

JACKSON COUNTY, OREGON

TYPE 2 APPLICATION *Land Division*

(Please print in black ink, or type all information except where a signature is required)

File No. _____
Fee Pd _____
Receipt No. _____
App. Type: _____
App. Received by _____
Date Received _____
Zoning Confirmed by Staff: _____

Legal description of subject property:

Township____ Range____ Section____ Tax Lot____ Acreage____
 Township____ Range____ Section____ Tax Lot____ Acreage____

Street Address of the Property: _____

What is the Zoning of the Subject Property? _____

Is the purpose of this application to complete a Measure 49 Approval? YES NO

NOTE: Applications for review and approval of all development proposals may be initiated by the property owner, purchaser under a recorded land sale contract, condemner who has been granted immediate possession by a court of competent jurisdiction, agent duly authorized in writing, or a public agency.

PROPERTY OWNER:

At Time Application is Submitted

APPLICANT:

If Other than Property Owner

Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____
Daytime Phone: _____	Daytime Phone: _____
E-Mail Address: _____	E-Mail Address: _____

AGENT:

If Other than Applicant

OTHER:

Specify: _____

Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____
Daytime Phone: _____	Daytime Phone: _____
E-Mail Address: _____	E-Mail Address: _____

IF AN AGENT, APPLICANT, OR "OTHER" IS ACTING ON BEHALF OF THE OWNER OR PURCHASER, A SIGNED STATEMENT OF OWNER AUTHORIZATION MUST BE SUBMITTED WITH THIS APPLICATION. THIS APPLICATION MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN (MAP). SEE USER'S GUIDE FOR ASSISTANCE. THE BURDEN OF PROOF FOR APPROVAL OF AN APPLICATION RESTS WITH THE APPLICANT. YOU MUST PROVIDE DOCUMENTATION REGARDING THE PROPERTY AND APPLICATION CRITERIA IN SUFFICIENT DETAIL AND ACCURACY TO ENABLE THE DEPARTMENT TO FIND THAT YOUR APPLICATION COMPLIES WITH ALL APPLICABLE APPROVAL CRITERIA.

On the following pages, describe how your application complies with the criteria identified as applicable below:

Public Utilities: Tax lot(s) _____ is served by:

- an on site septic system public sewer (RVSS) community sewer
- an on site well municipal water community water
- phone service electric service other utilities (e.g., gas)
- _____ Irrigation District serves the property.

Please list any easements for access or utilities that benefit or cross the property (attach copies of all applicable easements to your application) _____.

PLEASE NOTE: All easements must be identified on plot plans and land division plans submitted for zoning permit review.

Design and Improvement Standards (LDO Section 10.4): The area, width, and layout of all parcels and lots will meet the dimensional requirements applicable to the zoning district(s) in which the land is located, as set forth in LDO Chapter 8. The minimum standards set forth in LDO Chapter 8 may be modified by the County only through the Administrative Adjustment or Variance procedures set forth in LDO Sections 3.12 and 3.11. Complete the following information:

A) What is the zoning designation, the minimum area, and width requirements for the subject property?

ANSWER: _____ Zoning; _____ Area Requirement; _____ Width Requirement

B) Will the parcels created in your proposed land division meet the above requirements:

ANSWER: ____ YES; ____ NO. If NO, have you completed and attached the appropriate Administrative Adjustment or Variance permit form? _____ YES, _____ NO

C) How many existing parcels or lots are you proposing to divide? _____

D) After division, how many parcels or lots will exist? _____

Except for lots to be dedicated for parks, recreation, or open space purposes, the lot arrangement will be such that there will be no foreseeable difficulties, for reasons of topography, setbacks, floodplain, expansive soils, soil bearing capacity, erosion potential, or other conditions, in securing building permits to build on all lots in compliance with this Ordinance or in providing driveway access to buildings on such lots from an approved road. No division will be approved where the design or related facilities clearly constitute the creation of a hazardous circumstance or lack of provision for the public safety.

