

# APPLICATION FOR SUBDIVISIONS

## APPLICANT INFORMATION

Date: 3/23/2021

Name: RAY NELSON

Address: PO BOX 1456

City: BOULDER

State: UT

Zip: 84716

Phone: 435/335-7501

Fax: NA

Cell Phone: 801/560-3863

Email: raynelson\_ii@yahoo.com

Contact Person: RAY NELSON

## CONCEPT SUBDIVISION APPLICATION

Fee Amount: \$

Proposed Number of Lots: ONE

Location/Address of Proposed Application: 925 W HWY 12, BOULDER, UT 84716

Current Zoning District:

Name of Property Owners: RAY H NELSON II

Signature of Applicant(s): *Ray H Nelson II*

### Boulder Town Office Use Only

Date Received:

Date Determined Complete:

Fees Paid:

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF GARFIELD}

I (we), RAY H NELSON II, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Ray H Nelson II (Property Owner)

\_\_\_\_\_ (Property Owner)

Subscribed and sworn to me this 23 day of March, 2021.



Judith Davis (Notary)

My commission expires: 07-29-2023

**AGENT AUTHORIZATION AFFIDAVIT**

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the Town considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_ (Property Owner)

\_\_\_\_\_ (Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_ (Notary)

My commission expires: \_\_\_\_\_

## Subdivision Concept Plan Application Requirements and Review Procedures

- **1. Application Form.** A Concept Plan Application shall be completed and submitted to the Zoning Administrator. A Concept Plan Application Form completed and signed by the owner(s) of the Subject Property, as identified on the property assessment rolls of Garfield County, or authorized agent of the owner(s), of the lands proposed to be subdivided. If the Application Form is signed by an agent of the owner(s), the Application Form shall be accompanied by an affidavit identifying the agent as being duly authorized to represent the owner(s) in all matters related to the Concept Plan Application.
- **2. Copies of Concept Plan.** Provide a minimum of five (5) copies in an 11x17 size of the proposed subdivision with the Concept Plan Application.
- **3. The Concept Plan Application should include the following:**
  - A conceptual layout of the proposed subdivision for the entire area of the subdivision site (hereinafter the "Subject Property") including all proposed lots meeting the minimum development standards required by the Boulder Town Zoning Ordinance for the Zoning District in which the Subject Property is located including lot area, lot frontage, lot width, and yard requirements.
  - A conceptual layout of all streets including proposed rights-of-way widths, street lengths, and proposed street connections to all adjacent streets and adjoining properties.
  - North arrow, scale, and date of preparation.
  - Vicinity map.
  - Proposed subdivision name.

