

# DEWEYVILLE BUILDING PERMIT AND LAND USAGE REQUIREMENTS \*

## Subdivision of Land into Multiple Building Lots

Due to the high costs of Engineering plans and approvals, it is **HIGHLY** suggested that the landowner/developer call the town office for placement on a Planning Commission meeting agenda to discuss possible plans prior to launching into a subdivision planning and review process.

**Note: The Deweyville Planning Commission only meets once a month on the first Thursday of the month. Call the town office and schedule a place on the agenda at least 2 weeks prior to meeting to get on the agenda due to requirements for public notices.**

All subdivision of land must have a preliminary review and approval by the Deweyville Planning Commission prior to any excavation or construction. A preliminary approval consists of coming to the Planning Commission for review of the subdivision of the land and proposed lot sizes, roads, highway access, utilities, etc.

### **Items needed by Planning Commission for Preliminary Review:**

Five (5) copies of a plat map showing the following:

1. Signed and dated preliminary approval by the Town Engineer.
2. Original parcel size and location in town
3. Location of existing building or structures.
4. Location of utilities.
5. Location and size of any natural or man-made land features (ditches, ponds, hills, roads, fences, etc.)
6. Location of access to highway.
7. Location and size of any existing access or utility easements.
8. Location and size of proposed new lots, roads, access and utility easements.

Note: Hand drawn sketches of the plat map are not acceptable. Preliminary proposal must come from a certified engineering firm.

Upon preliminary review and approval of plat map and proposed subdivision the Planning Commission will require additional information and payment of required fees before final approval for the subdivision.

### **Items needed by Planning Commission for final construction approval:**

1. Five (5) copies of engineered plans for proposed subdivision.
2. Signed and dated approval from UDOT for access to any state highway.
3. Signed and Dated approval from Town Engineer.
4. Completed Mylar approved, signed, and dated by all required officials.

Upon final approval for subdivision by Planning Commission a review of the subdivision plans will need to be performed by the Deweyville Town Council. All Fees and expenses incurred for subdivision engineering, planning, and review will need to be paid before Mylar Map is signed and dated.

### **Service and Fees:**

- Refer to Deweyville Town Resolution: 12-~~08-03~~ for applicable fees.

12-16-01

**DISCLAIMER:** This document is not an official document of Deweyville Town. This document is meant for quick reference by a homeowner on what is needed to apply for a Building Permit in the Town of Deweyville. It is for reference only and does not in any way provide information for all possible scenarios that may arise and in no way overrides the current adopted Deweyville Town Land Management Code (Zoning Code) or any other Town Ordinances or Resolutions.