

Large Lot Segregation Application

In order to expedite the process, please read carefully and submit the required information and documents. Please submit all required materials to the Pend Oreille Community Development Department, Treasurer's, Auditors, and Assessor's office.

General Information

- ◆ This application is for the division of land into 4 or less lots of ten acres or more.
- ◆ A title report must accompany this application.
- ◆ Lots with less than 20 acres must have 60 feet of frontage on a maintained county road
- ◆ Lots with more than 20 acres must have evidence of adequate access to the site according to county standards
- ◆ For this proposal, structures and roads must be in compliance with County building, zoning, and development codes.
- ◆ All taxes must be paid on the subject properties prior to final approval.
- ◆ In lieu of a survey, a clean and clear aliquot description may be submitted to the County with this application
- ◆ In lieu of a soil percolation test, the applicant may submit in a form prescribed by the County an acknowledgement that all development activity must comply with the requirements of Northeast Tri-County Health District and that a reasonable use exception shall not be granted if any of the lots fail to comply with all applicable public health and safety standards.
- ◆ If this application is approved, the subject land cannot be further subdivided for another 5 years until it meets the requirements for a long subdivision (5 or more lots).
- ◆ This application will require that the public be notified but does not require a public hearing. This application will be decided upon by the Community Development Director.

Procedure

- ◆ Short Plat Applications start with the Community Development Department but will also involve the Pend Oreille County Assessor, Auditor, and Treasurer. The following is the procedure for a Short Plat subdivision:
 - ◆ Fill out and submit application and include a...
 - Site map
 - Title report for all properties involved
 - ◆ Approval typically takes 6-8 weeks and includes the following:
 - Approximately 1 week of review from Community Development Director.
 - Review by other County departments of a preliminary plat
 - 15 day public comment period after a notice of application has been posted in the paper and mailed to neighboring landowners.
 - ◆ A Notice of Decision will be mailed out to the applicant and neighboring land owners and will be published in the paper. If the decision is not favorable to any involved parties there is a 14 day period in which to appeal the decision.
 - ◆ Survey the new boundary lines and bring in a boundary survey map for recording with the Auditor.
 - ◆ Along with the Notice of Decision you will also be mailed a Recordable Document which will need to be signed by Community Development, the Treasurer's office, and the Assessor's office.
 - ◆ A Real Estate Excise Tax Affidavit will need to be filed with the Treasurer's office.



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Visit us at

Pendoreilleco.org

Owner Contact Information

Property owner(s): _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone number: _____

Email address: _____

Agent/Applicant: _____

If an agent is acting on behalf of a property owner please fill out and attach the Landowner Consent Form

Surveyor Information

Surveyor: _____

Phone: _____

Email: _____

Property Information

Parcel number of the affected property: _____

What is the property currently zoned? _____

Property use:

Residential Commercial Agricultural Timber Other

Please describe if 'Other' is checked: _____

Is the property currently taxed as open space?

YES NO

Physical Address of property: _____

City: _____ State: _____ Zip: _____

Road Access

What road is adjacent to this property? _____

Does an approach already exist?

YES NO

Water Supply

Community system Drilled well

Please check if you have a water right secured

Sewage Disposal

Connection to existing community system On-site system for each lot

Critical Areas

Are there any critical areas on the property (shorelines, lakes, streams, wetlands, flood plains, or slopes over 40% grade)? If so please describe:

Please Provide a Written Description of Your Proposal.

