

City of Cascade  
PO Box 649  
Cascade, ID 83611  
(208)382-4279

**Application for Preliminary  
Subdivision Plat**



Date Received: _____	Date Accepted as Complete: _____
Cascade Personnel that Received: _____	Cascade Personnel Certified as Complete: _____
Permit #: _____	Reference Title: _____
Current Zone: _____	Combined Permit: _____

**THE FOLLOWING INFORMATION MUST BE COMPLETE AND ATTACHED TO THE LAND USE APPLICATION:**

- ❖ Narrative of the Proposed Use: Strategy, Purpose, Phasing Plan – Construction Plan, Traffic Impact
- ❖ Potential for Fire with Protection Plan, Accessibility by Emergency Vehicles
- ❖ Statement of Impact to Surrounding Existing Uses
- ❖ A preliminary plat containing all of the necessary requirements according to the Cascade City Code.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11” – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. (This can be submitted for review after approval PRIOR to any construction.)
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor’s Office. Only one list is required.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention, etc.

**PROPOSED SUBDIVISION NAME** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ENGINEER ADDRESS** \_\_\_\_\_

1. SIZE OF PROPERTY \_\_\_\_\_
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER \_\_\_\_\_
3. ANY RESTRICTIONS ON THIS PROPERTY?  
 Easements to \_\_\_\_\_  
 Deed Restrictions \_\_\_\_\_  
 Liens or encumbrances \_\_\_\_\_
4. LEGAL DESCRIPTION \_\_\_\_\_  
 \_\_\_\_\_
5. TAX PARCEL NUMBER \_\_\_\_\_  
 Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: \_\_\_\_\_  
 \_\_\_\_\_
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
 North \_\_\_\_\_  
 South \_\_\_\_\_  
 East \_\_\_\_\_  
 West \_\_\_\_\_
- 8a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? \_\_\_\_\_
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: \_\_\_\_\_  
 \_\_\_\_\_
- 9a. WATER COURSE: \_\_\_\_\_
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? \_\_\_\_\_

Include a map if yes. \_\_\_\_\_

9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? \_\_\_\_\_

9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? \_\_\_\_\_

10a. NUMBER OF EXISTING ROADS: \_\_\_\_\_ Width \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? \_\_\_\_\_

10b. NUMBER OF PROPOSED ROADS: \_\_\_\_\_ Proposed width: \_\_\_\_\_  
Will the proposed roads be publicly or privately maintained? \_\_\_\_\_  
Proposed road construction: Gravel  Paved

11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11b. PROPOSED UTILITIES: \_\_\_\_\_  
Proposed utility easement width \_\_\_\_\_ Location \_\_\_\_\_

12a. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility

12b. POTABLE WATER SOURCE: Public  Water Association  Individual   
If individual, has a test well been drilled? Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? \_\_\_\_\_  
Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

14. DRAINAGE (Proposed method of on-site retention): \_\_\_\_\_  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): \_\_\_\_\_

15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? \_\_\_\_\_  
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: \_\_\_\_\_  
\_\_\_\_\_

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front \_\_\_\_\_ Sides \_\_\_\_\_ Rear \_\_\_\_\_

Mobile homes allowed? \_\_\_\_\_

Minimum construction value \_\_\_\_\_ Minimum square footage \_\_\_\_\_

Completion of construction required within \_\_\_\_\_ Days  Months  Years

Resubdivision permitted? \_\_\_\_\_

Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision \_\_\_\_\_ Number of lots in subdivision \_\_\_\_\_

Typical width and depth of lots \_\_\_\_\_

Typical lot area \_\_\_\_\_ Minimum lot area \_\_\_\_\_ Maximum lot area \_\_\_\_\_

Lineal footage of streets \_\_\_\_\_ Average street length/lot \_\_\_\_\_

Percentage of area in streets \_\_\_\_\_%

Percentage of area of development to be public (including easements) \_\_\_\_\_%

Maximum street gradient \_\_\_\_\_

Indicate if subdivision is to be completely developed at one time; if not, describe stages \_\_\_\_\_

\_\_\_\_\_ Other Information as Requested: It may be appropriate to require an applicant to conduct special studies before a special use permit may be favorably considered. Floodplain analysis, traffic studies, noise monitoring, fugitive dust, etc. may be some studies required.

SIGNATURE OF APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

**NOTICE TO APPLICANT**

**PLEASE READ THE INSTRUCTIONS CAREFULLY AND FILL OUT THE APPLICATION COMPLETELY.  
FAILURE TO COMPLY MAY DELAY YOUR APPLICATION.**

**Technical Review Committee, as assigned:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_