FIGURE 1

### CONCEPT SUBDIVISION PLAN APPLICATION REVIEW PROCEDURES

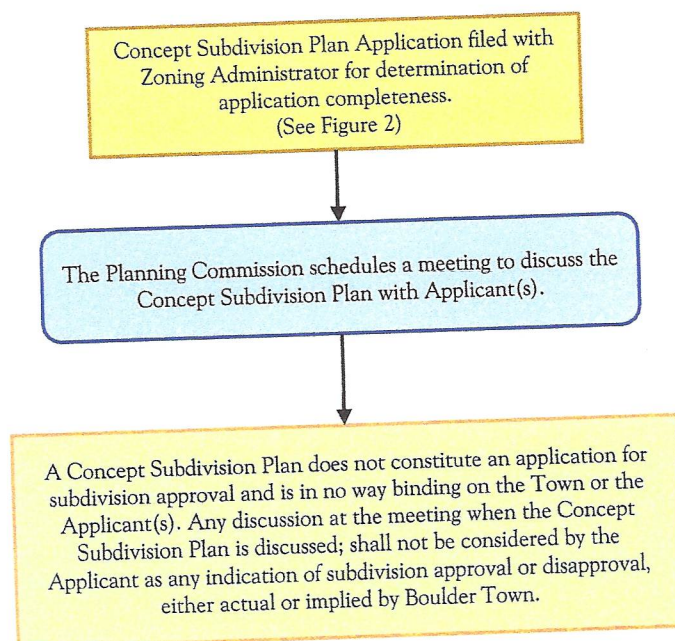
