

# Site Analysis 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

- ◆ This Site Analysis review is required to ensure that your project meets all the minimum code requirements for new development. These regulations include Platting, Zoning, Shoreline, Critical Areas, Forest Practices, and SEPA.
- ◆ When the review is completed, a copy of your approved plot plan will be returned to you. In addition, it will be available to the Building Inspector and NE Tri-County Health District if your proposal needs their review.
- ◆ Site prep should NOT occur until the Site Analysis is complete to ensure all applicable buffers are maintained.
- ◆ **The Site Analysis Application fee is \$30.00**, payable to Pend Oreille County Community Development Department. This application and fee must be submitted directly to the Community Development Department.
- ◆ An Amendment Review Fee (\$5.00) will be charged for each site plan amendment needing further review after the initial review is complete. All fees and costs are non-refundable.
- ◆ Only complete applications will be reviewed. Incomplete applications will be returned unprocessed.
- ◆ This review is based upon regulations in effect on the date a complete application is received by the **Community Development Dept. Review and approval of this application does NOT vest or grandfather any development proposal.** Development permits must be applied for and/or secured from the appropriate permitting agency to vest a project. If Pend Oreille County adopts new regulations between the time of the Site Analysis approval and the submittal of a complete application to the appropriate county agency for your permit, the requirements of the new regulation must be adhered to as it applies to project being applied for.
- ◆ This application can be used as a tool to determine if hypothetical projects on property currently not in the applicants ownership would meet county guidelines.
- ◆ Commercial projects need architecturally drawn or engineered site plans attached to this application.

### APPLICANT SIGNATURE(S)

I certify that the information contained on this application is true, complete, and accurate to the best of my knowledge. I understand that the information will be used by Pend Oreille County for determining whether this proposal meets all development requirements.

PROPERTY OWNER

DATE: \_\_\_\_\_

AGENT/PRIMARY CONTACT

DATE: \_\_\_\_\_



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Newport, WA 99156

Phone: 509-447-4821

Visit us online at  
[Pendoreilleco.org](http://Pendoreilleco.org)

## Contact Information

Applicant/Primary contact: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_

Email address: \_\_\_\_\_

## Property Owner Information (Write 'same' if applicable)

Property Owner: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_

Email address: \_\_\_\_\_

## Property Information

Parcel number of the affected property: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Short description of proposed activity: \_\_\_\_\_

Current property use:

- Residential     Commercial     Agricultural     Timber     Other

Please describe if 'Other' is checked: \_\_\_\_\_

## Project Description

### **Proposed property use:**

- Residential  
 Commercial  
 Other \_\_\_\_\_

### **New Structures**

\_\_\_\_\_ Building #1 height  
\_\_\_\_\_ Building #2 height  
\_\_\_\_\_ Building #3 height

### **Proposed Development**

- Residence  
 Residence w/ attached garage  
 Garage  
 Pole building  
 Commercial  
 Deck  
 Modular home  
 Addition/Remodel  
 Onsite sewage system