E) Considering the above listed criteria, do any of these development difficulties exist for the subject property? _____ YES _____ NO If you answered YES, please explain:

ANSWER: _____

F) Lots and parcels generally will be designed at right angles to straight road lines, or radial to curved roads on which the lot or parcel will face. Unusual shapes or designs may be made where topography or other natural features warrant, or where the applicant has filed a written

Note: Additional information may be submitted on 8½ x 11 inch white paper.

statement of intent to maximize solar orientation of the homesites. If any of the parcels will have an unusual shape or design, please explain.

ANSWER _____

G) Double frontage or reverse frontage lots or parcels may be allowed only when essential for separation of land uses from arterials or to overcome specific disadvantages of topography or orientation.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

H) Will your proposed division design include panhandle or flag lots? **YES**, **NO**
If you answered **NO**, continue to the next item.

Panhandle or Flag Lots (LDO Section 10.4.4) within a division are subject to the following requirements:

- The length of the flagpole may not exceed 2.5 times the average lot width, or twice the depth of the lot, whichever dimension is the lesser;
- The flagpole must maintain a minimum width of 25 feet, but will not exceed 60 feet in width;
- The finished grade of the flagpole must conform to the emergency access standards of LDO Section 9.5.4;
- The flagpole may not cross a live stream, ravine, irrigation ditch, or similar topographic feature unless an adequate structure or fill and culvert to carry residential traffic, according to standards established by the County exists or will be provided as a condition of approval of lot or parcel creation;
- No more than one parcel or lot is permitted to the rear of another parcel or lot that fronts on a public or County approved private road. Both parcels or lots must meet the access, lot area, and width requirements of this Ordinance;
- In urban growth boundaries and urban unincorporated communities, where the affected parcel or lot is zoned for the creation of parcels of less than one acre, the driveway strip located within the flagpole must be paved to a minimum of eleven feet. Landscape areas a minimum of five (5) feet in width must be provided on both sides of the driveway prior to approval of the final plat;
- Access to the rear lot or parcel will be by way of the panhandle portion of that lot or parcel, as recorded. No re-division or property line adjustment will be allowed that would alter the status of the flagpole strip for driveway use unless other access, meeting all the requirements of County ordinances, is provided;
- Adjoining flag lot divisions are not allowed. Where a flag lot is preexisting, the adjoining lot or parcel may not be divided into a flag lot shape such that any new and existing flagpole strips abut;
- A parcel or lot may not be provided with more than one flagpole in anticipation of future land divisions. Where future land divisions are anticipated, a land division application with proposed road access is required.

ANSWER/COMMENT: _____

In Exclusive Farm Use Zones (LDO Section 4.2.12)

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

Note: Additional information may be submitted on 8½ x 11 inch white paper.

Procedures and approval criteria for land divisions in the resource districts are set out in LDO Section 3.3 and 10.3. Unless this Section specifically provides otherwise, the minimum size of a new parcel shall be 80 acres. Compliance with the minimum parcel size does not mean that a dwelling in conjunction with a farm use may be approved by right on that parcel. New parcels less than the 80 acre minimum lot size may be approved under specific circumstances.

Are you proposing a division resulting in parcel(s) less than 80 acres in size? **YES** **NO**
If you answered **NO**, go to the next item

A) A new parcel may be created for nonfarm uses listed in ORS 215.283(2), other than a dwelling, upon a finding that the parcel for the nonfarm use is not larger than the minimum size necessary for the use, and the lot is large enough to provide for a minimum setback of 200 feet from the residual farm land. [ORS 215.263(3)]

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

B) Up to two new parcels may be created, each to contain a nonfarm dwelling, if:

- The nonfarm dwellings have been approved under LDO Section 4.2.6(H);
- The parcels for the nonfarm dwellings will be divided from a lot or parcel that was lawfully created prior to July 1, 2001;
- The parcels for the nonfarm dwellings are divided from a lot or parcel that complies with the 80 acre minimum lot size;
- The remainder of the original lot or parcel that does not contain the nonfarm dwellings will comply with the 80 acre minimum lot size; and
- The parcels for the nonfarm dwellings are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land. [ORS 215.263(4)(a)]

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

C) A parcel may be partitioned into two lots, each to contain one nonfarm dwelling if:

- The nonfarm dwellings have been approved under LDO Section 4.2.6(H);
- The parcels for the nonfarm dwellings will be divided from a lot or parcel that was lawfully created prior to July 1, 2001;
- The parcels for the nonfarm dwellings will be divided from a lot or parcel that is equal to or smaller than the 80 acre minimum parcel size, but equal to or larger than 40 acres;
- The parcels for the nonfarm dwellings are:
 - Not capable of producing 50 cubic feet or more per acre per year of wood fiber; and
 - Composed of at least 90 percent Class VI through VIII soils.

