



CITY OF WEST JORDAN
8000 South Redwood Road
West Jordan, Utah 84088

Office of Development Assistance (801) 569-5180
Planning Division (801) 569-5060
Engineering Department (801) 569-5070
Building & Safety Division (801) 569-5050
Fire Marshal (801) 260-7300

DEVELOPMENT PLAN WEST SIDE PLANNING AREA PLANNED COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT

PURPOSE

The purpose of the *'Development Plan for the West Side Planning Area, Planned Community and Planned Residential Development'* is to provide the Applicant with information necessary to plan for, apply for, and receive approval of 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 and will unnecessarily delay progress and final approval.

This document is meant to act as a guide to the Applicant. Individual projects may require additional information be provided, depending upon the project.

CONTENTS

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

- West Side Planning Concept/Preliminary/Final Development Plan Checklist
- Planned Community Development Plan Checklist
- Planned Residential Development Checklist
- City of West Jordan Application
- Property Owner Affidavit
- Application Fees
- Development Plan Process

WHAT IS A COMPLETE APPLICATION?

A complete application will include documents listed above and the applicable checklist for the type of development plan. Partial submittals will not be accepted.

SUBMITTAL MEETING

A submittal meeting is required to allow staff to check your application for completeness. Please contact ODA at (801)569-5182 or (801)569-5183 to schedule your submittal meeting.

GETTING HELP

Once your application has been submitted, a Project Team will be assigned to the project. The Office of Development Assistance (ODA) Development Coordinator is your point of contact. You can contact your assigned Development Coordinator for project status inquiries or to contact any of the Project Team for information about their various specialties.



**DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT**

PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

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"/> | CD of all plans in PDF format |



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APPLICANT _____ DATE _____

PROJECT _____

GENERAL INFORMATION

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PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

PRELIMINARY DEVELOPMENT PLAN INFORMATION

- | Your
Check | City
Check | Description |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Fees |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner(s) Affidavit |
| <input type="checkbox"/> | <input type="checkbox"/> | The initial submittal will require two (2) copies of the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Subsequent submittal will require fifteen (15) 8 1/2 x 14 bound color textual and visual report |
| <input type="checkbox"/> | <input type="checkbox"/> | Scope |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction which explains the land use and zoning characteristics <ul style="list-style-type: none"> <input type="checkbox"/> Overall project area <input type="checkbox"/> Number of proposed dwelling units <input type="checkbox"/> Number of phases <input type="checkbox"/> Mixed use areas <input type="checkbox"/> Parks <input type="checkbox"/> Schools <input type="checkbox"/> Trails <input type="checkbox"/> Special amenities |
| <input type="checkbox"/> | <input type="checkbox"/> | Location <ul style="list-style-type: none"> <input type="checkbox"/> Overall location of the project <input type="checkbox"/> Location of differing proposed land uses |
| <input type="checkbox"/> | <input type="checkbox"/> | Land features – description and location of existing physical features <ul style="list-style-type: none"> <input type="checkbox"/> Drainage canals <input type="checkbox"/> Irrigation canals <input type="checkbox"/> Flood plains <input type="checkbox"/> Steep slopes <input type="checkbox"/> Infrastructure <input type="checkbox"/> Ditches <input type="checkbox"/> Easements |
| <input type="checkbox"/> | <input type="checkbox"/> | Improvement and amenities installation – this portion of the report shall explain which development improvements and amenities are being selected for purposed density bonus <ul style="list-style-type: none"> <input type="checkbox"/> Exactly how the criterion is being met <input type="checkbox"/> The purpose of the improvement or amenity <input type="checkbox"/> Describe how the improvement or amenity serve the development (outside of increasing |



