

Boulder Town Subdivision

Preliminary Application Form

Proposed Subdivision Name: _____

Applicant(s) / Property Owner(s) Information

LEGAL OWNER(S) OF SUBJECT PROPERTY (*attach separate sheet if necessary*): _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

APPLICANT: _____
(*If different than owner*)

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: _____
(*If different than owner*)

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

EMAIL: _____ PHONE: _____ FAX: _____

Property Description

STREET ADDRESS OF PROPERTY: _____

ASSESSOR'S PARCEL NUMBER(S): _____

Current Zoning Designation: _____

Legal Description: _____
(*Attach separate sheet if necessary*)

Subdivision Description

Type of Subdivision: ☐ Multi-Lot ☐ Single/One Additional Lot ☐ Lot-Size Averaging

Parcel Size (acres): _____ Number of Lots: _____ Number of Phases: 1

Property Owner's Authorization

The undersigned below, or as attached, is the owner(s) of the property which is the subject of this application. The undersigned does duly authorize the applicant, named within this application, to act or 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.

STATE OF UTAH, COUNTY OF GARFIELD, TOWN OF BOULDER

I swear that I am (the) (a) owner(s) of the property identified in the attached application, as is shown in the records of Garfield County, 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.

DATE: _____

PROPERTY OWNER

PROPERTY OWNER

On this _____ day of _____, 20____ personally appeared before me
_____, and _____, the signers of the above instrument,
who duly acknowledged to me that he/she/they executed the same.

Notary Public

Commission Expires

APPLICANT SUBMISSION INSTRUCTIONS & PROCESS

The entire subdivision process is outlined in a flowchart which can be found in **APPENDIX A**.

1. Acquire all required documentation as electronic PDF files. Reference the ALUA compliance checklists below to assist in assembling the complete documentation set.

NOTE: All documents must be clearly legible/readable. If the ALUA cannot clearly identify or read information on an attached document, it will be considered as if the information was not supplied in the application.

2. Compile all PDFs into one, single PDF file.
3. Add sequential page numbers to the newly-compiled, single PDF file.
4. Pay Preliminary Subdivision Application fee to the Town.
5. Email this completed application, proof of fee payment, and a single PDF file containing all required documentation to:
subdivisions@boulder.utah.gov
6. The ALUA will review your application and provide written feedback within 30 **BUSINESS** days. The ALUA **WILL** require experts/consultants to review your application and these consultations will be done at your expense.
7. Once the ALUA responds, you have 180 **BUSINESS** days to do one of the following otherwise this application will be deemed void:
 - Address deficiencies and resubmit a revised Preliminary Application
 - Submit a Final Subdivision Application
 - Request an additional 180-day extension, in writing to the ALUA

FAILURE TO PROVIDE A SINGLE PDF FILE INCLUDING ALL DOCUMENTATION WITH SEQUENTIAL PAGE NUMBERS ADDED WILL RESULT IN IMMEDIATE REJECTION OF YOUR APPLICATION.

ALUA USE ONLY

Boulder Town Preliminary Subdivision Compliance Checklist

Date Submitted to Town:	Date ALUA Response Due:	Application Attempt #:	Project Name/Identifier:

Page #	Yes	No	N/A	← Complies?	ALUA Comments
1. APPLICATION REQUIREMENTS					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. All documentation has been submitted electronically as a single PDF with each page numbered sequentially. (152.303(A))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Preliminary Subdivision Application Fee has been paid (152.303(C)(10)), or paid again if a re-application includes substantive changes. (152.301(B))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Application form is filled out, including a notarized owner's affidavit on Page 2. (152.303(C)(1))	
2. PRELIMINARY PLAT REQUIREMENTS (152.303(C)(3))					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Preliminary Plat in electronic form. Must be a clear and legible graphic representation of the subdivision, existing conditions, and proposed improvements as outlined in the completeness review below.	
				B. <i>General Requirements: Plat contains...</i>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Proposed name of subdivision	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Location of subdivision, including the address, section, township, and range	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Owner's name and address	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. North Arrow and Scale (1"= 100' is preferred; 1"= 200' for large subdivisions)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Boundary and phasing plan of the subdivision	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. All property under control of the owner showing part(s) being developed and overall street system	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Existing and proposed contour lines at vertical intervals of not greater than two feet.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Signature blocks for: <ul style="list-style-type: none"> • Surveyor's certificate, • ALUA certificate, • Mayor's certificate, • Owner's certificate, • Acknowledgement, • Certificate of recording. 	

