



CITY OF TWIN FALLS

Engineering Department
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SUBDIVISION CONCEPT REVIEW APPLICATION

Per City Code 10-12-2.2(A), the Applicant shall submit a subdivision concept review application to enable the Administrator to review and comment on the proposed subdivision. The objective is to assist the Applicant by reviewing the subdivision process and city planning and engineering issues that may affect the proposed subdivision.

Date: ____/____/____

Proposed Subdivision Name: _____

Property Information:

Address: _____

Subdivision: _____

Parcel Number(s): _____

Contact Information:

Developer/Applicant Information:

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Phone: _____

Engineering Firm:

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Phone: _____

SUBMITTALS:

- ❑ Subdivision Concept Review Application
- ❑ PDF copy of a sketch plan. The sketch plan shall include the entire developmental scheme of the proposed subdivision, in schematic form and include the following:
 - The general layout and approximate dimensions of streets, blocks and lots in sketch form;
 - The existing conditions and characteristics of the land on and adjacent to the proposed subdivision site; and
 - The areas set aside for schools, parks and other public facilities.
- ❑ Fee: None required.

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10-12-2-2: SUBDIVISION CONCEPT REVIEW:

(B) Administrator Action: Within 15 business days from the date of receiving a complete Subdivision Concept Application, the Administrator shall notify the subdivider as to the general conformance, or nonconformance, of the proposal with this Title, and shall provide the necessary forms and check lists, as well as the additional following consideration:

1. Compliance of the proposed development with existing local or State policies, goals and objectives or comprehensive plans;
2. Determination if additional special permits or ordinance conflicts, such as rezone, special development permit or variance are needed and the manner of coordinating such permits;
3. Consideration of any unique environmental features or hazardous concerns that may be directly or indirectly associated with the subject property, such as areas that have been designated as areas of critical environmental concern, unique plant or animal life and flood plains; and
4. Consideration of other local and State agencies that the subdivider should contact before preparing a preliminary plat.