Preliminary Land Use Application Checklist (Concurrent)

Type II and Type III Applications require the following:	
	Fees associated with the application
	Completed and signed application *If someone other than the owner is signing the application, an authority to act letter from the legal owner is required*
	Narrative addressing approval criteria and technical standards for appropriate land use type(s). Indicate description of uses, types of structures proposed, hours of operation, abutting properties, proposed access, frequency of deliveries and construction schedule including project phasing, if know. Include quantity of cubic yards estimated to be graded (cut and fill).
	SEPA Checklist *(if applicable)*
	Existing Condition Plan pursuant to 17.143.050.B
	Site Plan Drawing pursuant to 17.143.050.C including the following:
1. The proposed site and its dimensions and area, orientation relative to north. 2. Abutting properties or, if abutting properties extend more than one hundred feet from the site, the portion of abutting properties within one hundred feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property. 3. The location and dimensions of proposed development, including the following: a. Streets and other rights-of-way and public or private access easements on and adjoining the site; b. Vehicle, pedestrian and circulation areas, including handicapped parking stalls and disembarking areas, accessible route of travel, proposed ramp and signage as required by Chapter 51-40 WAC; c. Loading areas; d. Above-ground utilities; e. Existing structures to be retained on the site and their distance from property lines; f. Proposed structures on the site, including signs, fences, etc., and their distance from property lines; g. The location and type of proposed outdoor lighting and existing lighting to be retained; and h. The size and location of solid waste and recyclables storage areas. 4. Summary table which includes parcel zone, total site area, gross floor area by use (i.e., manufacturing, office, retail, storage), itemized number of full size, compact and handicapped parking stalls and the collective total number, total lot coverage proposed, including residential density calculations.	
	Subdivision Plat Drawing pursuant to 16.115.050
	Landscape Plan pursuant to 17.143.050.D
	Architectural Elevation Drawing pursuant to 17.143.050.E *(if applicable)*
	Lighting Plan pursuant to 17.143.050.F
	Engineering drawings shall pertain to transportation, sewer, water, grading, erosion control, stormwater, driveways, street lighting, and landscaping. Stamped by registered engineer in the state of Washington.
	Appropriate signature blocks (engineering and final site plan).
	Other supporting documentations, if applicable. For example, sewer line analysis, pump station analysis, water line analysis, etc.
	Deed History for each parcel through 1969
	Traffic Study *(if applicable)*
	Hydrology Report including Geotechnical Report *(if applicable)*
	Road Modification Request pursuant to 12.116.290 *(if applicable)*
	Mailing Label Sets: A current list of names and addresses of all property owners within a 500’ radius of the site certified as accurate and complete by the Clark County Assessor or title company.