Page #	Yes	No	N/A	← Complies?	ALUA Comments
				C. Existing Conditions: Plat contains...	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Location and size of all lots and roads within three hundred (300) feet of the subdivision.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Boundaries of adjacent tracts of subdivided and un-subdivided land, showing ownership.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Identification of the zone or zones in which the property is located.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. All public and private roads, utility rights-of-way, easements, parks, and other public open spaces within or adjacent to the proposed subdivision. All section and boundary lines within and adjacent to the proposed subdivision.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Irrigation mains, irrigation ditches/canals, water mains, secondary water system, fire hydrants, power lines, power poles, culverts, or other facilities within three hundred (300) feet of the proposed subdivision.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Ditches, drainage channels, water ways and major washes.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Location of the flood plain, floodways, and elevations designed by F.E.M.A. (not currently applicable to Boulder)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Exceptional topography-submit necessary map, visuals, etc. that would best reveal the exceptional topography.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Location, slope, and type of Sensitive Lands as defined by Boulder Town Code 153.235 et seq.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Vicinity map.	
				D. Proposed Plan: Plat contains...	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Roads and Utility Easements: the layout of existing and proposed private and/or public roads and utility easements showing identification and dimensions.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Lots: layout, number, and typical dimensions of lots.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Proposed Utilities: Location and type of proposed utilities to service each lot in the subdivision.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Setback Lines: building setback lines in any questionable lot area.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Parcels Set Aside: Parcels of land intended to be dedicated for public use or set aside for the use of property owners in the subdivision as common or limited areas.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Notes and conditions section present.	
3. ADDITIONAL BOULDER TOWN REQUIREMENTS					
				A. Contact information for: (152.303(C)(9) & 152.303(B))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. All property owners within 300 feet of the proposed subdivision	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Owners of Water Conveyance Facilities (UCA 10-9a-603(d)(i): Local irrigation company and water supply company located entirely or partially within 100 feet of the proposed subdivision.	

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Electric company and any other utilities located within or providing service to the proposed subdivision.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Members of the governing board of any Local Improvement/Special Service District or Home Owner's Association within which the proposed subdivision may be located.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. All owners of property along any private road that provides access to the proposed subdivision.	
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Town sent written notices to all the above within 10 business days of application submission?	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Local approval in written form if the proposed subdivision will be part of an existing Homeowners Association, Special Service District, Local Improvement District or any other local entity that applicable services will be provided. (152.303(C)(8))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Lot design & locations comply with 152.400 et seq. (152.303(C)(3)(a)) (SEE SECTION 1 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Road and utility easements for each lot comply with 152.401(B). (152.303(C)(3)(a)) (SEE SECTION 2 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Proof of legal access to a Public Road for each lot. (152.303(C)(4)) (SEE SECTION 3 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Potable drinking water is feasible to bring to each lot. (152.303(C)(5)) (SEE SECTION 4 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Wastewater/septic is feasible on each lot. (152.303(C)(6)) (SEE SECTION 5 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. A Fire Protection Plan approved by the Town's Fire Authority is present. (152.303(C)(7)) (SEE SECTION 6 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. No development is proposed on restricted Sensitive Lands as defined by 153.237. (152.303(C)(3)(b)) (SEE SECTION 7 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Lots and plat comply with lot size averaging provisions. (152.601) (SEE SECTION 8 BELOW FOR DETAILS)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Other items that may be requested by the ALUA are present. (152.303(D)) (SEE SECTION 9 BELOW FOR DETAILS)	

ALUA Findings on Preliminary Application			ALUA SIGNATURE & DATE:
The ALUA has determined the current application to be:	<input type="checkbox"/> COMPLETE	<input type="checkbox"/> INCOMPLETE*	
<p>The determination of preliminary application completeness is valid for 180 business days. Failure to submit a Final Subdivision Application or request an extension of up to 180 additional days in writing to the ALUA prior to the date listed below will void this application and require complete resubmission, including payment of fees.</p>		<p>*The application is incomplete because at least one item above has a check under the “No” column. See items checked No above for references to codes and specific notes from the ALUA, as applicable, to assist with addressing deficiencies. A new application must be submitted with additional information/corrections for consideration by the ALUA. Re-applications with substantive changes (e.g., new lot layouts) will also have to re-pay the fee.</p>	
Date this complete application becomes void: (Date of ALUA signature + 180 business days)			
Additional fees incurred as a result of processing this application:		\$	Payment of the fees indicated is due immediately upon receipt of this written response. Failure to pay these fees will result in a refusal to process subsequent applications and/or collection activities.
<div style="display: flex;"> <div style="flex: 1; background-color: #d9e1f2; padding: 10px; border: 1px solid black;"> ALUA NOTES/ COMMENTS: </div> <div style="flex: 3; border: 1px solid black;"></div> </div>			