Note: Additional information may be submitted on 8½ x 11 inch white paper.

- The parcels for the nonfarm dwellings do not have established water rights for irrigation; and
- The parcels for the nonfarm dwellings are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land. *[ORS 215.263(4)(b)(D)(i)]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- D) A new parcel which contains an existing dwelling to be used as a residential home under LDO Section 4.2.6(J) may be created only if the existing dwelling has been approved as a nonfarm dwelling under LDO Section 4.2.6(H). *[ORS 215.263(9)(a)]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- E) A new parcel which contains an existing dwelling may be created if the existing dwelling has been listed in a County inventory as historic property and is listed on the National Register of Historic Places. *[ORS 215.263(9)(b)]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- F) A land division for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase at least one of the resulting parcels may be approved providing:

- Any parcel created by the land division that contains a dwelling is large enough to support continued residential use of the parcel; and
- Any parcel created by the land division that does not contain a dwelling:
 - Is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;
 - May not be considered in approving an application for siting any other dwelling;
 - May not be considered in approving a redesignation or rezoning of forest lands except for a redesignation or rezoning to allow a public park, open space, or other natural resource use; and
 - May not be smaller than 25 acres unless the purpose of the land division is:
 - To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or
 - To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization, that has cumulative ownership of at least 2,000 acres of open space or park property. *[ORS 215.263(10)]*

Note: Additional information may be submitted on 8½ x 11 inch white paper.

- As a condition of approval, the landowner is required to sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause or action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. *[ORS 215.265]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- G) A land division creating a parcel below the minimum parcel size may be approved if:
- The division is for the purpose of establishing a church, including cemeteries in conjunction with the church;
 - The church has been approved under LDO Section 4.2.11(B);
 - The newly created lot or parcel for the church is not larger than five acres; and
 - The remaining lot or parcel, not including the church, meets the 80 acre minimum lot or parcel size either by itself or after it is consolidated with another lot or parcel. *[ORS 215.263(11)]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- H) A new parcel which contains an existing dwelling to be used as a registered child care facility or certified group child care home under LDO Section 4.2.6(k) may be created only if the existing dwelling has been approved as a nonfarm dwelling under LDO Section 4.2.6(H). *[ORS 657A.440(3)(c); ORS 215.263(9)(a)]*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- I) A division of land to create a parcel for a nonfarm use under subsections (A) through (G) of this Section may not be approved unless:
- Any additional tax imposed for the change in use has been paid; *[ORS 215.263(12)]*
 - A land division may not be approved for the purpose of creating a new parcel for a farm assistance dwelling for relatives approved under LDO Section 4.2.6(D) or a temporary hardship dwelling approved under LDO Section 4.2.6(G), or if it would have the effect of separating a farm crop processing facility approved under LDO Section 4.2.4(A) from the farm operation that provides at least one-quarter of the farm crops processed at the facility. *[ORS 215.263(8)]*
 - A land division may not be approved for the land application of reclaimed water, agricultural or industrial process water or biosolids as described under LDO Section 4.2.11(D). *[ORS 215.249]*

Note: Additional information may be submitted on 8½ x 11 inch white paper.