DEVELOPMENT PLAN WEST SIDE PLANNING AREA PLANNED COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT

- overall density
 - 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 etc.)
- Zoning regulations
 - Explain how the City zoning regulations apply to the proposed development – including the following:
 - Minimum and average lot area
 - Minimum and average lot width
 - Setback information based on garage placement
 - Minimum living area per each proposed structure type
 - Maximum and average height of each proposed structure type
- Building and structures
 - Number and placement of each dwelling/structure type
 - Direct reference on the plan to specific building elevations
- Fencing and wall – explain and indicate the following:
 - Placement
 - Height
 - Type
 - Maintenance responsibilities
 - Elevation
- Lighting – explain and indicate the following:
 - Placement
 - Height
 - Style(s)
 - Elevation/profile
 - Light
 - Light base
 - Fixture
- Public and private use areas – explain areas which will serve as either public or private use areas
 - Recreational
 - Open space
 - Park
 - School
 - Public utility
 - Maintenance responsibilities for each use area
- Landscaping - identify the following;
 - Location
 - Amount sqft
 - Purpose
- Reimbursement of Public
 - Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement



DEVELOPMENT PLAN WEST SIDE PLANNING AREA PLANNED COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following

- Existing land use and zoning surrounding the proposed development
- Location of all abutting structures within 100 ft
- Identify all abutting property owners

Exterior elevations of all sides or exterior perspectives of the following:

- Residential buildings
- Mixed use buildings
- Monuments
- Gateway features
- any additional structures

Residential development

- Building envelope of every lot
- Lot dimensions
- Building footprint
- Lot area

Street layout system

Parking layout

- Parking stalls
- Ingress and egress areas
- Emergency lanes
- Medians

Location of existing services

- Water
- Sanitary sewer
- Storm Drain
- Electricity
- Natural gas

Copy of preliminary site plan showing:

- Site plan
- Landscape and irrigation plan
- Fencing /wall plan
- Lighting

Copy of preliminary subdivision or condominium plat showing:

- Slope analysis map for projects with a slope in excess of 10%
- Drainage ways
- Roadway plans
- Traffic impact study (if applicable)
- Existing public facilities/utilities

- CD of all plans in PDF format



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WEST SIDE PLANNING AREA
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PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

FINAL DEVELOPMENT PLAN

- | Your
Check | City
Check | Description |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Fifteen (15) full color, stapled and collated copies no greater than 8 1/2" x 14" in size |
| <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"/> | Introduction to and scope of the project |
| <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"/> | Scope |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction which explains the land use and zoning characteristics <ul style="list-style-type: none"> <input type="checkbox"/> Overall project area <input type="checkbox"/> Number of proposed dwelling units <input type="checkbox"/> Number of phases <input type="checkbox"/> Mixed use areas <input type="checkbox"/> Parks <input type="checkbox"/> Schools <input type="checkbox"/> Trails <input type="checkbox"/> Special amenities |
| <input type="checkbox"/> | <input type="checkbox"/> | Location <ul style="list-style-type: none"> <input type="checkbox"/> Overall location of the project <input type="checkbox"/> Location of differing proposed land uses |
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| <input type="checkbox"/> | <input type="checkbox"/> | Improvement and amenities installation – this portion of the report shall explain which development improvements and amenities are being selected for purposed density bonus <ul style="list-style-type: none"> <input type="checkbox"/> Exactly how the criterion is being met <input type="checkbox"/> The purpose of the improvement or amenity |



DEVELOPMENT PLAN WEST SIDE PLANNING AREA PLANNED COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT

- Describe how the improvement or amenity serve the development (outside of increasing overall density)
- 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 etc.)
- Zoning regulations
Explain how the City zoning regulations apply to the proposed development – including the following:
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 - Placement
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 - Placement
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 - Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement



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- Lot area

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- Medians

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- Water
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Copy of preliminary site plan showing:

- Site plan
- Landscape and irrigation plan
- Fencing /wall plan
- Lighting

Copy of preliminary subdivision or condominium plat showing:

- Slope analysis map for projects with a slope in excess of 10%
- Drainage ways
- Roadway plans
- Traffic impact study (if applicable)
- Existing public facilities/utilities

- CD of all plans in PDF format



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PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