SECTION 1: LOT DESIGN & LOCATIONS

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Lots meet the minimum area, width, length, and land use requirements of the Boulder Town Zoning Code, Table of Development Standards (section 153.118). (152.401(A)(1)) <i>If Lot-Size Averaging is being utilized, the response to this question may encompass Lot Size Averaging information determined in Section 8.</i>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Lots on a cul-de-sac shall have a minimum 40' width at the front property line. (152.401(A)(2))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Subdivisions of more than 10 lots have two points of access to the subdivision. (152.401(A)(3))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. No single lot is divided by a Boulder Town or Garfield County boundary line. (152.401(A)(4))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Any "flag lots" have a minimum width of the "pole" of 40 feet. (152.403)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. All proposed building lots have sufficient area for the location of a dwelling entirely outside the estimated flood plain, and where all setback requirements of the zoning district in which the subdivision is located, can be met. (152.402)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. OTHER (EXPLAIN BELOW, INCLUDING CODE REFERENCES)	

If all items above are checked "Yes" or "N/A", and none are checked "No", then the requirements of this section are considered complete. "Yes" shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 2: ROAD AND UTILITY EASEMENTS

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The easement documents are recorded, cited on the plat, and run with the land. (152.401(B)(1))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The easement is at least 40 feet in width. (152.401(B)(2))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. The easement allows installation of utilities adjacent to the driving surface. (152.401(B)(3))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. The easement allows construction and future maintenance as needed to meet the Boulder Town Infrastructure Design Standards. (152.401(B)(4))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. OTHER (EXPLAIN BELOW, INCLUDING CODE REFERENCES)	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 3: PROOF OF LEGAL ACCESS TO A PUBLIC ROAD

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Each lot has legal access indicated on the plat. Legal access may be provided by having frontage on a public road or on a private road on a recorded easement extending from each lot to a public road. (152.401(A)(3))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The Town attorney has verified that the provided proof of legal access is sufficient to meet Boulder Town’s requirements for subdivisions.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. OTHER (EXPLAIN BELOW, INCLUDING CODE REFERENCES)	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 4: POTABLE DRINKING WATER FEASIBILITY

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. For each lot, the applicant has provided written proof of their intention to apply for a Water Right from the State of Utah. (152.303(C)(5))	
OR					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The applicant has provided a letter from a local water company showing availability of water shares and describing any infrastructure development necessary to supply water to the lot. (152.303(C)(5))	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 5: WASTEWATER/SEPTIC FEASIBILITY

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The applicant has provided a letter from Southwest Utah Public Health Department and/or the State of Utah Department of Environmental Quality showing the feasibility of wastewater treatments for all lots. (152.505)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The number of lots indicated on the above-mentioned letter is greater than or equal to the number of lots proposed in the subdivision. (152.505)	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 6: FIRE PROTECTION PLAN

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The Fire Protection Plan approved by the Town’s Fire Authority indicates that the installation of fire hydrants satisfying the standard fire flow requirements of the State’s adoption of IFC is required.	
OR					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The Fire Protection Plan approved by the Town’s Fire Authority indicates that fire flow requirements for each lot shall be calculated using NFPA 1142. NOTE: Use of this approach will require consultation with the Town’s Fire Authority to determine additional site-specific requirements that will need to be addressed prior to approval of the Final Subdivision Application.	Use of NFPA 1142 on the lots in question may limit the location and type of buildings that can be built on the lots, may limit the ability to procure adequate insurance on buildings, and may require additional plat notes and/or easements as determined by the Town’s Fire Authority.

