



Payson City

APPLICATION for PLANNED RESIDENTIAL DEVELOPMENT

For Office Use Only:	PAID:
Application # _____	PC Public Hearing Date: _____
Application Date: _____	CC Public Hearing Date: _____
Approved _____	Denied _____
Fee: see preliminary & final subdivision applications	
Concept Plan File No: _____	

GENERAL INFORMATION

Proposed Project Name: _____

Project Location: _____

Name of Applicant or Authorized Agent: _____

Address _____

Mailing Address (if different): _____

Phone # _____ Fax # _____

Name of Property Owner(s): _____

Address _____

Mailing Address (if different): _____

Phone # _____ Fax # _____

Owner's Signature of Authorization of File: _____

APPLICATION REQUIREMENTS AND PROCEDURE

Please read the Payson City Subdivision Ordinance as well as any other pertinent sections of the Payson City Ordinances in detail before submitting any type of Planned Residential Development Application. This application must be submitted concurrently with an Application for Subdivision Preliminary Plan, and the requirements of this application are considered supplementary to the other requirements of an Application for Subdivision Preliminary Plan and Final Plat as set forth in Title 20 Subdivision Ordinance.

An application for a Planned Residential Development shall contain the following information (Please initial each item as being completed):

- (1) _____ A statement of how the purpose and intent of the PRD section of this Title will be achieved by the proposed Planned Residential Development including a calculation of the amount of land for housing, open areas, streets, and parking; the number and type of housing units; calculation of base density and calculation of any density bonus.

- (2) _____ Illustrations of the proposed character of the development including building elevations, and a description of how the development will relate to surrounding land uses.
- (3) _____ A detailed description of neighborhood and community amenities to be provided as part of the development by the developer including but not limited to lighting, trails, paths, sport courts, pavilions etc. and a statement of the proposed mechanism for maintenance of the amenities or services and whether they will be publicly or privately owned and operated.
- (4) _____ A detailed plan including placement of all landscaping and amenities included as part of the development which also distinguishes the portions the developer, builder and home owner will be responsible for installing, and including types and sizes of all trees and shrubs and other details necessary to evaluate the merits of the project.

An application for a Planned Residential Development will be reviewed and approved or denied in accordance with the approval process outlined in Section 20.11 for Preliminary Plan and Final Plat approval.

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Payson City Subdivision Ordinance 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. I agree also to comply with any and all applicable City Ordinances 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, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Signature _____ Date _____

Title _____

PLEASE NOTE:

Attendance at Planning Commission City Council meetings is required by the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times. Fee payment is required at time of application submittal.