FINAL DEVELOPMENT PLAN

- | Your
Check | City
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| <input type="checkbox"/> | <input type="checkbox"/> | Fifteen (15) full color, stapled and collated copies no greater than 8 1/2" x 14" in size |
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| <input type="checkbox"/> | <input type="checkbox"/> | Introduction to and scope of the project |
| <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) |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide information on all zoning regulations detailing <ul style="list-style-type: none"> <input type="checkbox"/> Lot area <input type="checkbox"/> Setbacks <input type="checkbox"/> Building heights |
| <input type="checkbox"/> | <input type="checkbox"/> | Show the number and placement of each building and structure, while also representing the number of proposed dwelling units, indicating: <ul style="list-style-type: none"> <input type="checkbox"/> Lot area <input type="checkbox"/> Setbacks <input type="checkbox"/> Building heights <input type="checkbox"/> Phasing <input type="checkbox"/> Refer to the zoning ordinance for specific submittal requirements within the WSPA |
| <input type="checkbox"/> | <input type="checkbox"/> | Fencing and wall – explain and indicate the following: <ul style="list-style-type: none"> <input type="checkbox"/> Placement/Location <input type="checkbox"/> Height <input type="checkbox"/> Type <input type="checkbox"/> Maintenance responsibilities <input type="checkbox"/> Elevation |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting – explain and indicate the following: <ul style="list-style-type: none"> <input type="checkbox"/> Placement/Location <input type="checkbox"/> Height <input type="checkbox"/> Style(s) <input type="checkbox"/> Elevation/profile |



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- Light
- Light base
- Fixture
- Public and private use areas – explain areas which will serve as either public or private use areas
 - Recreational
 - Open space
 - Park
 - School
 - Public utility
 - Maintenance responsibilities for each use area
- Landscaping - identify the following;
 - Location
 - Amount - percentages
 - Proposed trails
- Agreements or Reimbursement of Public Improvements
 - Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement, pioneering and /or deferrals

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following

- Existing land use and zoning surrounding the proposed development
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- Identify all abutting property owners
- Exterior elevations of all sides or exterior perspectives of the following:
 - Residential buildings
 - Mixed use buildings
 - Monuments
 - Gateway features
 - any additional structures – dumpsters, mail boxes or other amenity
- Signage
 - Style
 - Height
 - Type
- Residential development
 - Building envelope of every lot
 - Lot dimensions
 - Building footprint
 - Lot area
- Street layout system
 - Renderings and profiles of traffic calming measures and features
- Parking layout with parking calculations
 - Parking stalls
 - Ingress and egress areas
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Location of existing services

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CITY OF WEST JORDAN COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

Sidwell # _____ Acreage: _____ Lots: _____ Zoning: _____

Project Location: _____

Project Name: _____

| | | |
|-----------------------------|--------------------------------------|---|
| Type of Application: | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Conditional Use Permit |
| | <input type="checkbox"/> Site Plan | <input type="checkbox"/> General Land Use Amendment |
| | <input type="checkbox"/> Rezone | <input type="checkbox"/> Agreement |
| | <input type="checkbox"/> Condominium | <input type="checkbox"/> Other _____ |

Applicant: _____ **Company:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email _____

Property Owner: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email _____

Engineer: _____ **Company:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email _____

Architect: _____ **Company:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email _____

SIGNATURE: _____ **DATE:** _____

| | | | |
|------------------|-------|-------------|-------|
| Project #: | _____ | Date: | _____ |
| Received By: ODA | _____ | PLANNING | _____ |
| | | ENGINEERING | _____ |

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

I (we), _____, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at _____

_____. My (our) signature below attests that I (we) have reviewed the proposal by _____ requesting review and approval of _____ by the City of West Jordan for the following process(s):

(Project Name)

- General Land Use Map Amendment Rezone Conditional Use Permit
- Temporary Use Permit Variance Lot Line
- Subdivision (Minor, Major, Amendment or
- Site Plan (Multi-Family, Commercial/Industrial or
- Other: _____

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 ____.

(Notary)
Residing in Salt Lake County, Utah

My commission expires: _____

WEST JORDAN DEVELOPMENT APPLICATION REVIEW FEES



8000 South Redwood Road

(801) 569-5180

Preliminary and Final Review fee amount includes two (2) reviews.
Additional reviews will be charged the supplemental rate as noted.