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 7: SENSITIVE LANDS

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	1. No development/infrastructure/roads are proposed on: (153.237) <ul style="list-style-type: none"> Land with a slope exceeding 30% average grade. Flood channels as identified by a federal or state agency. Jurisdictional wetlands as identified by the US Army Corps of Engineers. 	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

Page #	Yes	No		ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	1. Could any development potentially occur during subdivision improvement on: (153.239) <ul style="list-style-type: none"> Hillside and mesa top areas identified on the Hillside and Mesa Top Consideration Map, dated 2-4-2000. Land with a slope exceeding 15% average grade. Flood channels as identified by a federal or state agency. Jurisdictional wetlands as identified by the US Army Corps of Engineers. 	

If the item above is checked “Yes”, the applicant should note that the Sensitive Lands development requirements of 153.240 will need to be met to approve a Final Subdivision Application.

ALUA NOTES/ COMMENTS:	
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SECTION 8: LOT SIZE AVERAGING

NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

If lot-size averaging is being applied to this subdivision, the number of lots available to subdivide must be determined as indicated below.

Page #	Yes	No	N/A	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a parcel upon which the lot size averaging provisions of 152.601 and 153.119 have never been applied. If Yes, the following calculation below is required (153.119(C)). If No or N/A, leave the calculation below blank.
Original parcel size at time of application in acres				
Per 153.118, “Minimum Lot Size without Averaging” for this zone in acres				
÷				
Total Building Lots Permitted				
=				
OR				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a parcel upon which the lot size averaging provisions of 152.601 and 153.119 has been applied previously. If Yes, the maximum number of remaining lots listed on the plat as required by 152.601(4) shall be indicated below.
Total Building Lots Remaining on Plat:				

Lot Size Averaging Verification

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The proposed plat shows this many new, buildable lots:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The parcel upon which lot size averaging is being applied is in the GMU, LDR, or MDR zone. (153.119)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. The minimum lot size for each proposed lot complies with the requirements listed in the Table of Development Standards adopted in §153.118. (152.601(1))	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. The number of building lots proposed on the parcel (shown in line 1 above) is equal to or less than the number of building lots permitted (see calculation above) OR remaining as indicated on plat from previous lot-size averaging subdivision.	

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>5. If the entire parcel is being developed (i.e., the number of building lots on line 1 is equal to the number of building lots permitted or remaining), the plat has a note that states: (152.601(2)) “The lot-size averaging provisions of the Boulder Town Subdivision and Zoning Codes were applied in creating the (insert name) Subdivision and further subdivision is not allowed.”</p> <p>NOTE: If the entire parcel is being developed, the non-buildable designation on the plat for non-buildable lots under #8 is REQUIRED to be present.</p>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6. If the entire parcel is NOT being developed (i.e., the number of building lots on line 1 is less than the number of building lots permitted or remaining), the plat has a note that states the maximum number of lots that may be developed on the remaining part of the lot/parcel based on the initial lot size averaging calculation. (152.601(4))</p> <p>If checked “Yes”, the number remaining shall be indicated on line 7 below.</p>	
				7. The proposed plat shows this many remaining buildable lots:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8. All areas of rights-of-way, common areas, agricultural areas or open space, and non-buildable lots are clearly demarked as such and as non-buildable on the plat. (152.601(3))</p>	

If all items above compliance checklist are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

ALUA NOTES/ COMMENTS:	
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SECTION 9: ALUA REQUESTS & PRIOR DEFICIENCIES

