

Gunnison City Offices
38 West Center – Gunnison, Utah 84634



www.gunnisoncity.org
(435) 528-7969

Takings Application

Date of Application:		
APPLICANT INFORMATION		
Contact Person:	Phone:	
Name of Applicant:		
Applicant Address:		
City:	State:	Zip:
Phone:	Fax:	
Email:		
LAND USE APPLICATION		Fee Amount: \$
Proposed Claim of Takings to be Considered: (Provide Additional Information on separate sheet, if needed)		
Location/Address of Subject Property:		
Current Land Use Designation and Zoning District:		
Total Acreage (square feet or acres) of Subject Property:		
Name of Property Owners: _____ (Provide Additional Sheet, if needed) _____		
GUNNISON CITY OFFICE USE ONLY		
Date Received:	Date Determined Complete:	Fees Paid:

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF SANPETE}

I (we), _____, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)

My commission expires: _____

.....

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)

My commission expires: _____

TAKINGS REVIEW APPLICATION REQUIREMENTS:

All Takings Review Applications shall be filed with the City Recorder within thirty (30) calendar days from the date of the decision by a City Land Use Authority that gave rise to the concern that a constitutional taking may have occurred.

All applications for a Takings Review shall include and provide the following information:

- ❑ Takings Review Application, accompanied by the payment of all required fees.
- ❑ The Application shall be accompanied by the following information and materials:
 - a) The date of the decision by a City Land Use Authority which is the subject of the Takings Review.
 - b) A detailed description of the grounds for the claim that there has been a constitutional taking.
 - c) A description of the property alleged to have been taken.
 - d) Evidence and documentation as to the value of the property alleged to have been taken, including the date and cost at the date the property was acquired. This should include any evidence of the value of the property before and after the alleged constitutional taking, the name of the party from whom purchased, if applicable, including the relationship, if any, between the person requesting a review and the party from whom the property was acquired.
 - e) The nature of the property interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest.
 - f) Terms (including sale price) or any previous purchase or sale of a full or partial interest in the property in the three (3) years prior to the date of application.
 - g) All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the three (3) years prior to the date of application.
 - h) The assessed value of and ad valorem taxes paid on the property for the previous three (3) years.
 - i) All information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of the loan and other significant provisions, including but not limited to, right of purchasers to assume the loan.

- j) All listings of the property for sale or rent, prices asked and offers received, if any, within the previous three (3) years.
- k) All studies commissioned by the applicant, or agents of the applicant, within the previous three (3) years concerning feasibility of development or utilization of the property.
- l) Itemized income and expense statements from the property for the previous three (3) years.
- m) Information from a title policy or other source showing all recorded liens or encumbrances affecting the property.
- n) The Council, or designee, may request additional information identified to be necessary, in their opinion, to arrive at a conclusion concerning whether there has been a Constitutional taking.

FIGURE 2-18

Takings Application Review Procedures

