

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment
 Commercial Development Commercial Parking

Applicant: Heritage Land Development

Phone Number: [REDACTED]

email address: [REDACTED]

Mailing Address: 470 N. 2450 W. Tremonton, UT 84337

Property Owner of Record: Jay Stocking (Heritage Land Holdings & Heritage Property Solutions)
Phone Number 435-257-4963

Project Name : Creekside Estates

Property Address: approx 755 S 700 E, River Heights UT

County Parcel ID Number: 02-029-0023 & 02-029-0028 & 02-029-0022

Total ~~14~~ 4.6 acres

Number of Dwellings/Units/Lots 76 lots (50 single family + 26 townhome units)

→ Current Residential Zone

→ Current Agricultural Zone

Describe the proposed : would like to rezone the parcels 02-029-0023 & 02-029-0028 & 02-029-0022 to be combined as one project within the city's PRUD properties. Would like to have multiple phases to allow for construction to take place at a reasonable rate.

We certify we are the developer and record owner of this property and we consent to the submittal of application.

Jane Medunski
Developer

01.25.2024
Date

[Signature]
Property Owner

01.25.2024
Date

Blaine Hambl

04 Nov 2024



Meeting Schedule

The River Heights Planning Commission meets on the 2nd and 4th Tuesdays of each month at 6:30 p.m. Applications are due by 12:00 noon, two weeks prior to the meeting.

Application Fee Schedule

Flag Lot	150.00	
Minor Subdivision, PUD		
Sketch Plan	200.00	
Final Plat	400.00	
Subdivision/PUD		
Pre-Application Meeting	400.00	
Concept Plan	500.00	
Preliminary Plat (10 [REDACTED])	1500.00	
Final Plat	500.00	
Preliminary Plat (11 lots and over)	[REDACTED]	
Final Plat	800.00	
Commercial/Commercial Parking Lot Development		
Preliminary Layout and Design Review	200.00	
Final Layout Submittal	400.00	
Petition for Zone Change	300.00	Paid 2/13/24
Boundary Line Adjustment	150.00	

River Heights City shall have the city engineer review the preliminary and final plats for all proposed subdivisions. The cost for all subdivision engineering review shall be billed to and paid for by River Heights City. River Heights City will then bill the developer for 100% of the actual cost incurred by the city for the engineering review of the plan. Payment is required within thirty (30) days from the time the bill is sent. The applicant/developer shall be responsible for all legal expenses and costs by the city for collection of any fees required herein. The final plat shall not be reviewed by the city until the costs to review the preliminary plat and any attorney fees incurred, have been paid in full, by the developer.