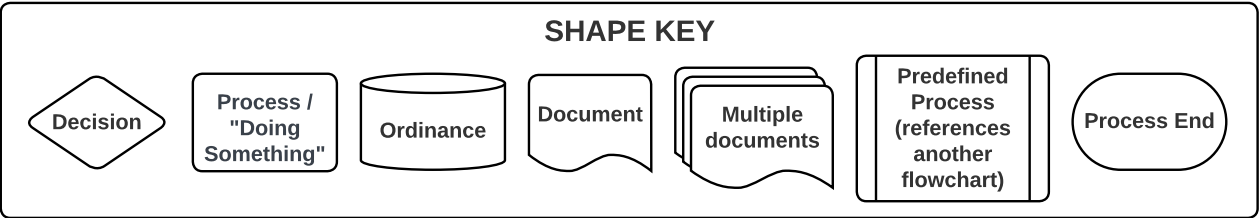
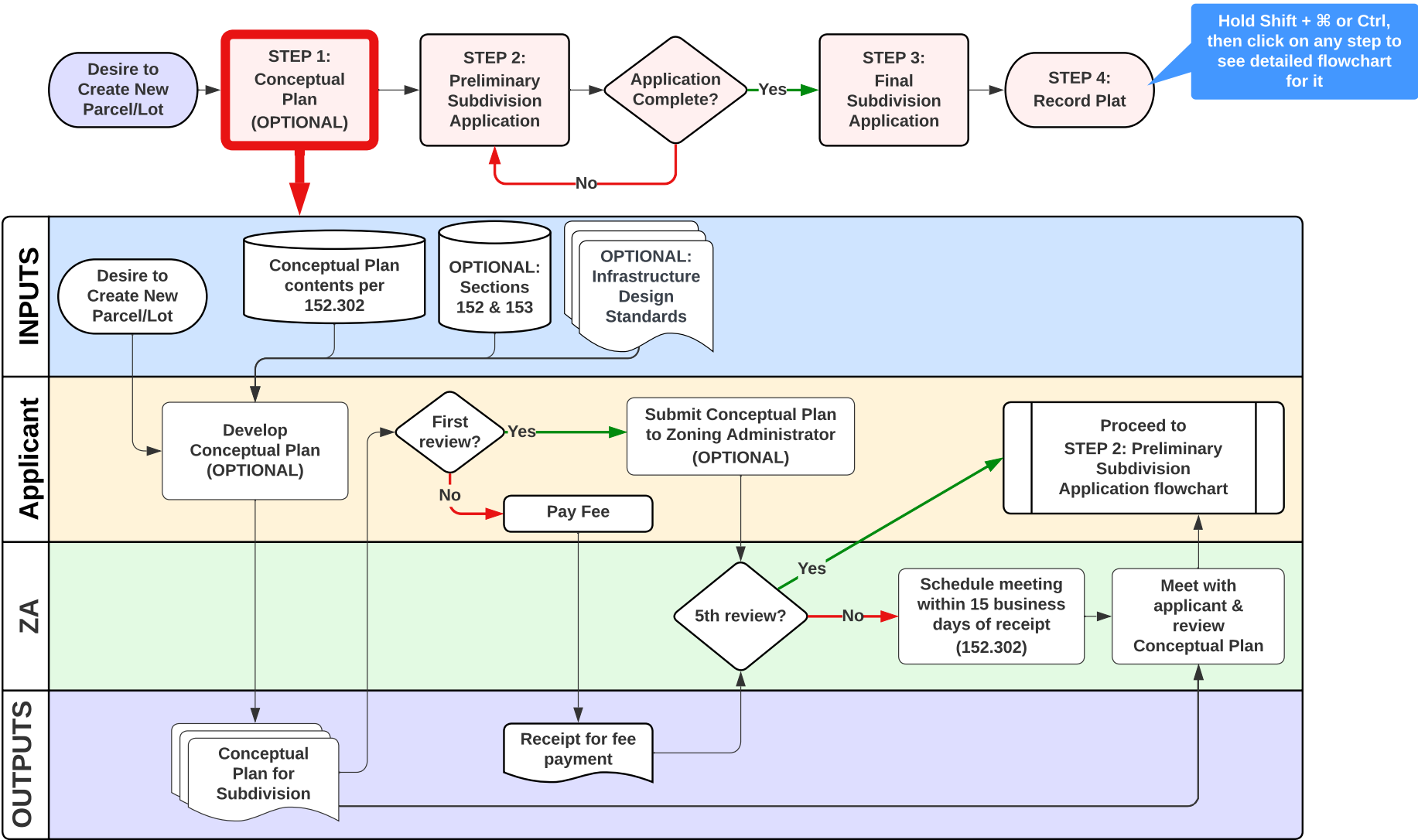
NOTE: The Town may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determination set forth herein. The Town may also require consultation with engineers or attorneys to make a factual determination set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement and making factual determinations.

Page #	Yes	No	N/A	← Complies?	ALUA Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. ALUA requests for information to determine completeness and/or deficiencies noted on prior application attempts have been resolved and are now deemed complete. (152.303(D)) <i>If “No”, extensive details must be listed below, including code references.</i>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The information listed below is required to be submitted with the Final Subdivision Application. (152.303(D))	

If all items above are checked “Yes” or “N/A”, and none are checked “No”, then the requirements of this section are considered complete. “Yes” shall be checked under the item for this section in the Compliance Checklist above.