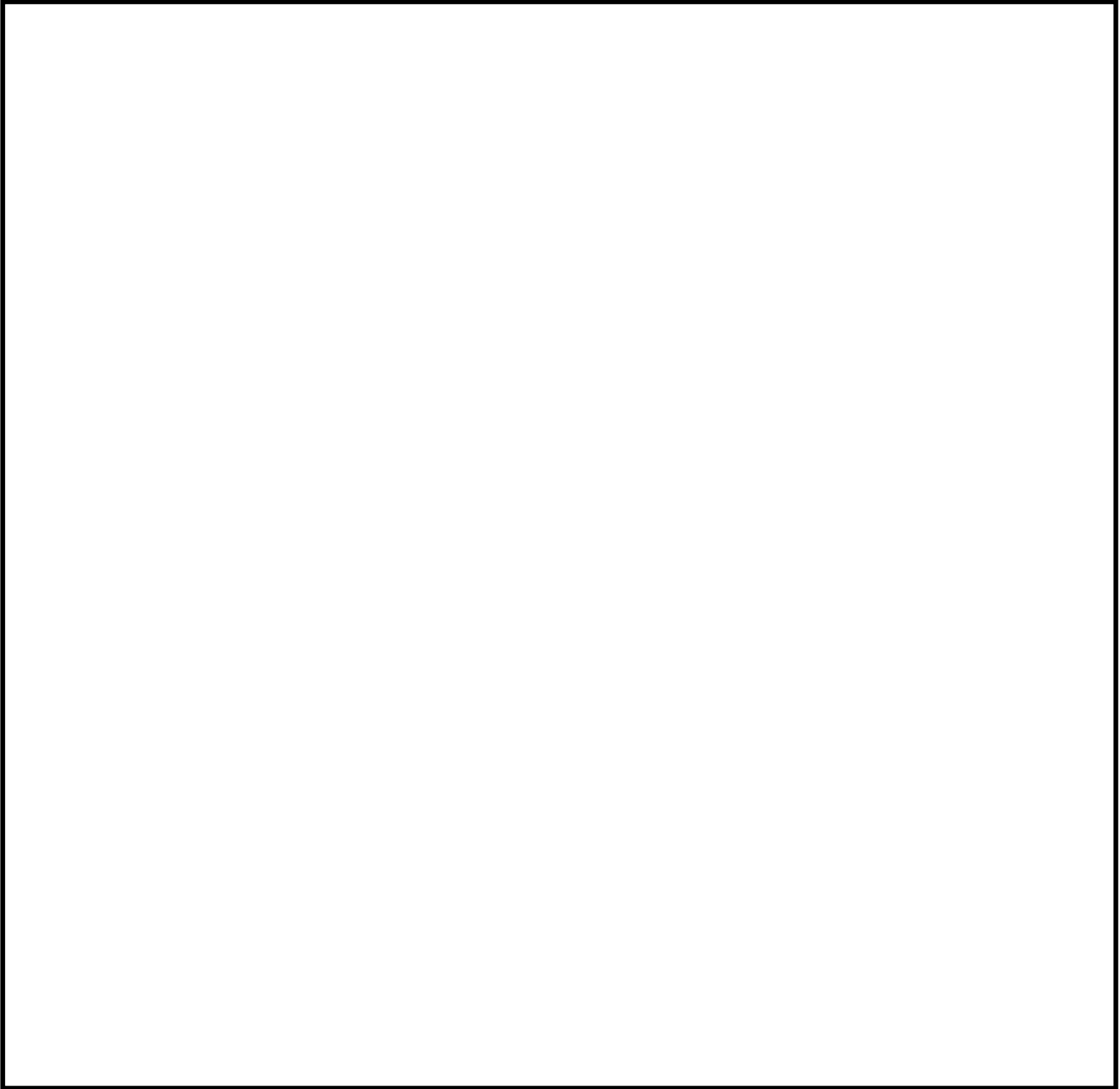
The information written on this application has been filled out to the best of my knowledge.

Signature: _____ Date: _____

Large Lot Segregation Application

Please include a site plan drawn to scale. You may use the space below or attach a separate piece of paper. The site plan should include...

- Septic systems & drain fields
- Property lines & dimensions of parcel
- Proposed boundary lines
- Distances between structures and parcel lines
- Location of existing & proposed structures
- North arrow & scale
- Locations of existing & proposed roads/driveways
- Distances between structures & waterbodies
- Location of any surface water



Please sign to confirm the site map above or any drawn site map attached with this application

Applicant Signature: _____ Date: _____