

# City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- |                                                      |                                                           |                                                            |
|------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Pre-Application Meeting     | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                      | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat                  | <input type="checkbox"/> Other _____                      |                                                            |

### PROJECT INFORMATION

Project Name: JOSHUA MEADOWS PHASE 4

Project Address (Location): 1113 CR 705

Existing Zoning: PD Proposed Zoning: PD

Existing Use: LOW DENSITY RES. Proposed Use: LOW DENSITY RES.

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 52.051

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

### APPLICANT INFORMATION

Applicant: DEREK CHEATHAM Company: NEEL-SCHAFFER, INC

Address: 2501 AVE J, SUITE 120 Tel: 817-548-0696 Fax: \_\_\_\_\_

City: ARLINGTON State: TX ZIP: 76006 Email: DEREK.CHEATHAM@NEEL-SCHAFFER.COM

Property Owner: JOSHUA DEVELOPMENT COMPANY, LTD Company: \_\_\_\_\_


Address: 537 DAVIS BLVD Tel: 817-281-3509 Fax: \_\_\_\_\_

City: NORTH RICHLAND HILLS State: TX ZIP: 76180 Email: scott@sandlinhomes.com

Key Contact: SCOTT SANDLIN Company: JOSHUA DEVELOPMENT CO. LTD

Address: 537 DAVIS BLVD Tel: 817-281-3509 Fax: \_\_\_\_\_

City: NORTH RICHLAND HILLS State: TX ZIP: 76180 Email: scott@sandlinhomes.com

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE: <u>[Signature]</u> MCR <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>SCOTT SANDLIN</u></p> <p>Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.</p> <p>Given under my hand and seal of office on this <u>26</u> day of <u>May</u> 20<u>23</u></p> <p><u>Cynthia S. Wallace</u> Notary Public</p> <div style="text-align: center;">  </div> <p>Signature <u>Cynthia S. Wallace</u> Date: <u>5/26/23</u></p>	<p><b>For Departmental Use Only</b></p> <p>Case No.: <u>PP23-01 23-00384-01</u></p> <p>Project Manager: <u>Scott Sandlin</u></p> <p>Total Fee(s): <u>APP \$625</u> <u>Deposit \$2,500</u></p> <p>Check No.: <u>3177</u></p> <p>Date Submitted: <u>5-30-23</u></p> <p>Accepted By: <u>[Signature]</u></p> <p>Date of Complete Application: <u>5-30-23</u></p>
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## City of Joshua Preliminary Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

### REQUIRED DOCUMENTS

- Plat application signed by Property Owner
- Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- Application Fee & Consultant Deposit
- Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- (1) **Folded** Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- (1) **Folded** Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:  
(City Engineer may waive the requirements for any of the following; however a **written request stating the reason(s)** for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
- Preliminary Drainage Study or written waiver request
- Preliminary Paving Plan or written waiver request
- Preliminary Water & Wastewater Utility Plans or written waiver request
- ~~NA~~ Traffic Impact Analysis or written waiver request
- A written statement signed by the subdivder stating the developer will comply with all City requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.

\*\*\* Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. \*\*\*

### TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- ~~NA~~ The case number in the lower left-hand corner of the plat. (The case number shall be provided by staff after the first submittal.)
- North arrow, graphic and written scale in close proximity. The preferred scale is one inch (1") = one hundred feet (100').
- Appropriate title, i.e., "Preliminary Plat", to include subdivision name, which shall not duplicate that of another subdivision, City, county, state, survey and abstract, total gross acreage, number of lots and date of preparation.
- Name and address and phone number and email address of record owner(s), and subdivider, if different. Note volume and page of current deed record ownership.
- Name, address and phone numbers and e-mail addresses of engineer, planner, and/or surveyor responsible for preparing the plat.
- Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100'), to include owners across any adjacent ROW.