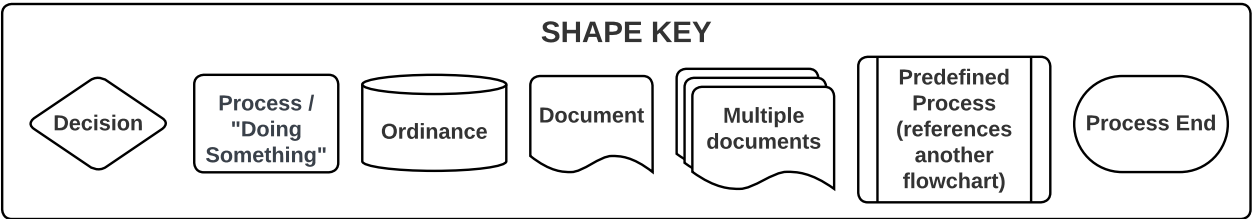
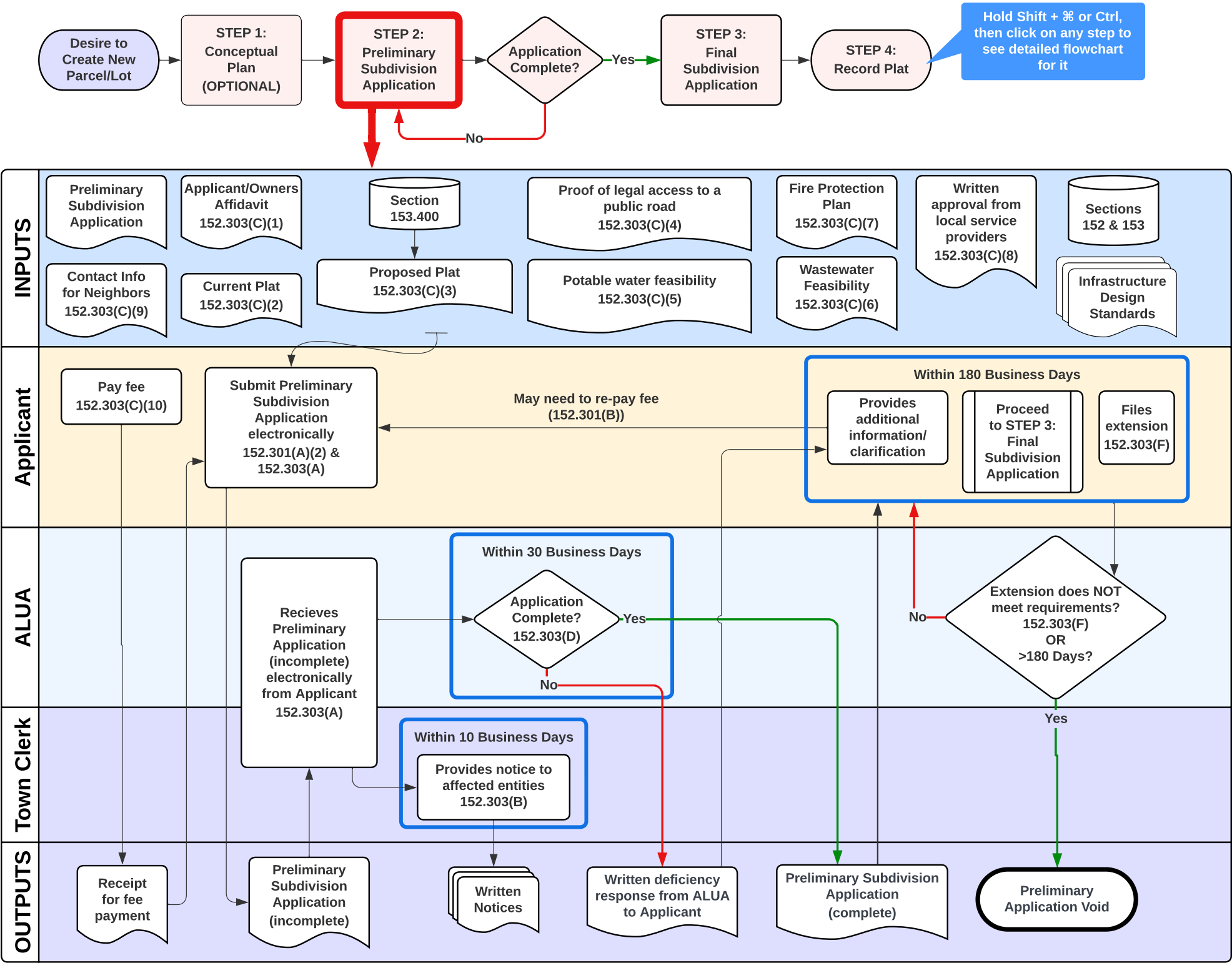
ALUA NOTES/ COMMENTS:	
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APPENDIX A: Subdivision Process Flowchart