### **Commercial Structures**

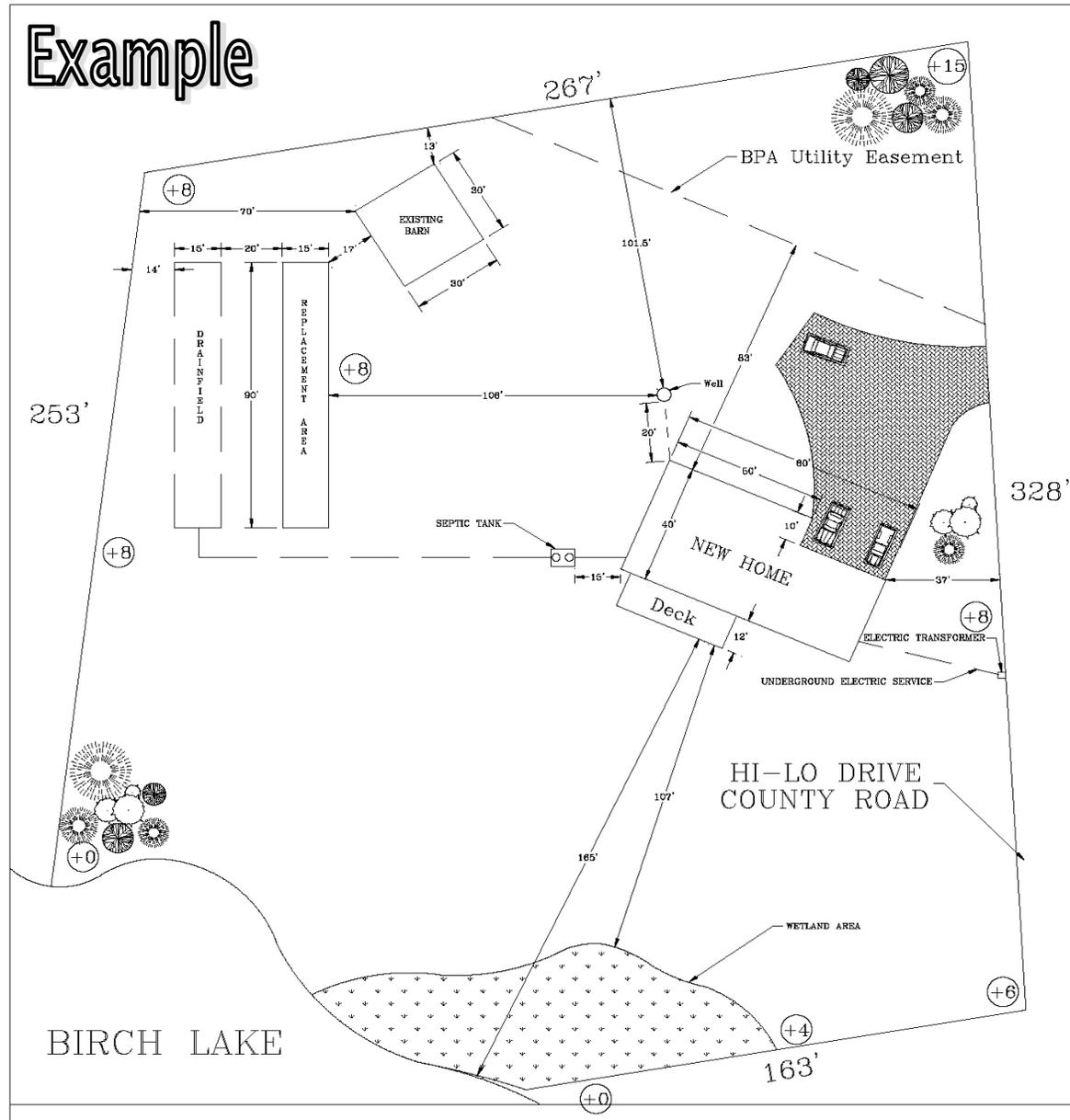
\_\_\_\_\_ Square footage

### **Clearing and Grading**

\_\_\_\_\_ # of Acres

\_\_\_\_\_ Square footage

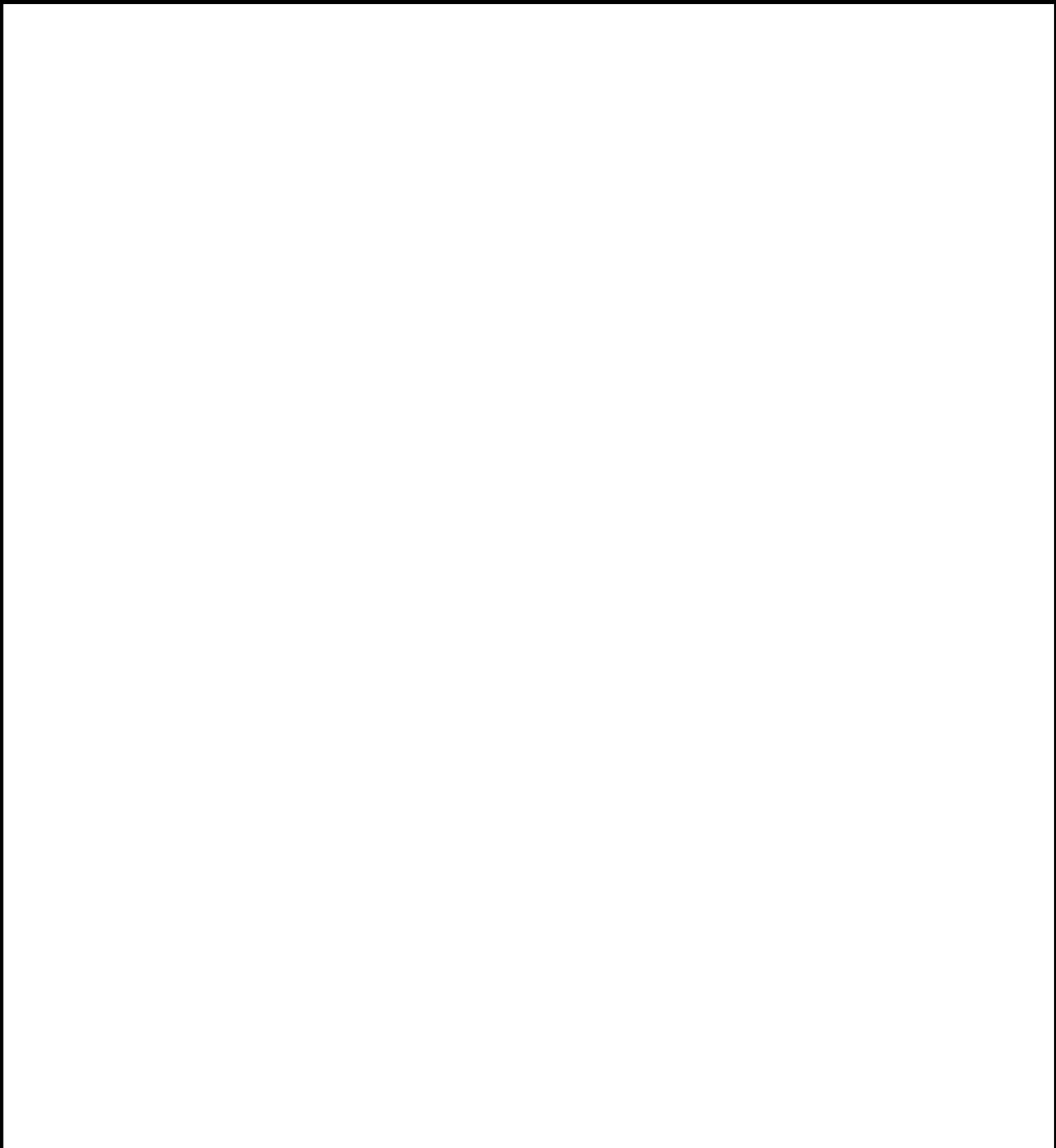
*Clearing & grading of more than 1 acre requires a Clearing & Grading permit (No fee).*



An accurate and detailed plot plan is required for this review. **The plot plan must show existing and proposed items along with the distances between each item and distances from lot lines, such as the following:**

- ◆ Dimensions of property
- ◆ Existing and proposed structure locations. (Please label all structures)
- ◆ Existing and proposed on-site sewage systems, replacement drain fields, and proposed test holes (Please show distance between on-site sewage system and well)
- ◆ Existing and proposed wells and waterlines
- ◆ Utility easements for underground and overhead powerlines
- ◆ Lakes, creeks/streams/rivers (both year-round and seasonal), wetlands, and floodplains. Please show distance of surface water & the ordinary high-water marks to other existing or proposed features.
- ◆ Existing and proposed driveways and roads (Please show distance between roads and proposed structures)

*Commercial projects need architecturally drawn or engineered site plans attached to this application.*



SITE ADDRESS

PARCEL NUMBER

NORTH