

CITY OF BURNS

LAND DEVELOPMENT APPLICATION

APPLICATION FOR: SUBDIVISION _____ PARTITION _____

APPLICANT:

Name(s) _____

Address _____

Business Phone _____ Home Phone _____

Owner (if other than applicant)

Name _____

Address: _____

Business Phone: _____ Home Phone _____

PROPERTY DESCRIPTION:

Lot (s) _____ Block (s) _____

Addition _____

Street Address _____

Currently Zoned _____ Total Sq. Footage _____

EXISTING EASEMENTS:

Purpose and Description _____

Volume and Page Number _____

EXISTING DEED RESTRICTIONS:

Purpose and Description _____

Volume and Page Number _____

SPECIFICATIONS OF REQUEST

Explain in detail the intended use of the property subsequent to land development. _____

SUBDIVISION AND PARTITION ORDINANCE

2.4 INFORMATION REQUIRED ON TENTATIVE PLAN.

The tentative plan of a subdivision or partition shall be drawn at a scale of 1-inch equals 100 feet or larger. The tentative plan will show:

- A. The proposed name of the subdivision or partition.**
- B. North point, scale and date of application.**
- C. Names and addresses of the subdivider and of the engineer, surveyor, planner, or landscape architect.**
- D. The tract designation or other description according to the property records of Harney County.**
- E. The boundary lines (accurate in scale) of the tract to be subdivided.**
- F. Contour lines showing at least two-foot contours for 0 - 10% slopes, 5 foot contours for 11 - 30% slopes, and for over 30%, contours as appropriate.**
- G. The names of adjacent subdivisions or the names of the recorded owners of adjoining parcels of unsubdivided land.**
- H. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivisions or corporation lines and school district boundaries.**
- I. Existing sewers, water mains, culverts, drainage ditches or underground utilities and improvements within the tract and immediately adjacent thereto together with pipe sizes, grades and locations indicated.**
- J. All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.**

- K. The location, names, width and approximate grades of all streets proposed or existing in the subdivision, and the approximate widths and locations of proposed easements for drainage, sewage, and utilities.
- L. Approximate location of all areas subject to inundation or storm water overflow and the location, width, and direction of flow of all water courses, including any flood zone information per the City's F.I.R.M.
- M. Proposed lots, approximate lot dimensions, approximate square footage, and the number of lots. Where lots are to be used for purposes other than residential, it shall be indicated upon such lots.
- N. Parks, playgrounds, recreation areas, parkways, and other open spaces proposed for public use.
- O. Locations of any proposed tree plantings or other plants.
- P. Appropriate information clearly stating the map is a tentative plan.
- Q. Proposed source of water supply, estimated volume to be available together with data regarding the location, type, and size of all storage facilities, distribution lines, fire hydrants, backflow prevention devices, and gate valves.
- R. Data as deemed necessary by the Commission on the sanitary sewer system concerning the following: the location, size, type, approximate grade, and capacity of all trunk, feeder lines, trunk lines pumping stations, storage facilities, backflow prevention devices and gate valves.
- S. Information on the source of other public utilities.
- T. Proposed deed restrictions, if any.
- U. The location of any environmental hazard; areas unsuitable for the buildings proposed; or land subject to mass earth movement, excessive erosion, or other similar natural occurrences.
- V. A vicinity sketch at a scale of 1-inch equals 800 feet or larger showing: zoning, all existing and adjacent subdivisions, streets, and railroad rights-of-way, and track lines or acreage parcels. It shall show how streets and alleys in the proposed subdivision or major partition may connect with existing and proposed streets and alleys in the neighboring subdivisions or undeveloped property, to produce the most advantageous development of the entire neighborhood area.
- W. Approval of Subdivision Tentative Plans. Information required shall include the location and design of all proposed pedestrian and bicycle facilities, including accessways.

