



City of Carey

## Planned Unit Development Application

Combines PUD APPLICATION and CONDITIONAL USE PERMIT and PRELIMINARY PLAT APPLICATION

Please submit completed form with signature and required documentation to P&Z Administrator (20482 N Main, Carey, Idaho 83320 or to [pandzadmin@cityofcarey.org](mailto:pandzadmin@cityofcarey.org)).

PUD Application Fee: \$500.00

CUP Application Fee: \$425.00

PRELIMINARY PLAT Application Fee: \$500.00/per lot

Total Fee Amount: \_\_\_\_\_

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

**Owner:** \_\_\_\_\_ Phone #: \_\_\_\_\_

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

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

**Developer:** \_\_\_\_\_ Phone #: \_\_\_\_\_

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

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

**Engineer/Surveyor:** \_\_\_\_\_ Phone #: \_\_\_\_\_

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

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

### **Required Information:**

Legal Description: (attach if necessary) \_\_\_\_\_

Zoning District: (Check all that apply) (RH)  (A/RL)  (C)  (LI)  (AV)  (FP)

Description of Proposed Conditional Use: \_\_\_\_\_

Total Land Area: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Minimum Lot Size: \_\_\_\_\_

Contiguous Land Under Same Ownership: \_\_\_\_\_

Special Hazard Area:  Flood plain  Airport Vicinity  Other

Easements to be Dedicated: (attach if necessary) \_\_\_\_\_

**A Complete List of Requested Waivers of Zoning and Subdivision Ordinance Requirements must be submitted with application: (attach additional info if necessary)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The following information needs to be provided to qualify this application as complete:**

1. One (1) large copy of plat for initial administrator review.
2. Seven (7) large copies of plat (after initial administrator review)
3. Ten (10) 11x17 copies of plat (after initial administrator review)
4. **Current title report** for the land to be subdivided and a copy of the owner's **recorded deed** to the property,
5. A map of and a complete list of the owners of record of all property within three hundred (300) feet of the exterior boundary lines of the property and stamped envelopes addressed to each such property owner.
6. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Comprehensive Plan.
7. The subdivider proposing a subdivision of more than ten (10) lots or condominium units shall be required to prepare and submit an Impact Statement as part of the preliminary plat application. The statement shall discuss the potential effects of the proposed development upon the City in terms of impact upon economics, public facilities, or environment as set forth herein.
8. Application fees and all information as required by Section 3.5 and Section 4 of the Carey Subdivision Ordinance and Section 12 and Section 13 of Carey Zoning Ordinance.
9. A vicinity map at a scale approved by the Administrator, showing property lines, streets, existing zoning and such other items as the Administrator may reasonably require.
10. A Preliminary Development Plan drawn to scale showing location and type of proposed land uses; layout dimensions and names of existing and proposed streets, rights-of-way, utility easements, community open space, layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electricity, telephone and natural gas and such other characteristics as the Commission deems necessary. The scale of this and all other plans shall be not more than 1 inch equals 20 feet.
9. A drainage plan showing the location, size, and direction of all water courses and drainage, all drainage canals, and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed development.
10. A landscaping plan showing the location and size of existing mature trees, and established shrub masses, and showing the location, size and type of proposed landscaping of the project.
11. A surveyed contour map of the existing topography of the property and a contour map of the proposed development with contour lines at a maximum interval of five (5) feet to show the existing and proposed configuration of the land together with the documentation upon which said contour maps were prepared.
12. A copy of the document establishing the applicant's ownership/interest in the subject property with the written notarized consent of the owner(s) of record of said real property to said PUD. Withdrawal of consent of an owner(s) of record shall be constitute withdrawal of the PUD application.
13. Location of on-site parking spaces and access thereto, including the dimensions of the spaces and the width and length of access.
14. Proposed schedule for the development of the site:  
PHASED DEVELOPMENT. The development of the PUD may be planned in phases provided that as part of the application and approved by the Council. The development schedule shall contain the following:
  - (a) a detailed submission of each phases;
  - (b) the parcels which are to be constructed upon in each phase and the date of each phase submission;
  - (c) the number of units to be built in each phase;
  - (d) a time schedule for the construction of improvements, of making contributions, for various amenities, public services and facilities, open space and employee housing.

- (e) Each phase shall be so planned and related to existing and/or planned services and facilities such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to insure that open space and any other amenities will be provided along with proposed residential construction at each phase of construction.
- 15. Studies may be reasonably required prior to or during the review process by the Administrator, Commission or Council of the social, economic, fiscal or environmental effects of the proposed development.
- 16. Additional information as reasonably required at the discretion of the Commission or Council during the review process.
- 17. Affidavit of legal interest if applicable (to pull permits/do work on behalf of property owner).

A partial application refund is available up to the time the application is deemed certified by the Planning and Zoning Administrator. Administrative costs will be deducted from the refunded application fee.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner or Representative (circle one)