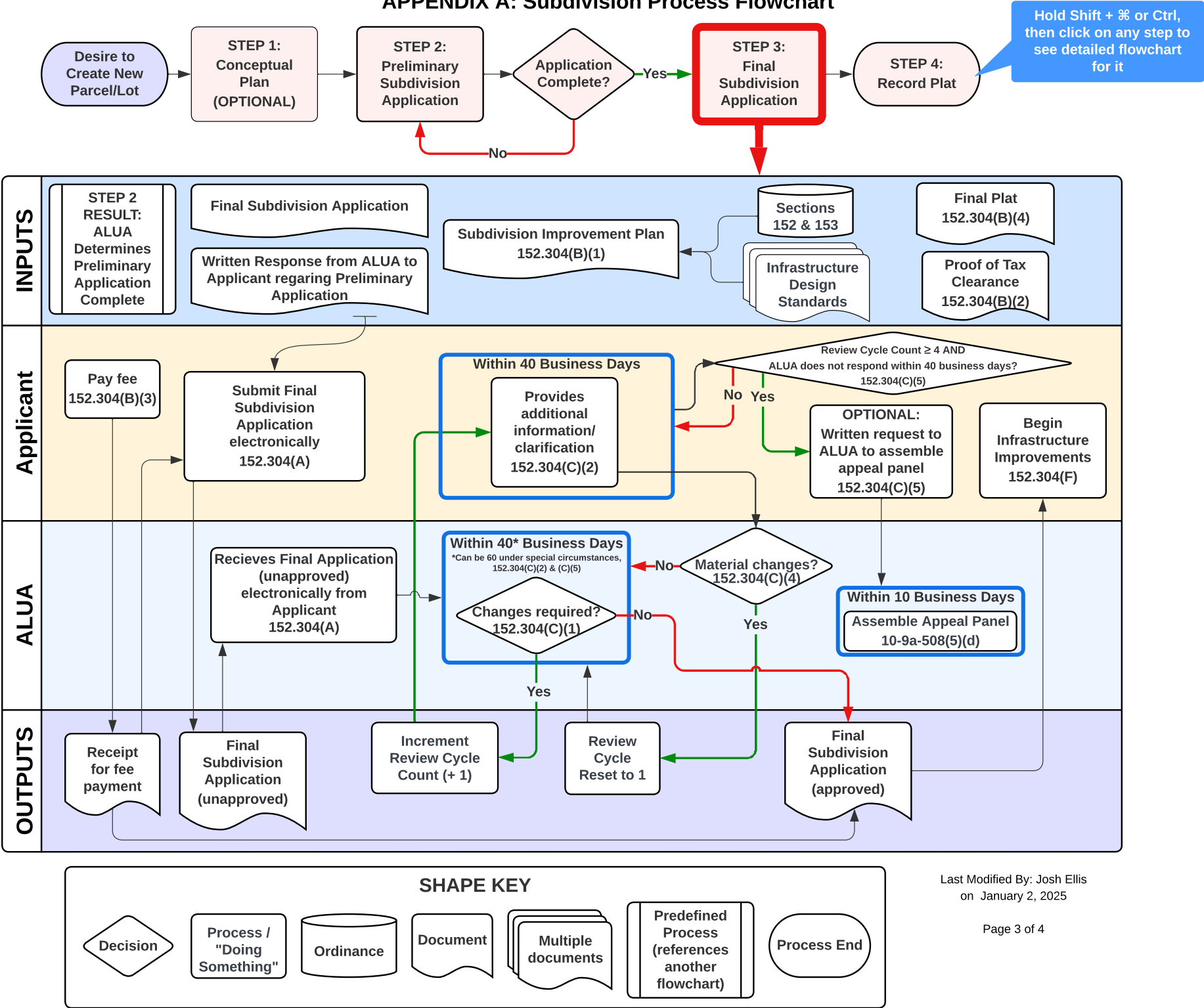
Last Modified By: Josh Ellis
on January 2, 2025

APPENDIX A: Subdivision Process Flowchart



Last Modified By: Josh Ellis
on January 2, 2025

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