This Section does not apply to the creation or sale of cemetery lots, if a cemetery is within the boundaries designated for a farm use zone at the time the zone is established. [ORS 215.263(6)]

This Section does not apply to divisions of land resulting from lien foreclosures or divisions of land resulting from foreclosure of recorded contracts for the sale of real property. [ORS 215.263 (7)]

In Forest Resource Zones (LDO Section 4.3.11) Unless this Section specifically provides otherwise, the minimum size of a new parcel shall be 80 acres or one-eighth Section. New parcels less than the 80 acre minimum lot size may be approved under specific circumstances.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

Are you proposing a division resulting in parcel(s) less than 80 acres in size? **YES** **NO**
If you answered **NO**, go to the next item

- A) A new parcel may be created for uses listed in LDO Table 4.3-1 and numbered 6 through 8, 20, 21, 24, 25, 30, 34, 35, 37, 38, 40 through 45, 50 and 51 (OAR 660-006-0025, (3), (m-o) and (4) (a-o)), provided that such uses have been approved pursuant to the required approval process. The parcel that is created shall be the minimum size necessary for the use. [OAR 660-006-0026(2)(a)]

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- B) A new parcel may be created for an existing dwelling subject to the following requirements: [ORS 215.780(4)(b) and OAR 660-006-0026(2)(b)]

- The new parcel shall not be larger than five acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall be no larger than ten acres;
- The dwelling existed prior to June 1, 1995;
- The remaining parcel, not containing the dwelling:
 - Meets the 80 acre minimum lot or parcel size, or is consolidated with another parcel and together the parcels meet the minimum lot size; and
 - Is not entitled to a dwelling unless subsequently authorized by law or goal.
- The applicant for a division under this Section shall provide evidence that a restrictive deed declaration has been recorded as to the remaining parcel with the Jackson County Clerk, which prohibits dwellings, unless authorized by law or goal. The restriction imposed under this subsection shall be irrevocable unless a statement of release is signed by the Director indicating that the Comprehensive Plan or land use regulations applicable to the property have been changed in such a manner that the parcel is no longer subject to Statewide Planning Goals pertaining to agricultural land or forest land; and
- The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner and the landowner's successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

Note: Additional information may be submitted on 8½ x 11 inch white paper.

ANSWER: _____

- C) A new parcel may be created to facilitate a forest practice as defined in ORS 527.620. Approval shall be based on findings which demonstrate that there are unique property specific characteristics present in the proposed parcel that require an amount of land smaller than the 80 acre minimum lot or parcel size in order to conduct the forest practice. Parcels created pursuant to this subsection: *[ORS 215.780(2)(d) and OAR 660-006-0026(2)(c)]*
- Shall not be eligible for siting of a new dwelling;
 - Shall not serve as justification for the siting of a future dwelling on other lots or parcels;
 - Shall not, as a result of the land division, be used to justify redesignation or rezoning of resource lands;
 - Shall not result in a parcel of less than 35 acres, unless:
 - The purpose of the land division is to facilitate an exchange of lands involving a governmental agency; or,
 - The purpose of the land division is to allow transactions in which at least one participant is a person with a cumulative ownership of at least 2,000 acres of forest land.
 - If associated with the creation of a parcel where a dwelling is involved, the division shall not result in a parcel less than the 80 acre minimum lot or parcel size or the minimum size required for large tract forest dwellings approved under LDO Section 4.3.6(C); and
 - The landowner shall sign a statement that shall be recorded with the County clerk, declaring that the landowner and the landowner's successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

- D) When there is more than one dwelling on a parcel, a new parcel may be created for each dwelling if the following requirements are met: *[ORS 215.780(2)(e) and OAR 660-006-0026(2)(d)]*
- At least two dwellings lawfully existed on the lot or parcel prior to November 4, 1993;
 - Each dwelling complies with the standards for a replacement dwelling pursuant to LDO Section 4.3.6(A);
 - Except for one lot or parcel, each lot or parcel created will be between two and five acres in size;
 - At least one dwelling will be located on each lot or parcel;
 - None of the dwellings on the lot or parcel were approved under a land use regulation that required removal of the dwelling or that prohibited subsequent division of the lot or parcel;
 - The applicant shall provide evidence that a restrictive deed declaration has been recorded with the County Clerk prohibiting the landowner and the land owner's successors in interest from further dividing the lot or parcel. The restriction imposed under this subsection shall be irrevocable unless a statement of release is signed by the Director indicating that the Comprehensive Plan or land use regulations applicable to the property have been changed in such a manner that the parcel is no longer subject

Note: Additional information may be submitted on 8½ x 11 inch white paper.

