

Major PRELIMINARY Plat Subdivision Application

Joint City-County Planning Commission of Nelson County

Please type or print (blue or black ink)

GENERAL INFORMATION

Plat Type (check one): Initial Approval Reapproval Application Date: _____

Subdivision/Development Name: _____

Subdivision/Development Location: _____

Parent Tract Source of Title (Deed Book/Page #): ____/____ ____/____ ____/____ ____/____

Have any tracts or lots previously been subdivided from the Parent Tract? Yes No

If yes, please attach copies of all plats depicting the subdivisions that have occurred from the parent tract.

Total Acreage to be Subdivided: _____ Total Lots to be Created: _____

Current Zoning: _____

Proposed Use(s): _____

Is this preliminary plat also to be considered as a preliminary PUD development plan? Yes No

Are any variances from dimensional requirements of the Zoning Ordinance being requested? Yes No

If yes, please describe the requested variances and submit variance application and required documentation and fees by the scheduled deadline: _____

Are any variances from the Subdivisions Regulations being requested under Section 8.1? Yes No

If yes, please attach a written variance request and justification statement.

Have drainage and roadway plans been submitted to the City/County Engineer? Yes No

PROPERTY OWNER INFORMATION

Name: _____ Daytime Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Email Address: _____

DEVELOPER INFORMATION (if different from Owner)

Name: _____ Daytime Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Email Address: _____

CONTACT INFORMATION (if different from Owner & Developer)

Name: _____ Daytime Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Email Address: _____

SURVEYOR/ENGINEER INFORMATION

Name: _____ Daytime Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____
Email Address: _____

ENGINEER INFORMATION (if applicable)

Name: _____ Daytime Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____
Email Address: _____

SUBMITTAL CHECKLIST

The following items are required for preliminary plat submission:

- 1. Major Preliminary Plat Subdivision Application, completed and signed;
- 2. Ten (10) copies of preliminary plat;
- 3. Public Services Review form, completed and signed;
- 4. Twelve (12) copies and one electronic copy of traffic assessment or traffic impact study, if required;
- 5. For phased developments, conceptual plan for residual tract, if applicable;
- 6. Street profiles and other improvement drawings, if required;
- 7. Written Subdivision Regulations variance (§8.1) request and justification statement, if applicable;
- 8. Written description of Zoning Regulations variances to be requested, if applicable;
- 9. Draft copy of private deed restrictions or protective covenants, if required; and,
- 10. Nonrefundable review and Certificate of Land Use Restriction fees, made payable to the Planning Commission.

PROPERTY OWNER CERTIFICATION & SIGNATURE

I (We) affirm that the submitted plat was prepared at my (our) direction, and I (we) hereby consent to the proposed layout and division. I (We) hereby agree to comply with all applicable Zoning and Subdivision Regulations, pay all applicable fees, and provide any and all requested submittals, documentation, information and copies. I (We) understand a final plat must be submitted within one (1) year of preliminary plat approval or preliminary plat approval is void and for phased developments, final plats for subsequent phases must be submitted within six (6) months of the previous phase. I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and preliminary plat and any action taken on the application and plat.

Owner

Owner

Date

Date

The foregoing signatures constitute all of the property owners necessary to convey fee title or their legally constituted attorney-in-fact.

For Office Use Only

Date Application Received: _____ Received by: _____
 Fee Paid: \$ _____ Check # _____ Cash Other (specify): _____
 Zone Change #: _____ Variance #: _____
 Planning Commission Meeting Date: _____ Agenda #: _____
 Approved Disapproved Conditionally Approved §8.1 Variance - Approved Denied