

CITY OF YACHATS

P.O. Box 345, Yachats, OR 97498 • (541) 547-3565 • FAX (541) 547-3063

Partition/Subdivision

Partitions	\$200.00
Subdivision:	
4-9 lots	250.00
10 or more lots	350.00

Date Received: _____
Fee Received: _____
Staff Initials: _____
 (Actual expenses in excess of fee will be billed.)

Partition Subdivision 4-9 lots Subdivision 10 or more lots

Address of Property: _____

Tax Lot No. 14-12- _____ - _____ - _____

Property Owner: _____ Phone: _____

Mailing Address: _____

Agent (if any): _____ Phone: _____

Address: _____

Surveyor: _____ Phone: _____

Directions to property: _____

Current Zone: _____ Lot Dimensions: _____ Area: _____

Flood Zone: _____ Natural Hazard: _____

Name of Subdivision: _____

Water Source: _____ Sewage Disposal: _____

Other Utilities: _____

The following information is required at the time of submittal.

An incomplete application will not be accepted.

A map of the property containing the following information:

- Date, north point and scale of the drawing.
- A vicinity sketch showing the location of the partition/subdivision.
- The approximate location and dimensions of all proposed boundary/lot lines.
- Approximate area of the property being partitioned and each proposed parcel. For a subdivision - Gross acreage of the property being subdivided, number of lots within the plat, and size of the smallest lot in the plat.
- Name, location, and width of all existing and proposed roads, right-of-way, and easements.
- Existing and proposed uses of the property.
- Approximate location and use of all existing structures to remain on the site. Indicate those to be removed.
- Any limitations to development; i.e. topography, areas subject to flooding, geologic hazards, drainage channels on property, etc.
- A copy of the request to the County Health Department for site inspection.

For subdivision also include:

- Names, surfacing, direction of drainage, and approximate grade of all streets within and abutting the subdivision.
- Legal access to subdivision, if not abutting a public road. (If by easement, a copy of the deed giving easement.)
- Proposed lot and block numbers.
- Width, depth, and direction of flow of all drainage channels on the property.
- Contour lines with a ten (10) foot interval if slope exceeds 10%; five (5) foot intervals if less than 10%. State the source of the contour information.
- All existing and proposed easements crossing the property.
- Pedestrian walkways (if any).
- Areas other than streets to be offered for dedication to the public - example - parks.
- Heavily wooded areas.
- Adjacent land owned by the subdivider.
- The feasibility report.

Note: Some of the above items may not apply to the property being subdivided, however, as much information as possible must be shown. A preliminary plan may be returned until adequate information is given.

I certify that this application and its related documents are accurate to the best of my knowledge.

Signature of Applicant or Agent

Date

Signature of Owner
(if different than agent)

Date

Notes:

- Within 5 business days following the acceptance of an application by City Staff, copies of the preliminary plan shall be distributed to appropriate agencies and departments for review, comments, and recommendations.
- If approved, the preliminary approval is valid for one year for a partition, two years for a subdivision. During that time all conditions set out by the Planning Commission should be completed.
- Please review the current ordinance to ensure all requirements are met when submitting final plat.
- For a subdivision: At such time as a preliminary plan is proposed which includes private streets, all adjacent property owners will be notified of such proposal and the time and place of the Planning Commission meeting.

CITY OF YACHATS

P.O. Box 345, Yachats, OR 97498 • (541) 547-3565 • FAX (541) 547-3063

Partition/Subdivision

City Office Use Only

Special standards must be met for development as follows:

- 1 Flooding
- 2 Shorelands
- 3 Geologic Hazards
- 4 Habitat/Scenic Areas
- 5 High Groundwater
- 6 Estuarine
- 7 Beaches & Dunes
- 8 Other

This application for a partition/subdivision is

- 9 Denied
- 10 Tentatively approved subject to the following conditions (as checked)
- 11 Within one year of tentative approval, two years for subdivision, a plat of the partition/subdivision conforming to surveying requirements in ORS 92.050 through 92.080 shall be submitted to the Planning Commission for a determination of substantial conformity with the tentative plan.
- 12 Each parcel shall contain at least _____ acres/square feet
- 13 Each parcel shall contain a minimum of 25 feet frontage on a public road.
- 14 Provide documentation from the County Road Department, Oregon State Highway Department, or the City of Yachats guaranteeing access to each parcel from the County road, State Highway, or City Street.
- 15 Provide documentation, certification, performance agreement, or statement regarding the availability of water and sewage service for each parcel.
- 16 Provide deed(s) dedicating to the public all common improvements, including but not limited to streets and roads, the donation of which is made a condition of this approval of the preliminary plan.
- 17 Lots/parcels and streets must be arranged in such a way as to permit a later re-subdivision in conformance with the street requirements.
- 18 Other

The sale of parcels described in this tentative approval is prohibited until all conditions are meet and final plat has been recorded.

City Planner

Date

Chair - Planning Commission

Date