



PRE-APPLICATION CHECKLIST
(Use this checklist PRIOR TO submittal of a Minor or Standard Subdivision Application)

PURPOSE: Prior to the submittal of any minor or standard subdivision permit application, the applicant shall have completed a pre-application conference. The numbers shown refer to sections of the Gem County Subdivision Ordinance.

√	Subdivision Ordinance Reference		REQUIREMENT	Staff Use Only		
				Complete (Date)	Waived (Minors Only)	Non-Applicable
	3-2		Submit items listed under A-C below:			
		A	Pre-Application Conference Request Form			
		B	Proof of Ownership (Warranty Deed) – If deed describes more than one tract, specify which tract is being subdivided in the space below.			
		C	Concept Plan, including:			
			1. Vicinity Map (Must show all properties within ½ mile)			
			2. Adjacent Property Map (May be combined with Vicinity Map)			
			a. Existing buildings			
			b. Existing roads			
			c. Irrigation facilities			
			d. Other natural features (eg. creeks, slopes)			
			e. Contiguous parcels < 40 acres under same ownership			
			3. Plat Map 11”x 17” copy (May be combined with Vicinity Map)			
			a. Proposed lots			
			b. Existing and proposed roads			
			c. Open Space (required in “R” zones)			
			d. Utilities/Services			
			e. Existing trees over 4” caliper in size			
			f. Existing buildings			
			g. Existing well(s) and septic drainfields			
			h. All Waterways			
			i. Floodplain			
			j. Wetlands			

	D	Pre-Application conference* (Scheduled maximum of 30 days from date of concept plan submittal). *May require more than one pre-application conference if proposed subdivision is extraordinarily complex or proposes large impacts to Gem County public services or staff.			
	E	Items to be reviewed at conference shall include, but are not limited to:			
3-8		1. The subdivision process			
		2. Overall design, lot sizes and street layout			
		3. Preliminary utility design			
		4. Comprehensive Plan Designation			
		5. Conformity with Comp Plan			
		6. Conformity with Zoning Ordinance			
		7. Potential on site/off site improvements and/or mitigation			
		8. Landscaping and open space			
		9. Potential hillside or floodplain subdivision			
	F	Administrator provides applicant with written "Notice To Proceed" (Shall be mailed to applicant within 14 days within pre-app conference. Valid for a period of 120 days.)			
		1. Administrator must notify Applicant of timeline for submittal of application (May extend additional 90 days if conditions warrant. Applicant shall be required to resubmit application for pre-app conference if timeline expires.)			

Pre-Application Meeting Notes:

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| <ul style="list-style-type: none"> 1. Subdivision Process: 2. Street/Lot design: 3. Utilities: 4. Comprehensive Plan: 5. Zoning Ordinance: 6. Landscaping/Open Space: 7. Hillside/Floodplain: 8. Fire: | <ul style="list-style-type: none"> 9. Health Department: 10. Irrigation: 11. Right - of- Way Encroachments: 12. Wells (existing, shared, etc): 13. Public & private streets (standards, addressing, etc) : 14. Fees: 15. Other: 16. Liens and Encumbrances: |
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