



**APPLICATION FOR SUBDIVISIONS**

**APPLICANT INFORMATION**

Date: 04/25/2024

Name: Sugarloaf Valley Farms, LLC

Address: 2405 S Lower Boulder Rd

City: Boulder

State: Utah

Zip: 84716

Phone:

Fax:

Cell Phone: 303-587-9289

Email: josh@sugarloafvalleyfarms.com

Contact Person: Josh Owen or Shawn Owen

**CONCEPT SUBDIVISION APPLICATION**

Fee Amount: \$

Proposed Number of Lots: 4

Location/Address of Proposed Application: 2405 S. Lower Boulder Rd, Boulder, UT 84716

Current Zoning District: 002 BOULDER DISTRICT

Name of Property Owners: Shawn Owen, Joshua Owen, Robert Owen, Donna Owen

Signature of Applicant(s): 

**Boulder Town Office Use Only**

Date Received:

Date Determined Complete:

Fees Paid:

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF GARFIELD}

I (we), \_\_\_\_\_, 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.

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

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

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

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

.....

**AGENT AUTHORIZATION AFFIDAVIT**

I (we), Joshua Owen, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), Shawn Owen, Joshua Owen, Donna Owen, 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.

Joshua Owen  
\_\_\_\_\_  
(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)

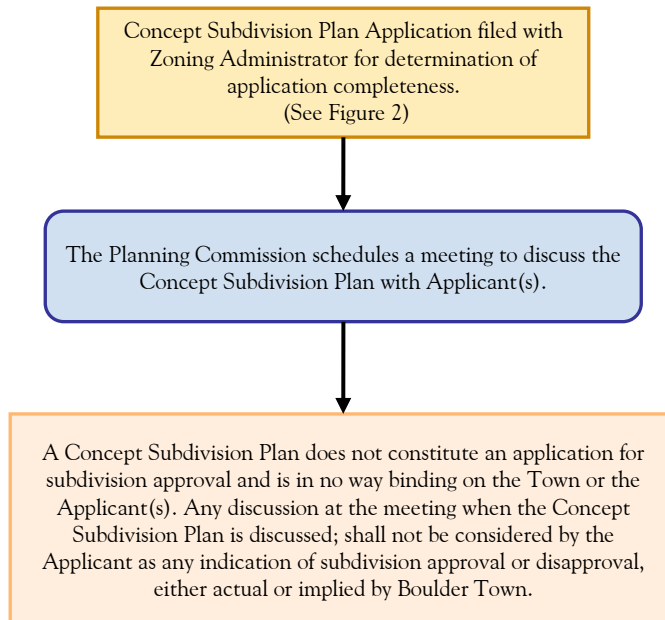
My commission expires: \_\_\_\_\_