The fees listed here are in no way a guarantee that these are the only fees assessed by the City of West Jordan.

CONDITIONAL AND TEMPORARY USE PERMITS

| | |
|---|-------|
| _____ Conditional Use Permit – CUP | \$700 |
| _____ Administrative Conditional Use Permit - CUPA | \$350 |
| _____ Engineering Review Fee - ECUP | \$200 |
| _____ Amended Conditional Use - ACUP | \$200 |
| _____ Temporary Use Permit Planning Commission - TUPC | \$350 |
| _____ Temporary Use Permit Administrative - TUP | \$150 |
| _____ Temporary Use Permit Renewal - TUPR | \$150 |

GENERAL PLAN AND ZONE AMENDMENTS

| | |
|--|---------|
| _____ General Land Use Map Amendment -- PRG | \$1,590 |
| _____ General Land Use Text Amendment -- MPA | \$2,010 |
| _____ Zone Change Review --ZCR | \$1,590 |
| _____ Zone Text Amendment --ZTA | \$2,010 |

AGREEMENTS AND DEVELOPMENT PLANS

| | |
|--|---------------------------------|
| _____ Agreement Request (Reimbursement, Franchise etc) -DRPA | \$1,000 Deposit plus Staff time |
| _____ Conceptual Development Plan – DPC | \$490 |
| _____ Preliminary Development Plan – PDP | \$1,065 (includes 2 reviews) |
| _____ Preliminary Development Plan Supplemental –PDPS | \$83.50 Hourly Charge |
| _____ Final Development Plan – FDP | \$850 (includes 2 reviews) |
| _____ Final Development Plan Supplemental – FDPS | \$84 Hourly Charge |
| _____ Revised Preliminary Development Plan – RPP | \$850 (includes 2 reviews) |
| _____ Revised Preliminary Development Plan Supplemental - RPDS | \$84 Hour Charge |
| _____ Revised Final Development Plan – RFP | \$850 (includes 2 reviews) |
| _____ Revised Final Development Supplemental - FDPS | \$84 Hourly Charge |
| _____ Engineering Review Fee - EAPR | \$350 |

MISCELLANEOUS

| | |
|---|-----------------------------|
| _____ Amended Subdivision Condition – ASC | \$450 (includes 2 reviews) |
| _____ Amended Subdivision Condition Supplemental - SASC | \$88 Hourly Charge |
| _____ Annexation - RRA | \$2375 (includes 2 reviews) |
| _____ Annexation Supplemental Review - RRAS | \$82 Hourly Charge |
| _____ Concept Plan Meeting – CPM | \$500 |
| _____ Design Review Committee – ARC | \$250 |
| _____ Development Time Extension -- DTE | \$150 |
| _____ Miscellaneous PC Application -- MPC | \$400 |
| _____ Request for Modification of Eng Design Standards-RMDS | \$500 |
| _____ Request for Modification of Design Standards WAV | \$1,150 |
| _____ Request for Deferral –DEF | \$1,150 |
| _____ Sheet Change Correction – SCC | \$41 per Sheet |
| _____ Street Vacation - ROWV | \$1490 (includes 2 reviews) |
| _____ Street Vacation Supplemental Review- RWVS | \$81.50 Hourly Charge |
| _____ Subdivision Vacation - SVA | \$1490 (includes 2 reviews) |
| _____ Subdivision Vacation Supplemental Review - SVAS | \$81.50 Hourly |
| _____ Zoning Administration / Interpretation – ZAIN | \$52 per Hour |
| _____ Zoning Verification Letter -- ZVL | \$50 |

APPEALS

| | |
|--|---------|
| _____ Board of Adjustments Variance Request – VRA | \$800 |
| _____ Board of Adjustment Expansion of Non-Conforming Use –VRE | \$800 |
| _____ Sign Plan Review/Appeal – SPP | \$250 |
| _____ City Council -ACC | \$1,150 |
| _____ Appeal of Administrative Decision - SPA | \$980 |
| _____ Appeal to Board of Adjustments – ABAD | \$250 |