

**FALLON COUNTY PLANNING DEPARTMENT**

**P.O. BOX 1134 \* BAKER, MT 59313**

**(406)778-7111/(406)978-2883 \* fcp@midrivers.com**

**PRE-APPLICATION QUESTIONNAIRE**

**(Note to Land Owners: Please refer to Fallon County & City of Baker Subdivision Regulations 2008. All questions are based on requirements found in "General Procedures" Parts II-A-4 & A-5. )**

Major Subdivision  Minor Subdivision  Boundary Change  Family Transfer  Other

Date \_\_\_\_\_ Project Name: \_\_\_\_\_

Land Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Brief description of survey purpose: \_\_\_\_\_

Surveyor Name: \_\_\_\_\_ Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Legal Description (attach tax notice record): \_\_\_\_\_

\_\_\_\_\_

Physical Address of Parcel: \_\_\_\_\_

\_\_\_\_\_

Development Characteristics (proposed number of lots, existing water & sewer systems, existing structures, easements):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LAND USE & DOCUMENTATION INFORMATION**

**1. Information on the current land use status of the site to include the following -**

**A) Past and current land use and any existing structure(s):**

**B) Current use of surrounding property:**

**C) Description of general terrain:**

**D) Location of existing structures:**

**E) Location of existing conservation easements:**

**F) Are there existing covenants or deed restrictions? (if so describe or attach list)**

**G) Location of any noxious weeds:**

**2. Documentation on the current status of the site, including:**

**A) Ownership information, such as a deed, option to buy or buy-sell agreement, including permission to subdivide (please attach):**

**B) Water rights, including location of Agricultural Water User Facilities:**

**C) Mineral rights (attach information):**

**D) Are there any Special Improvement Districts?**

**D) Are there any Rights of First Refusal for the property?**

**E) Lien holder's acknowledgment of subdivision: (if applicable, please attach)**

**Attach a separate sketch at a smaller scale which includes the following items on this check list :**

✓	<i>Item Description</i>	✓	<i>Item Description</i>
	Scaled dimension		General terrain & natural features (surface waters, contours)
	Approximate lot boundaries		Existing structure & improvements ( i.e. sewage disposal, water system)
	Location of existing & proposed easements		Proposed improvements
	Existing & proposed right-of-way		Designate boundaries of 100 year flood plain
	Existing & proposed utilities		Submit photos of site
	Parks & open spaces		

**ADDITIONAL REMARKS:**

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**FEE INFORMATION:** *The attached Planning Dept. Fee Schedule is for your reference.*

**Planning Dept. Application Fee - \$100 payable immediately (Make check payable to: Fallon County Treasurer)**

**Examining Land Surveyor Fee - \$100 (Make check payable to: Rick Hagedorn, RLS – Planner )**

**These checks will be delivered to the Planning Department at the address listed above.**

*Office Use Only*

Fee Paid for Pre-Application	Date _____ Check _____ Cash _____
Fee Paid for Examining Land Surveyor	Date _____ Check _____ Cash _____
Applicable Fees Paid for Review Process	Date _____ Check _____ Cash _____