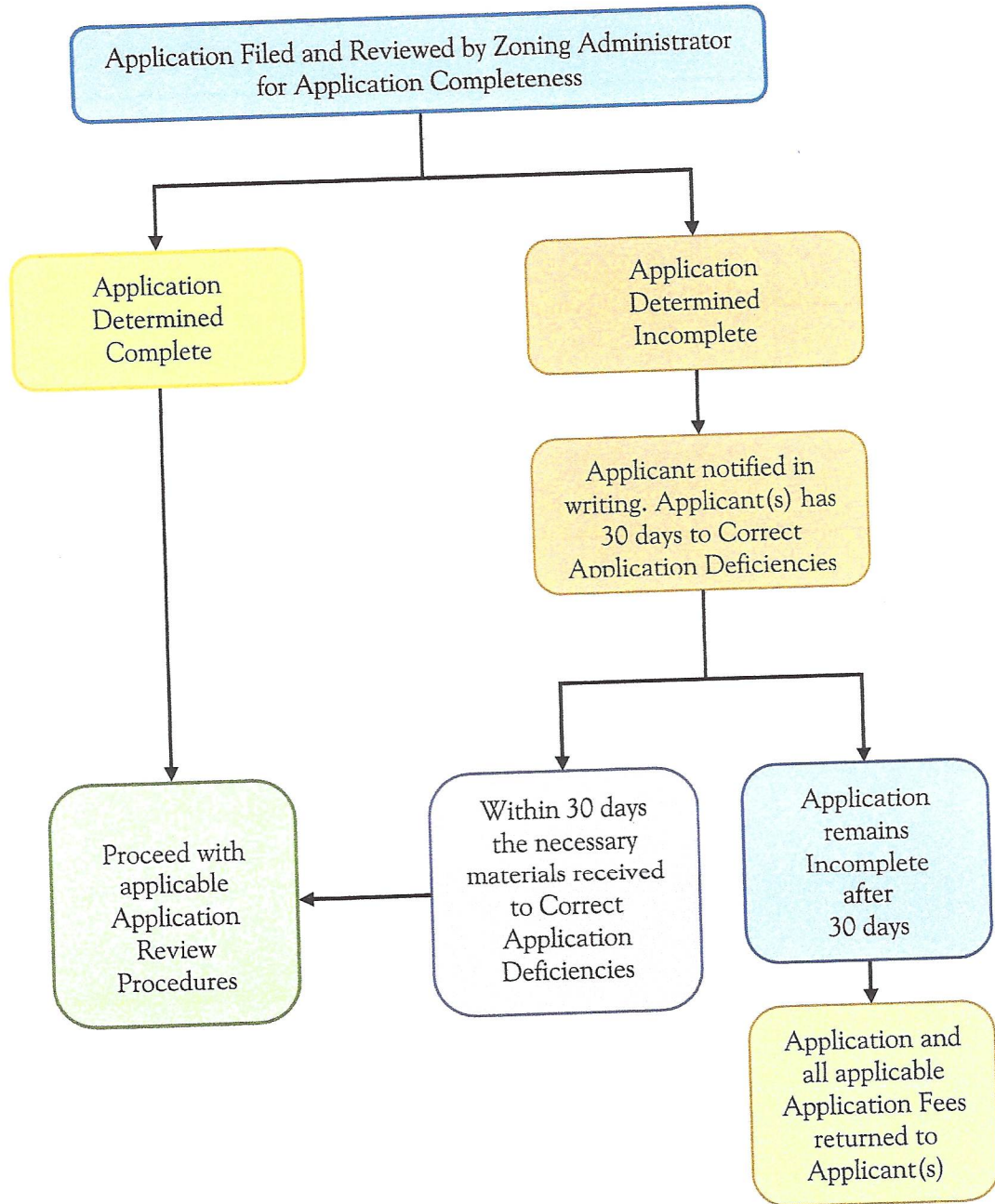
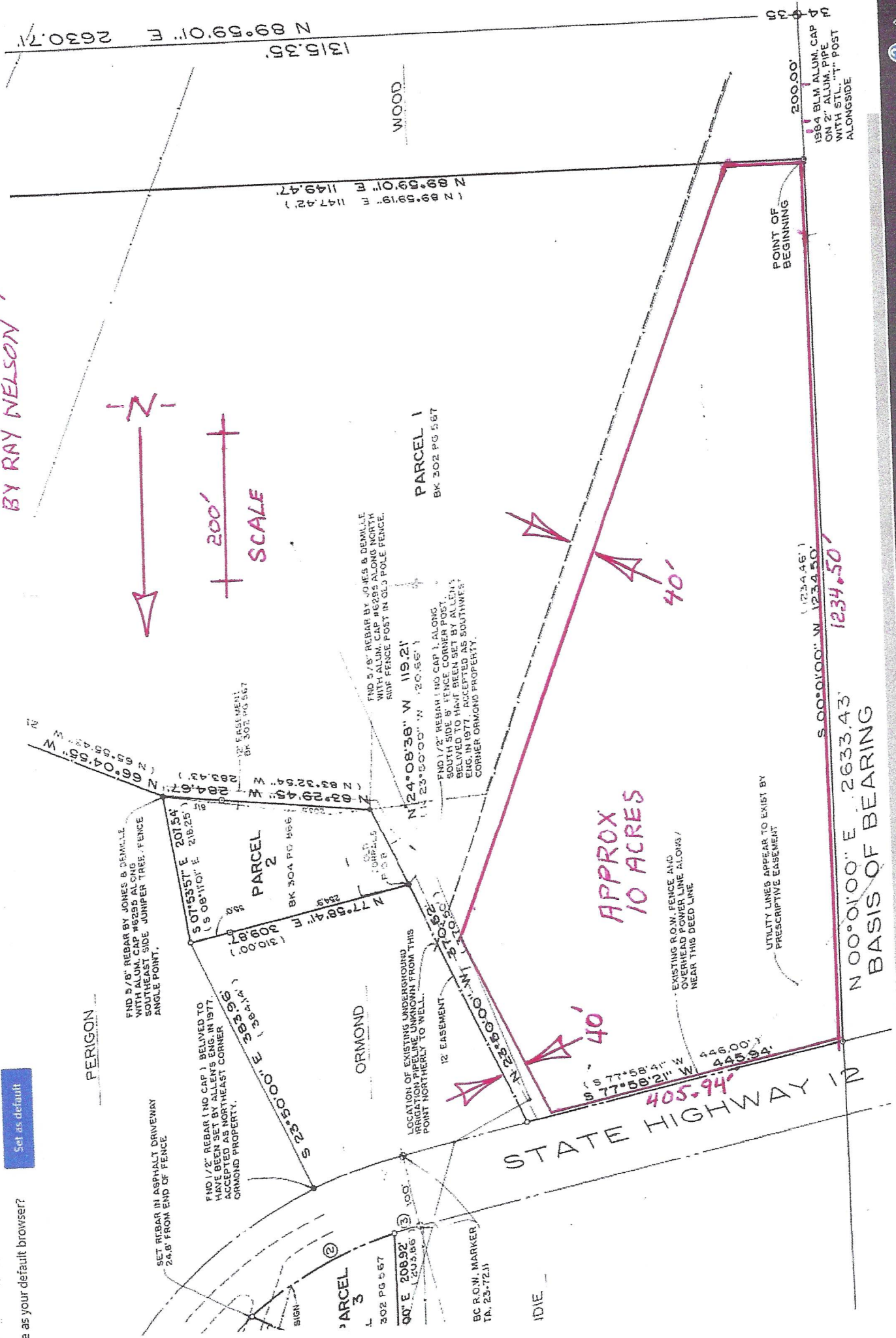