- to Statewide Planning Goal 4 (Forest Lands) or unless the land division is subsequently authorized by law or by a change in Statewide Planning Goal 4; and
- The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner and the landowner’s successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

ANSWER: _____

In Aggregate Removal Zones *(LDO Section 4.4.9)*

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

The creation of a new parcel may be approved subject to LDO Section 3.3 and the adoption of findings demonstrating compliance with the following standards:

- A division of land in the AR District shall be shown to be appropriate for and necessary to the safe and efficient extraction of material, and reclamation of the site based on a specific proposed use;
- The minimum size of a new parcel shall be 80 acres unless an exception has been taken to Goals 3 and/or 4.

ANSWER: _____

Parcel Area Reductions *(LDO Section 8.9.1)*

The County may approve a parcel area reduction for the purpose of dividing land to separate preexisting permanent habitable dwellings onto individual parcels, subject to the land division requirements of the LDO and compliance with the following: *(OAR 660-004-0040, 7(h) or (8)(g))*

- A) The dwellings were lawfully established before April 3, 2001, except in forest zones where they must have lawfully existed prior to November 4, 1993. **YES** **NO**
- B) Each new parcel created by the partition contains at least one of the permanent habitable dwellings. **YES** **NO**
- C) The partition will not create any vacant parcels or lots. **YES** **NO**
- D) If the parcel to be divided is within one mile of the Ashland, Central Point or Medford urban growth boundary (i.e., the urban fringe), the resulting parcels will also comply with the provisions of OAR 660-004-0040(7)(h) or (8)(g). **APPLIES** **DOES NOT APPLY**

Note: Additional information may be submitted on 8½ x 11 inch white paper.

Approval Criteria: Applications may only be approved when all of the following criteria are met:

- A) The requested adjustment will not have an appreciable adverse impact on the health, safety, or welfare of surrounding property owners or the general public.

ANSWER: _____

- B) The requested adjustment does not interfere with accepted farming practices on adjacent lands devoted to farm use and, does not adversely alter the stability of the overall land use pattern of the area.

ANSWER: _____

- C) If the requested adjustment is to the minimum lot size, the applicant has demonstrated that all reasonable efforts to obtain the requisite amount of additional land needed to conform with the minimum lot size requirement through purchase, partitioning, or lot line adjustment are unfeasible.

ANSWER: _____

- D) Nonconforming lots or parcels created pursuant to this subsection must meet the access requirements of the LDO. To the extent possible nonconforming lots or parcels created pursuant to this subsection will meet setback and area requirements. If, however, any of the setback and area requirements are found to be physically impossible to meet, then the proposed division must maintain the maximum feasible distance between buildings and the new lot lines. Except as indicated above, divisions made under this Section will comply with all other land division procedures and standards set forth in the LDO.

ANSWER: _____

Divisions Involving Jurisdictional Overlap: This occurs when a division is proposed for any lot or parcel which contains area in another county or within the incorporated limits of any city.

APPLIES **DOES NOT APPLY, GO TO NEXT ITEM**

Note: Additional information may be submitted on 8½ x 11 inch white paper.

A) If an existing lot or parcel overlaps the city limits, the county will not allow further division to create a new lot or parcel that overlaps the city limits, unless an adopted urban growth boundary management agreement with the city provides otherwise. If that portion outside the city meets county size and dimension standards as one or more separate lots or parcels, the city limits may be recognized as a property line for land development purposes.

APPLIES DOES NOT APPLY, GO TO NEXT ITEM

ANSWER: _____

B) Where the proposed parcels exist wholly within Jackson County, but access to such parcels necessitates crossing the county line, the minimum requirements for access, as established in LDO Chapter 9, must be met over the entire length of the access. Where an adjoining county would apply higher standards than those set forth in this Ordinance, those more restrictive requirements apply.

APPLIES DOES NOT APPLY, GO TO NEXT ITEM

ANSWER: _____

C) If an existing lot or parcel lies in more than one county, Jackson County will not allow further division to create a new lot or parcel that overlaps the county line. The portion of the lot or parcel lying within Jackson County will not be recognized as a separate lot or parcel unless it meets minimum County standards.

