



Custer County Planning and Zoning

P.O. Box 385/Challis, ID. 83226

Ph. (208) 879-6894

Fax (208) 879-5246

jclemenhausen@co.custer.id.us

Subdivision Plat Application Short, Preliminary, Final or Amendment

**\$2000 for 5-10 lots, \$200 per lot after that.
\$500 for plat amendment.**

Owner: _____

Phone: (____) _____ - _____ email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Applicant: (if different from owner): _____

Phone: (____) _____ - _____ email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Property Location:

Address _____

Parcel ID number: _____ Lot Size: _____

Section _____ Township _____ Range _____ Tract _____

Subdivision Name _____ Blk _____ Lot _____

Zone: _____

Is this building site in a **Floodplain Area**? ☐ Yes ☐ No

** If yes, a Custer County Floodplain application will also need to be completed with the additional fees.*

Type: Combination Plat _____ Preliminary Plat _____ Final Plat _____ Amendment _____

If you checked Combination Plat, please verify that all statements below are true:

- a. The proposed subdivision does not exceed ten (10) lots, and all lots have legal access.
- b. No new public and private street dedicating or street widening is involved.
- c. No major special development considerations are involved such as development in flood plain, hillside development or the like.
- d. All required information for both preliminary and final plat is complete and in an acceptable form.



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Does the property meet the conditions above? Yes____ No ____

Are you in a negotiated area of city impact? Yes____ No____

If yes, what city?_____

Is any portion of your property within a floodway or flood zone? Yes____ No ____

Does any portion of your property have slopes more than ten percent? Yes____ No____

How has your land use been approved?

____ In an approved zone (please indicate what zone_____)

____ Special Use Permit

____ Administrative Land Split

____ Other:_____

What is the proposed name of your subdivision? _____

If your proposed name is similar to another in the county, what would your second choice be?

How many total non-residential and/or residential lots are you proposing?

Non-residential_____

Residential_____

What is the smallest lot size for residential lots? (must meet zoning requirements)

Will the proposed subdivision be served by public or private roads?

____ Public

____ Private

What are your proposed street names?

Will there be any street dedication(s)? Yes____ No____

Does the parcel have irrigation water available? Yes____ No____



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=====Applicant Acknowledgement=====

I, the undersigned applicant, do hereby certify that the above statements are true and correct to the best of my knowledge.

Signature_____Date_____

ACCEPTED BY PLANNING AND ZONING:

Signature_____Date_____

Include with this application

- Filing Fee
- All requirements of the Preliminary Plat, Combination Preliminary, Final Plats, and Amendments. (those can be found in the Custer County Subdivision Ordinance)

All Custer County Ordinances can be found at
<http://www.co.custer.id.us/departments/executive/planning-and-zoning/>

Applicant is responsible for obtaining all permits required by applicable federal, state, county, or other government authority.

Owner's

Signature_____Date_____



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CONTENTS OF PRELIMINARY PLATS:

The contents of the preliminary plat and related information shall be in such a form as required by this ordinance; however, any additional maps or data deemed necessary by the Commission may also be required.

The sub-divider shall submit to the Commission at least the following:

- a. Eight (8) copies of the Preliminary Plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated; each copy of the Preliminary Plat shall be on good quality paper, shall have dimensions of not less than 24 inches by 36 inches, shall be drawn to scale of not less than one (1) inch to (two) hundred (200) feet unless written waiver for a modified scale is obtained from the Commission.
- b. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, planned unit development, flood plain, mobile home, large-scale development, hazardous and unique areas of development.

REQUIREMENTS OF PRELIMINARY PLATS:

The following shall be shown on the Preliminary Plat or shall be submitted separately:

- a. The name of the proposed subdivision.
- b. The names, addresses and telephone numbers of the sub divider or sub dividers and the engineer or surveyor who prepared the plat.
- c. The name and address of all adjoining owners of property, whether or not bisected by a public right-of-way as shown on record in the County Assessor's Office.
- d. The legal description of the subdivision.
- e. Scale, north point, and date of preparation including dates of any subsequent revisions.
- f. A statement of the intended use of the proposed subdivision, such as: residential single family; or two family and multiple housing; commercial; industrial; recreational; or agricultural and showing of any sites proposed for parks, play-grounds, schools; churches or other public uses.



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- g. A map of the entire area scheduled for development if the proposed subdivision is a portion of a larger holding intended for subsequent development.
- h. A vicinity map showing the relationship of the proposed plat to the surrounding area (2 mile minimum radius, scale optional).
- i. The land use and existing zoning of the proposed subdivision and the adjacent land.
- j. Topography by contours related to USGS survey datum, or other datum approved by the County Engineer or Commission, or other water features; direction of flow; location and extent of areas subject to inundation whether such inundation be frequent, periodic, or occasional.
- k. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of areas subject to inundation whether such inundation be frequent, periodic, or occasional.
- l. Location, widths, and names of all presently existing platted, streets, railroad, utility rights-of-way of public record, public areas, permanent structures to remain, water wells, and municipal corporation lines.
- m. The acreage of the tract proposed to be subdivided.
- n. Name, book, and page numbers of any recorded adjacent subdivision having common boundary with the tract proposed to be subdivided.
- o. Street layout, including location, width, and proposed names of street, alleys, crosswalks and easements; connections to adjoining platted tracts.
- p. Lot lines and block showing the dimensions and numbers of each.
- q. A site report as required by the appropriate health district where individual wells or septic tanks are proposed.
- r. A copy of any proposed restrictive covenants and/ or deed restrictions.
- s. Any dedications to the public and/or easements, together with a statement of location, dimensions, and purpose of such.



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- t. A statement designating the method of disposal of sewage within the subdivision and a statement indicating the method by which culinary water will be provided to all lots within the proposed subdivision. A written statement of approval from the District Health Department as to the proposed water supply and sewage disposal system shall accompany the preliminary plat.
- u. A preliminary calculation and layout of the proposed system for storm water disposal and locations of outlets subject to approval of the County Engineer or Commission.
- v. Any additional information as required by the Commission after review of the pre-application.
- w. A written statement as to whether a variance will be requested with respect to any provision of this ordinance, describing the particular provision, the variance requested, and the reasons therefor.
- x. All other requirements under sections 50-1301 through 50-1334 of Idaho Code.

FEE: Fees shall be set by resolution of the Board.

CERTIFICATION: Upon receipt of the preliminary plat, and all required data as provided herein, the County shall certify the application as complete and shall affix the date of application acceptance thereon. Said preliminary plat shall therefore be placed on the Commission agenda for consideration at the next regular meeting of the Commission.

AGENCY REVIEW: See Custer County Subdivision Ordinances 2007-10



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FOR DEPARTMENT USE ONLY

Fee \$ _____

Application Received By _____ Notification# _____

Date Application Received _____ Receipt # _____

Type of Payment: ☐ Cash ☐ Check # _____ ☐ Money Order _____

Date Fee Given To Clerk _____

Other paper/permits/applications attached?

☐ Floodplain ☐ Elevation Certificate ☐ Utilities/Encroachments ☐ Right-of-Way
☐ Statement of Intent ☐ Site/Building Plan ☐ Approved Septic Permit

☐ Denied per Ordinance # _____

Reason/Explanation:

Signature _____ Date _____

- ☐ North Custer - Copy to Custer County R&B
- ☐ South Custer - Copy to Lost River Highway District