FIGURE 2

DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES



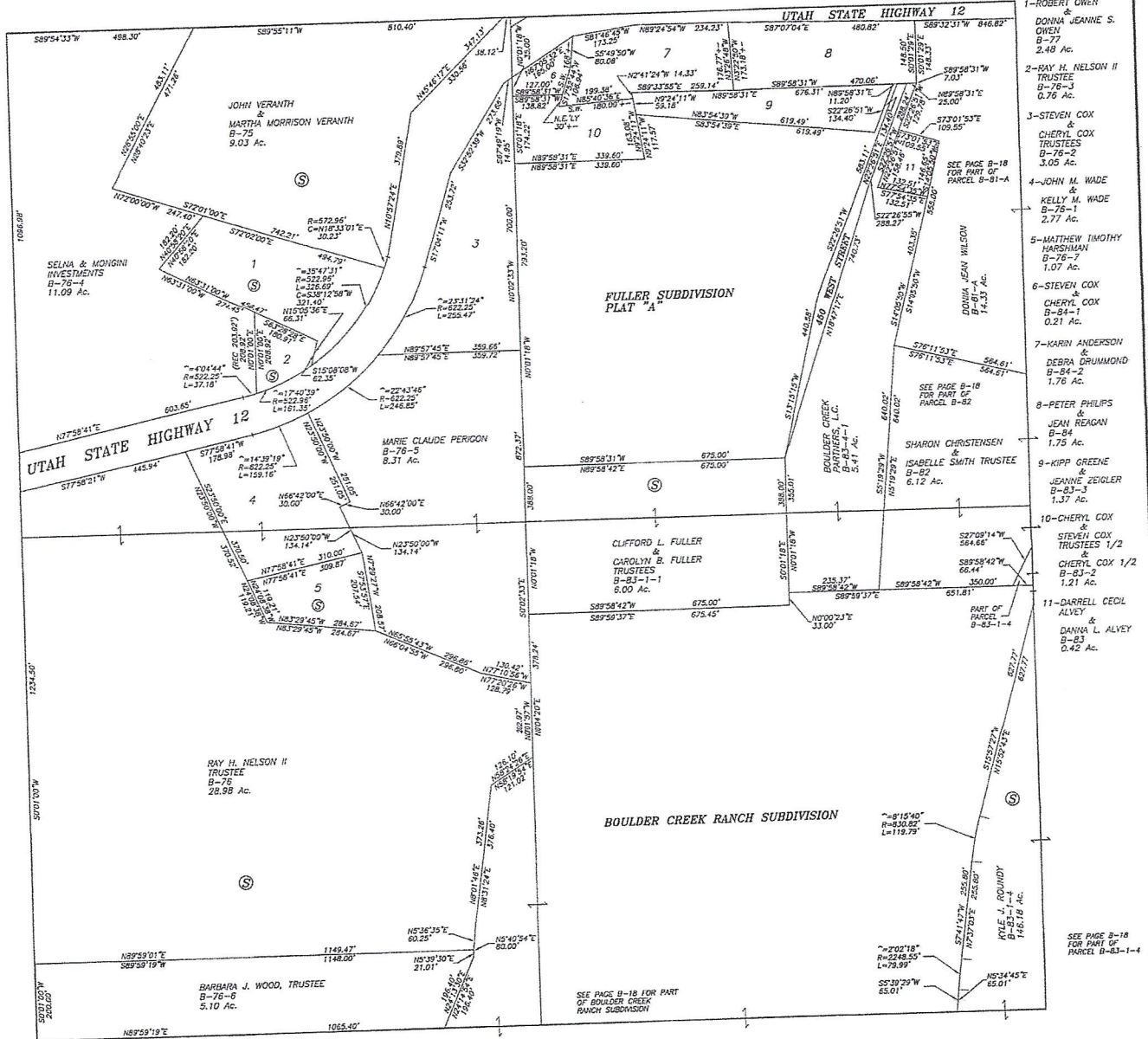
PREPARED: 3/23/2021  
BY RAY NELSON





BOULDER TOWN

N.W. 1/4 SECTION 35 T. 33 S. R. 04 E. S.L.B.&M.



FILE: B-18A

REVISIONS	INITIAL	DATE

NOTES:

U.S.T.C. APPROVAL DATE:

PLAT DEPARTMENT GARFIELD COUNTY, UTAH

BOULDER TOWN N.W. 1/4 SEC. 35 T.33 S. R.04 E.

BOOK PAGE 18A

DRAWN BY: L.B. DATE: 3-2002 SCALE: 1"=200'



Boulder Creek



02-0005-0076 / B-76  
 DELINQUENT BACK TAX STATUS  
**NO BACK TAXES OUTSTANDING**

PROPERTY ADDRESS  
 UTAH STATE HIGHWAY 12 W 925

FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD

02-0005-0076 / B-76

NELSON RAY H II TRUSTEE  
 PO BOX 1456  
 BOULDER UT 84716-1456

REQUESTING MORTGAGE COMPANY  
**NO REQUESTING COMPANY**  
 PROPERTY LEGAL DESCRIPTION

BEG AT A POINT N0°01'00"E 200.00 FT FROM THE W 1/4 COR OF SEC 35 T33S R4E  
 SLB&M AND RUNNING TH N89°5

The above property description may be abbreviated. Do NOT use for legal documents.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
AG BUILDINGS	0.00	5,406	5,406	44.09
RESIDENTIAL PRIMARY BUILDING	0.00	141,544	77,849	634.86
LAND GREENBELT	28.00	110,000	3,672	29.95
LAND GB HOMESITE PRIMARY	0.98	19,000	10,450	85.22
RESIDENTIAL LANDFILL FEE	0.00	0	0	60.00
<b>TOTAL PROPERTY VALUES AND TAXES</b>	<b>28.98</b>	<b>275,950</b>	<b>97,377</b>	<b>854.12</b>
TAXING UNITS/ENTITIES	BUDGET HEARING DATE, TIME & LOCATION	TAX RATE	TAX AMOUNT	
BOULDER TOWN	DEC 14 11:40 AM COURTHOUSE	0.000246	23.95	
COUNTY GENERAL		0.001004	97.77	
STATE CHARTER SCHOOL LEVY		0.000006	0.58	
SCHOOL DISTRICT		0.004786	466.05	
STATE SCHOOL FUND		0.001628	158.53	
COUNTY ASSESSING & COLLECTING		0.000473	46.06	
MULTI COUNTY A&C 82%		0.000010	0.97	
MULTI COUNTY-A&C 18%		0.000002	0.19	
RESIDENTIAL LANDFILL FEE		N/A	60.00	
<b>TOTALS</b>		<b>0.008155</b>	<b>854.12</b>	
		PREPAYMENTS	430.00	
		ABATEMENTS/CREDITS	0.00	
		<b>BALANCE DUE</b>	<b>424.12</b>	

*\$ 424.12*  
*CK 929*  
*10-17-2020*