APPLIES DOES NOT APPLY, GO TO NEXT ITEM

ANSWER: _____

Approval Criteria for Tentative Plans Within Urban Growth and Urban Unincorporated Community Boundaries: *(LDO Section 10.3.2)*

APPLIES DOES NOT APPLY, GO TO NEXT ITEM

Any application for a land division within an established urban growth boundary must include that jurisdiction's written approval of a Conversion Plan for the subject property, in accordance with adopted plans and growth management agreements, provided that the city has Conversion Plan standards or review procedures in effect. The Conversion Plan identifies city requirements, if any, for future city rights-of-way, street and utility extensions, and projected urban densities that would directly affect or be affected by the property to be divided. Approval of the land division must demonstrate that the land division can be accomplished without interfering with the city's future urban development. Staff recommendations and final decisions on tentative partition plans within UGB's and UUCB' will be based on compliance with the following criteria. *(See also Section 9.2.6)*

- Availability and accessibility of adequate utilities;
- Public services needed to serve the development (e.g., police and fire protection, transportation, recreation facilities, and parks) are available or can be made available;
- Ability of existing or proposed public and private streets or roads to accommodate traffic generated by the subdivision/partition;
- Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision/partition;

Note: Additional information may be submitted on 8½ x 11 inch white paper.

- Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal;
- Land division will not prevent adjacent properties from being developed according to zone district requirements.

ANSWER: _____

ADDITIONAL CRITERIA

List any additional Criteria, specific to type of use. (Attach extra pages as needed)

Additional criteria findings attached (list): _____

No additional criteria are applicable to this application.

TENTATIVE PLAN, GENERALLY: The tentative plan must be to scale, complete, and accurate. Specific guidelines for the tentative plan are listed in the User’s Guide, Section 3.1. Applications will, at a minimum, include the following:

- All information required by this Ordinance and the User’s Guide has been addressed by the applicant;
- The applicant submits evidence future development will be able to comply with LDO Section 10.4.2(D) or be served by individual on-site septic systems;
- The tentative plan complies with the design and improvement standards set forth in LDO Chapter 9 and LDO Section 10.4;
- The tentative plan complies with all other applicable siting and development provisions of the LDO;
- The physical characteristics of the parcel to be divided (e.g., floodplain, slopes, and soil conditions) will not preclude development of newly created lots;
- In commercial or industrial divisions, each resulting parcel will have adequate building, parking, loading, stormwater drainage, and landscaping for proposed or anticipated permitted uses of the zoning district; (See also LDO Section 9.2.6.)
- The location, width and purpose of all existing and proposed easements; (Easements should be denoted by fine dotted lines. If easement(s) have already been recorded, include the recorded reference number(s).)

Note: Additional information may be submitted on 8½ x 11 inch white paper.

- All buildings and improvements (e.g., septic systems, wells, etc.) must comply with the minimum setback requirements and applicable fire safety requirements from the new property lines;
- The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed divisions must be designed in a manner that minimizes land disturbance and considers existing trees, vegetation, watercourses, wildlife habitat and scenic resources. Applicants should refer to the development standards set forth in Chapter 9 of the LDO and apply them in the layout of the division.

THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF DETERMINES THE APPLICATION HAS BEEN COMPLETELY FILLED OUT, ALL APPLICABLE CRITERIA HAVE BEEN ADDRESSED, THE PLOT PLAN MAP IS CONSISTENT WITH THE REQUIREMENTS LISTED IN THE USER'S GUIDE, AND ALL FEES ARE PAID. THE DEPARTMENT WILL ADVISE IN WRITING IF THE APPLICATION AND/OR MAP IS UNACCEPTABLE.

THIS APPLICATION IS HEREBY SUBMITTED AND THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT(S):

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

AGENT:

OWNER or CONTRACT PURCHASER:

Print Name: _____

(See Attached Form)

Signature: _____

Date: _____

Note: Additional information may be submitted on 8½ x 11 inch white paper.