	Public utility
<input type="checkbox"/>	<input type="checkbox"/>	School
<input type="checkbox"/>	<input type="checkbox"/>	Maintenance responsibilities for each use area
<b>Landscaping - identify the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Location
<input type="checkbox"/>	<input type="checkbox"/>	Amount - percentages
<input type="checkbox"/>	<input type="checkbox"/>	Purpose trails
<b>Reimbursement of Public Improvements</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement
<b>Include as an appendix or inserted throughout the report detailed renderings and drawings of the following</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Existing land use and zoning surrounding the proposed development
<input type="checkbox"/>	<input type="checkbox"/>	Location of all abutting structures within 100 ft
<input type="checkbox"/>	<input type="checkbox"/>	Identify all abutting property owners
<b>Exterior elevations of all sides or exterior perspectives of the following:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Residential buildings
<input type="checkbox"/>	<input type="checkbox"/>	Mixed use buildings
<input type="checkbox"/>	<input type="checkbox"/>	Monuments
<input type="checkbox"/>	<input type="checkbox"/>	Gateway features
<input type="checkbox"/>	<input type="checkbox"/>	Any additional structures
<b>Signage</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Style
<input type="checkbox"/>	<input type="checkbox"/>	Height
<input type="checkbox"/>	<input type="checkbox"/>	Type
<b>Residential development</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Building envelope of every lot
<input type="checkbox"/>	<input type="checkbox"/>	Lot dimensions
<input type="checkbox"/>	<input type="checkbox"/>	Building footprint
<input type="checkbox"/>	<input type="checkbox"/>	Lot area
<input type="checkbox"/>	<input type="checkbox"/>	Renderings and profiles of traffic calming measures and features
<b>Parking layout</b>		



## FINAL DEVELOPMENT PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Parking stalls
<input type="checkbox"/>	<input type="checkbox"/>	Ingress and egress areas
<input type="checkbox"/>	<input type="checkbox"/>	Emergency lanes
<input type="checkbox"/>	<input type="checkbox"/>	Medians
<b>Location of existing services</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Water
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer
<input type="checkbox"/>	<input type="checkbox"/>	Storm Drain
<input type="checkbox"/>	<input type="checkbox"/>	Electricity
<input type="checkbox"/>	<input type="checkbox"/>	Natural gas
<b>Copy of preliminary site plan showing:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Site plan
<input type="checkbox"/>	<input type="checkbox"/>	Landscape and irrigation plan
<input type="checkbox"/>	<input type="checkbox"/>	Fencing /wall plan
<input type="checkbox"/>	<input type="checkbox"/>	Lighting
<b>Copy of preliminary subdivision or condominium plat showing:</b>		
<input type="checkbox"/>	<input type="checkbox"/>	Slope analysis map for projects with a slope in excess of 10%
<input type="checkbox"/>	<input type="checkbox"/>	Drainage ways
<input type="checkbox"/>	<input type="checkbox"/>	Roadway plans
<input type="checkbox"/>	<input type="checkbox"/>	Traffic impact study (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Existing public facilities/utilities