

Binding Site Plan & Master Planned Resort 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 County Community Development Department.

General Information

- ◆ A pre-application meeting is required to be scheduled with the Community Development Director prior to the submittal of this application.
- ◆ A title report must accompany this application.
- ◆ Please Contact the Tri-County Health Dept. 509-447-3131 for their fees and requirements for sewer systems.
- ◆ Please contact the Washington State Dept. of Ecology for questions regarding water rights. The office for their Eastern Regional Office is 509-329-3400
- ◆ 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.
- ◆ Master Planned Resorts may not be placed on lands designated agricultural, timber, and mining.
- ◆ Master Planned Resorts are decided on by the Planning Commission.
- ◆ Binding Site Plans will be preliminarily decided on by the Planning Commission, if it passed by the Planning Commission it will then be decided upon on by the Board of County Commissioners for final approval.
- ◆ “Minor Changes” are subject to review by the Community Development Director.
- ◆ “Substantial changes” shall be treated as a new application for the purposes of vesting. These include...
 1. Creation of additional lots.
 2. Changes in access points.
 3. Changes that may lead to built or natural environmental impacts that were not addressed in the original proposal.



Located at: 625 West 4th Street

Newport, WA 99156

Mail to: PO Box 5066

Newport, WA 99156

Phone: 509-447-4821

Fax: 509-447-5890

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

Is this a re-plat?

YES NO

Parcel number of the affected property: _____

Proposed plat name: _____

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**

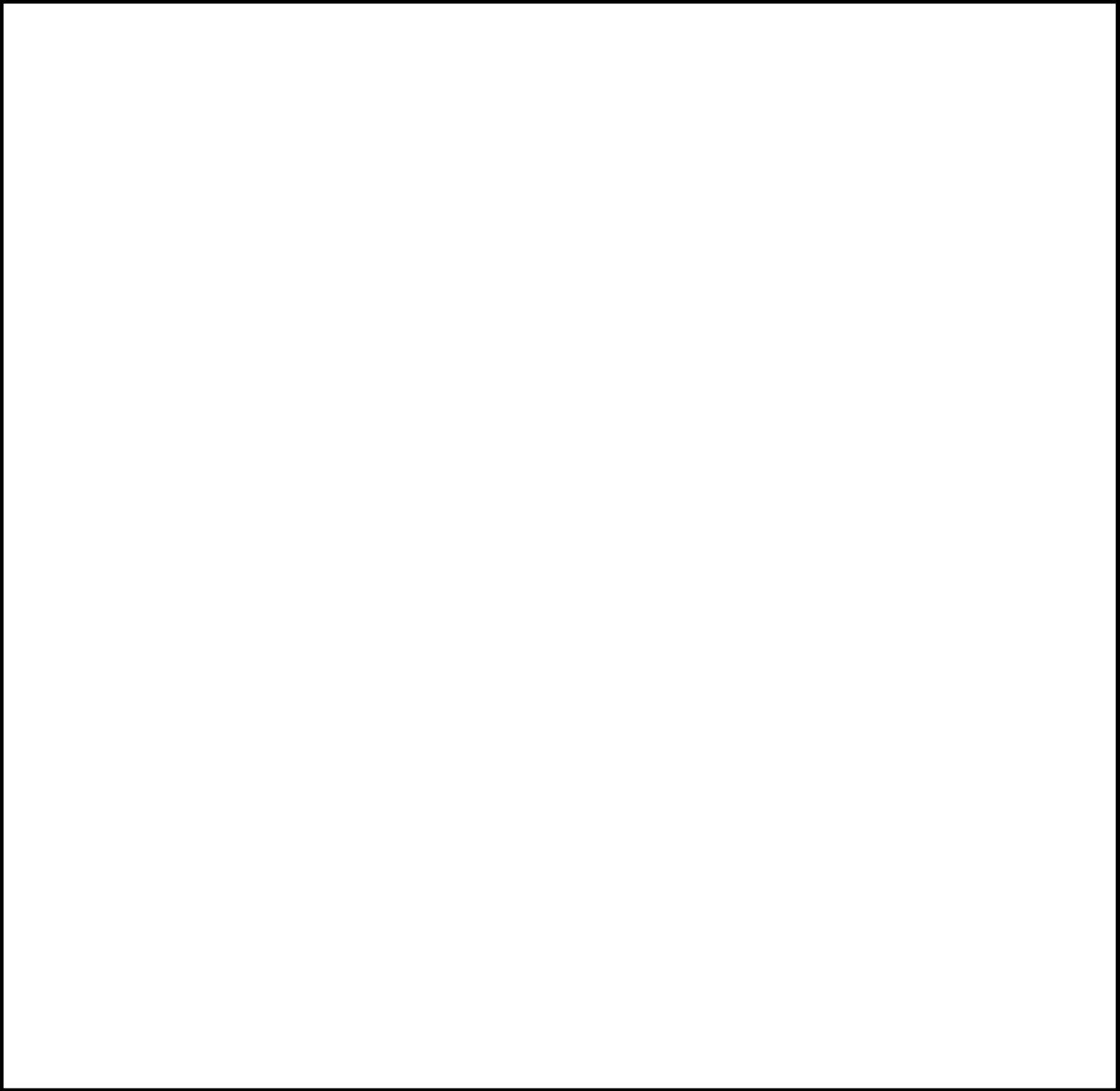
■ _____
■ _____
■ _____
■ _____
■ _____
■ _____
■ _____
■ _____

Please sign to confirm that the information on this application has been filled out to the best of your knowledge.

Signature: _____ Date: _____

Please include a site plan drawn to scale. You may use the space below or attach a separate document. 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.

Signature: _____ Date: _____