

P.O. Box Z
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Kimberly, Idaho, 83341



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www.cityofkimberly.org

PRELIMINARY PLAT APPLICATION

SUBDIVISION NAME: _____ LOTS/ACRES: _____

APPLICANT: _____ PHONE: _____
Owner: Purchaser: Lessee: FAX: _____

APPLICANT'S ADDRESS: _____
ZIP: _____

OWNER: _____ PHONE: _____
FAX: _____

OWNER'S ADDRESS: _____
ZIP: _____

REPRESENTED BY
(IF DIFFERENT FROM ABOVE): _____ PHONE: _____
FAX: _____

APPLICANT'S ENGINEER: _____ PHONE: _____

ENGINEER'S ADDRESS: _____

The following items shall be included in the preliminary plat prior to submittal and acceptance by the Zoning Administrator. It is the responsibility of the engineering firm to see that all required information is submitted to the City and other concerned agencies in the proper form. ***Incomplete plans will not be accepted or reviewed.***

_____ a. **Fourteen (14)** copies of the preliminary plat of the proposed subdivision. The preliminary plat shall outline preliminary engineering construction for streets, along with type of surface and the existence of any curb-gutter and/or sidewalks, water, sewer, street lights and any other public improvements. Plats shall show the location of existing buildings, water bodies or courses, and the location of currently dedicated streets at the point where they adjoin and/or are immediately adjacent. Show individual lot areas on the plat.

The preliminary plat shall include the entire area scheduled for development if the proposed subdivision is a portion of a larger holding intended for subsequent development.

_____ b. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, planned unit development, flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development.

_____ c. The name of the proposed subdivision, which does not duplicate the name of any other subdivision in Twin Falls County.

- _____d. The names, addresses and telephone numbers of the sub dividers, the engineer or surveyor who prepared the plat and any other professional persons involved in the subdivision.
- _____e. The names and addresses of all adjoining owners of property and residents within three hundred feet (300') of the external boundaries of the land being considered as shown on record in the County Assessor's office. The addresses shall be submitted to the City on two sets of address labels including a map showing the addresses in relation to the land being considered.
- _____f. The legal description of the subdivision by Section, Township and Range.
- _____g. A statement of the intended use of the proposed subdivision, such as: residential single-family, two (2) family and multiple housing, commercial, industrial, recreational or agricultural and a showing of any sites proposed for parks, playgrounds, schools, churches or other public uses.
- _____h. A vicinity map showing the relationship of the proposed plat to the surrounding area (covering at least a four (4) square mile area).
- _____i. The land use and existing zoning of the proposed subdivision and the adjacent land.
- _____j. Approximate location and length of the boundary lines of each lot, parcel or site and the proposed lot and block numbers. Approximate acreage enclosed by subdivision.
- _____k. Contour lines, shown at five (5) foot intervals where land slope is greater than twenty percent (20%) and at two (2) foot intervals where land slope is twenty percent (20%) or less, referenced to an established bench mark of the City of Kimberly vertical control system, including its location and elevation.
- _____l. A site report as required by the appropriate health district where individual wells or septic tanks are proposed.
- _____m. Location, size and direction of flow of all existing utilities including, but not limited to, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, water mains, fire hydrants, gas lines, power, telephone and street lights. If utilities are not on or adjacent to the property, indicate direction and distance to nearest ones that can serve the subdivision.
- _____n. A copy of any proposed restrictive covenants and/or deed restrictions.
- _____o. Any dedications to the public and/or easements both public and private, together with a statement of location, dimensions and purpose of such on both, the subject property and surrounding properties.
- _____p. Any additional required information for special developments as specified in this Title.
- _____q. A statement as to whether or not any variance will be requested with respect to any provision of the Title describing the particular provision, the variance requested and the reasons therefore.
- _____r. Location, rights-of-way width, and names of all public or private traffic ways, the location, rights-of-way width, and use of any proposed public or private pedestrian ways or special ways, and a statement of intended improvements to be made thereto; and

- ____s. Provide a written justification for the proposed subdivision addressing the following:
 1. The conformance of the subdivision with the Comprehensive Development Plan;
 2. The availability of public services to accommodate the proposed development;
 3. The continuity of the proposed development with the capital improvement program;
 4. The public financial capability of supporting services for the proposed development; and
 5. The other health, safety and environmental problems that may be brought to the City's attention.

- ____t. Approximate lot corner and easement locations of all adjacent subdivisions.

- ____u. Approximate location, size and direction of flow of all drainage irrigation, sewer and waterline improvements, which will be part of the subdivision development.

- ____v. A signed affidavit stating that the property will be posted not less than 15 days prior to the public hearing. Posting must contain name of applicant, description of zoning amendment, and time, place and date of public hearing.

- ____x. Large Scale Development: Impact Study required if development is 60 lots or 40 acres, see attachment.

NOTE:

IF THE CITY COUNCIL OR THE ZONING ADMINISTRATOR DETERMINES THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY.

APPLICATE/REPRESENTATIVE MUST ATTEND THE CITY COUNCIL MEETING.

The city does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this preliminary plat application does hereby release and indemnify and hold harmless the City of Kimberly from any and all claims, costs, etc., from any individual or organization regarding the acquisition of services that are not affiliated with the City, including but not limited to, water/sewer service and fire protection.

Signature of Applicant/Representative _____ Date _____

Filing Fee: \$ _____

Date Submitted to City of Kimberly: _____

Application accepted by Zoning Administrator: _____

Date the Preliminary Plat is approved to be placed on the Planning & Zoning Commission Agenda:

Date _____ by City Engineer _____

The Preliminary Plat is scheduled for the _____ meeting of the Planning & Zoning Commission.

Date notified Developer/Engineer: _____.

LARGE SCALE DEVELOPMENT SUBDIVISION:

Due to the impact that a large-scale development would have on public utilities and services, the developer shall submit the following information along with the preliminary plat:

- (A) Identification of all public services that would be provided to the development such as fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection.**
- (B) Estimate of the public service costs to provide adequate service to the development.**
- (C) Estimate of the tax revenue that will be generated from the development.**
- (D) Suggest public means of financing the services for the development if the cost for the public services would not be offset by tax revenue received from the development.**
- (E) Storm Drainage:**