**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.

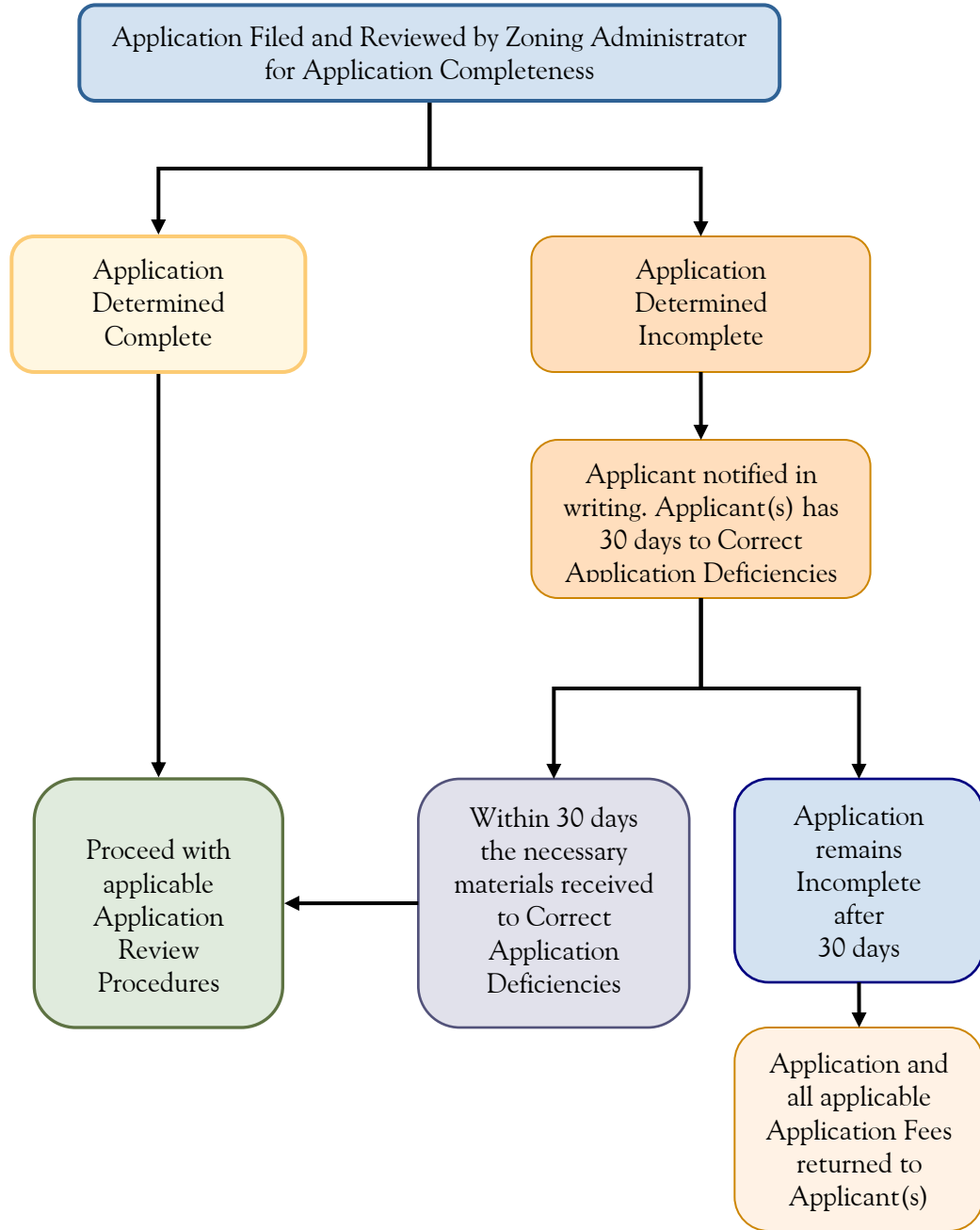
**FIGURE 1**

**CONCEPT SUBDIVISION PLAN APPLICATION REVIEW PROCEDURES**



**FIGURE 2**

**DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES**



Lower Boulder Road

NORTH



843

Robison Ln

Access: Robison Ln  
Frontage Length: 607'  
Aprox Road Width: 14'

2150

2135

Goldman

940  
02-0005-0110

Lot 1  
5 acres

Access: Lower Bldr Rd  
Frontage Length: 900'  
Aprox Road Width: 21'

Lot 2  
5 acres

Lot 3  
5 acres

02-0005-0103

2410

Lower Boulder Rd

2400 S 2405

Subject Property: 02-0005-0109  
Address: 2405 S Lower Boulder Rd  
Boulder, UT 84716  
Subdivision: Sugarloaf Valley Acres  
Scale: 1" = aprox 169 Square Feet  
Prepared on 04/25/2024

Sugarloaf Valley  
Acres Subdivision

The image is an aerial photograph of a rural area. A red outline defines the 'Sugarloaf Valley Acres Subdivision'. Within this area, a yellow outline highlights parcel 02-0005-0109, and a blue outline highlights parcel 02-0005-0108. A blue arrow points from the boundary between these two parcels to the left, and another blue arrow points from the boundary between parcel 0108 and the parcel below it downwards. The area contains green fields, a large circular field, and some buildings. Labels for 'Goldman Cir' and various parcel numbers are visible.

02-0005-0109

Subject property "Sugarloaf Valley Acres" sits on 2 adjoining parcels: 02-005-0109 & 02-0005-0108. A boundary adjustment of -0109 will take place as shown in blue.

02-0005-0108