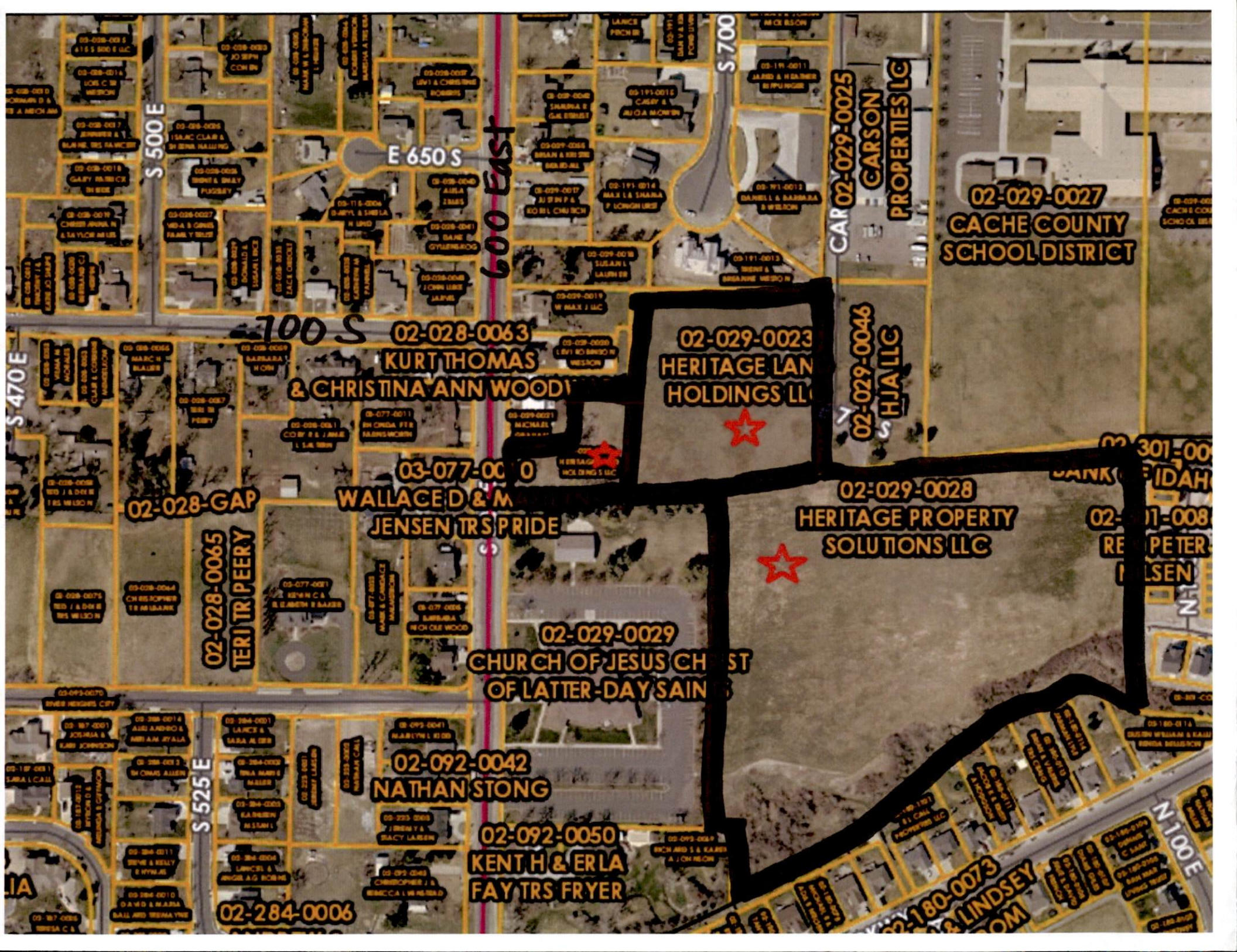
Signature of Applicant/Developer: Blaine Hornbush
 Date: 04 Nov 2024

Checklist of needed items

- Application
- Current Cache County Recorders Plat map showing applicant's property and adjacent properties
- Plat map with all information required
- Fee

For City Use Only: Amt Paid 300 Date Received 2/13/24 Receipt # check 2108 By Sf
 Amt Paid _____ Date Received _____ Receipt # _____ By _____
 Amt Paid _____ Date Received _____ Receipt # _____ By _____





S 500 E

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S 700 E

CARSON PROPERTIES LC

CARSON PROPERTIES LC

CARSON PROPERTIES LC

02-029-0027
CACHE COUNTY
SCHOOL DISTRICT

S 700 S

02-028-0063
KURT THOMAS
& CHRISTINA ANN WOOD

02-029-0023
HERITAGE LAND
HOLDINGS LLC

02-029-0046
S HJA LLC

03-077-0000
WALLACE D & M
JENSEN TRS PRIDE

02-029-0028
HERITAGE PROPERTY
SOLUTIONS LLC

02-028-GAP
TERI TR PEERY

02-029-0029
CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

02-092-0042
NATHAN STONG

02-092-0050
KENT H & ERLA
FAY TRS FRYER

02-284-0006

02-180-0073
LINDSEY
DOM

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