



City of Webb City * PO Box 30 * 1060 North Madison * Webb City, Missouri 6487

Office of Public Works 417-673-6297 Fax - 417-673-6294

Received _____

Receipt # _____

Meeting Date _____

APPLICATION FOR SUBDIVISION PLAT
CITY OF WEBB CITY, MISSOURI

The undersigned do hereby apply for subdivision plat approval and understand they are to comply with the application and ordinances of the City of Webb City.

Application and Submission Requirements:

1. An application for a hearing can be filed only by the subdivider, as defined in Chapter 9 of the City Code, of the subject property.
2. The application shall be filed in the office of the City Clerk, who shall forward the application to the Planning and Zoning Commission. The application shall contain such information as the Planning and Zoning Commission may prescribe by regulations filed with the City Clerk.
3. Such application shall be accompanied by a fee of \$ _____, described below. *
4. The application must be filed with the City Clerk no less than 14 days prior to the next regular meeting of the Planning and Zoning Commission.
5. The applicant, or representative, is required to attend the meetings of the Planning and Zoning Commission, when the application is scheduled for discussion. Lack of attendance may result in striking of the application.
6. The proposed plat should conform to Article IV of Chapter 9 of City Code.
7. If the subject property requires rezoning, then a separate Land Use Application for the rezoning needs to be filed with the Subdivision Application.
8. It is advised that the applicant review Chapter 9 of the City Codes for additional requirements of subdivisions.

Preliminary _____ Pre-liminary Extension _____ Infrastructure _____
 Final _____ As-builts _____ Additional Review _____

Name of Subdivision _____

Owner _____

Applicant/Owner _____

Mailing Address _____

Developer _____

Mailing Address _____

Proposed Engineer & Firm _____

Mailing Address _____

Proposed Building Contractor _____

Mailing Address _____

Location of Subject Property _____

Legal Description- attach on separate sheet.

Facilities Available: Water _____ Sewer _____ Gas _____ Electric _____ City Streets _____

*fee (non-refundable): Preliminary Plat - \$336; Infrastructure _ \$270; Final Plat _ \$155; Additional Reviews _ \$106 each
Extensions are \$5 for each one-year period for which they are granted.

Date

Signature of Applicant

Review Procedures:

Upon receipt of an application or a certificate of preliminary approval, the Planning and Zoning Commission shall check the application for conformance to the provisions of Chapter 9 and shall also consider letters or certificates of approval or disapproval from city, county and state agencies as well as from the utility companies.

In considering a submittal, the Planning and Zoning Commission may require such changes as necessary to meet the intent of the rules and regulations contained in this chapter and to serve the best interests of the needs of the community.

The Planning and Zoning Commission shall initiate action on an application within thirty (30) days of submittal of the preliminary plat, and approval thereof shall be given by the commission by the issuance of certificate of preliminary plat approval within sixty (60) days after submittal, or if the application is disapproved, the applicant shall be notified in writing and the reason therefore shall be enumerated with sixty (60) days after submittal.

One copy of the approved preliminary plat shall be retained in the Planning and Zoning Commission's files and one copy, endorsed with the certificate of preliminary plat approval, shall be returned to the subdivider.

A disapproved preliminary plat may be submitted to the Planning and Zoning Commission after changes have been made as suggested, or it may be carried to the commission for its direct action at its next regular meeting.

Findings of the Commission:

1. Complies with all applicable provisions in the zoning ordinance.
2. Subject property contributes to, and promotes to the community welfare or convenience.
3. Will not cause substantial injury to the value of neighboring property.
4. Complies with the overall neighborhood development plan and the intent of existing zoning districts provisions.
5. Will provide, if applicable, off-street parking and loading.
6. Will not substantially increase traffic hazards and fire hazards.
7. Will not overtax public utilities.

FINDINGS OF THE PLANNING AND ZONING COMMISSION:

Special Comments, Recommendations, Conditions, Special Findings:

Approved _____ Denied _____ Date _____