



FINAL PLAT AMENDMENT
SUBMITTALS AND CHECKLIST

GEM COUNTY DEVELOPMENT SERVICES
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SUMMARY OF SPECIFIC AMENDMENTS TO RECORDED PLAT:

SUBMITTAL REQUIREMENTS

FEE: A \$420.00 fee per issue/condition being recorded must accompany the completed application. (Non-Refundable).

LETTER OF INTENT: A written narrative to address the following three (3) standards:

- a.) The amendment will not create more than the original number of lots in the subdivision.
- b.) All lots in the amended subdivision plat will comply with the minimum requirements of the Zoning Ordinance. (i.e. lot size, street frontage)
- c.) No new roads or extensions of existing roads will be required to serve the amended subdivision.

FINAL PLAT (paper copy): Submit four (4) copies of a final plat, drawn in accordance with the standards below (paragraph c).

FINAL PLAT (digital copy): Submit one (1) digital copy of the final plat (dwg.format).

APPLICATION FOR FINAL PLAT REVIEW: The application shall meet the following requirements:

- a.) Comply with the approved subdivision permit (preliminary plat).
- b.) Be accompanied by certification that all the streets, water systems, sanitary sewers, storm water facilities, and other public improvements, including lot improvements have been completed and accepted or that a guarantee has been submitted in the proper form.
- c.) Contents of Final Plat (see section 4-3 of Gem County Subdivision Ordinance for details of each item):
 - a. Preparation requirements; survey and monument data.
 - b. Form of Standard and Minor Subdivision Plats.
 - c. Title sheet.
 - d. Content of Subdivision Plat.
 - i. Property to be included on the Subdivision Plat.
 - ii. Lot dimensions, acreage, numbers.
 - iii. Street location, widths, names.

- iv. Easements and other rights-of-ways.
- v. Adjoining properties.
- vi. City or County boundaries.
- e. Following statements must appear on title sheet.
 - i. Owner’s statement; offer of dedication
 - ii. Surveyor
 - iii. County Surveyor
 - iv. Chair of the Board of County Commissioner
 - v. County Recorder
 - vi. County Assessor
 - vii. County Treasurer
 - viii. County Engineer
 - ix. Health Department
- f. Additional information may be required.

CHECKLIST

SUBMITTALS	APPLICANT (√)	STAFF (√)
FEE		
LETTER OF INTENT		
FINAL PLAT (PAPER COPIES)		
FINAL PLAT (DIGITAL COPY)		

FINAL REVIEW PROCESS:

Upon submittal of the final plat, a staff review will be completed within thirty (30) days. The review shall determine that the following conditions have been met.

- a.) The plat is in conformance with Idaho Code 50-1301.
- b.) The plat layout conforms to what was approved by the Board during the subdivision application process.
- c.) The language on the dedication section reflects what was approved in the permit review process and that any dedications are accurately described.
- d.) The appropriate signature blocks are on the plat and that the owner’s signature and the owner’s surveyor’s signature have been obtained.
- e.) The construction plans have been reviewed and approved by the County Engineer. *(if applicable)*
- f.) All required on-site and off-site improvements have been constructed and accepted the County Engineer. *(if applicable)*
- g.) Any required mitigation has been satisfied or other arrangements approved by the Board have been made.

FINAL APPROVAL: Upon final approval from the administrator the plat will be forwarded to the County Clerk to be placed for approval on the next available Board agenda. The Board will review the subdivision plat and upon finding that all requirements are met they shall approve the final plat and authorize the Chairman of the Board to sign the final plat.

The applicant is responsible to pay any County Engineer fees that are associated with the application.

Applicant Signature

Date

****FOR OFFICE USE ONLY****

APPLICATION COMPLETION DATE:_____