ATTACHMENTS:

The following attachments must accompany this application before it can be accepted by the City:

- a) Ten (10) copies of a site plan, drawn to scale, and including all proposed improvements or development with relevant measurements and other information necessary to evaluate the application.**
- b) A list of the names, addresses, and tax lot numbers of all owners of property situated within 200 feet, including public rights-of-way, of the external boundaries of the property affected by the application. Such names, addresses, and tax lot numbers shall be those listed on the last preceding tax roll of the Harney County Assessor.**
- c) If the application is filed by an authorized agent of the affected property owner, a written copy of such authorization must be submitted.**
- d) A filing fee, which is nonrefundable, of actual cost, \$1000.00 deposit and \$100 per lot for Partitions, and of actual cost, \$1,600.00 deposit plus \$200 per lot for Subdivision Tentative Plan must be paid to the City of Burns. Failure to pay such billing shall render any action taken relative to this application null and void until such payment is received.**
- e) A Map Maintenance Fee, which is nonrefundable, must be paid to Harney County upon approval of the Final Subdivision/Partition Plat. Failure to do so shall render any action taken, relative to this application shall be null and void until such payment is made.**

APPLICANT AND OWNERS STATEMENT

As the applicant(s) and/or owner(s) of the property described above, I/We realize that this application rests upon the above answers and accompanying data and do hereby affirm and certify under penalty of perjury that the foregoing statements and answers are in all respects true and correct to the best of my/our knowledge.

APPLICANTS:

(printed) (signature) (date)

(printed) (signature) (date)

OWNER(S) if other than applicant:

(printed) (signature) (date)

(printed) (signature) (date)

ADMINISTRATIVE STAFF:

(printed) (signature) (date)

Fire Chief:

(printed) (signature) (date)

Public Works Director

(printed) (signature) (date)

ADDITIONAL INFORMATION:

SUBDIVISION AND PARTITION ORDINANCE, ARTICLE 4, DESIGN STANDARDS

4.3 LOTS

- A. Every lot shall abut on a street or on an officially approved way.**
- B. Wherever possible, all side lot lines shall be at right angles to street lines or radial to curved street lines, unless variation from these requirements is deemed necessary by the Commission.**
- C. For residential development, through lots, lots with double frontage, should be avoided except where they are essential to provide separation of residential development from an arterial street or adjacent non-residential activities or to overcome specific disadvantages of topography and orientation. No right of access may be required along the lines or lots abutting such a traffic artery or other incompatible use.**
- D. Lot sizes shall conform to the Zoning Ordinance requirements for the area. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use contemplated. The depth of lots shall not exceed two and one-half times the average width, unless variation from these requirements is deemed necessary by the Commission. Where the slope of the ground exceeds 10 percent in any direction or for more than 60 percent of the buildable area of a lot, the Commission may require the area of a lot to be increased according to the following: 11% to 15% slope, minimum area of lot plus 20%; 16% to 20% slope, minimum area of lot plus 50%; 21% to 25% slope, minimum area of lot plus 100%; 26% to 30% slope, minimum area of lot plus 200%; over 30% slope, minimum area to be established by the Commission.**
- E. Corner lots shall be five feet more in width than other lots and also shall have sufficient extra width to meet the additional side yard requirements of the zone in which they are located.**
- F. Lot and block grading shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:**

 - (1) Cut slope shall not exceed one and one-half feet horizontally to one foot vertically or shallower depending on soil characteristics.**
 - (2) Fill slope shall not exceed one and one-half feet horizontally to one foot vertically.**
 - (3) The character of soil for fill and the characteristics of lots made usable by fill shall be suitable for the purpose intended.**
 - (4) When cutting and filling is contemplated by the subdivider, he shall submit plans showing existing and finished grades for the approval of the Commission. In reviewing these plans, the Commission shall consider the need for drainage and effect of filling on adjacent property. Grading shall be finished in such a manner as not to create step banks or unsightly areas adjacent to properties, not create any drainage problems by altering the course of a waterway or storm runoff.**
- G. Each lot shall abut upon a street other than an alley for at least 60 feet, except for lots fronting on the bulb of a cul-de-sac or on the outside of a street curve of at least 45 degrees, then the minimum frontage shall be 30 feet.**

**ZONING ORDINANCE:
3.05 SINGLE FAMILY RESIDENTIAL**

4. Dimensional Standards

In an RS zone the following dimensional standards shall apply:

- D. For the creation of new lots, the minimum lot depth shall be seventy-five (75) feet.**
- F. For the creation of new lots the minimum lot area shall be 7,500 square feet.**
- G. For the creation of new lots the minimum lot width shall be fifty (50) feet.**