

**ROSEBUD COUNTY
PRELIMINARY SUBDIVISION APPLICATION**

1. Applicant Name, Address, Contact No. _____

2. Legal Description and Recording Information of Parent Parcel: _____

3. Current Use of Parcel: _____
(Open Range, Improved Pasture, Cropland, Residential, Commercial, Industrial)
4. Number and Size of Proposed Lots: _____
5. Proposed Use of Lots: _____
(Single Family, Multi-Family, Rural Residential, Mobile Home Park, Recreational Vehicle Park, Commercial, Industrial, Planned Unit Development, Open Space, Agriculture)
6. Supplemental Information:
 - a. Four Copies of Preliminary Plat
 - b. PDF copy of Preliminary Plat
 - c. USGS/Location Map
 - d. Title Report
 - e. Environmental assessment for major subdivisions
 - f. Sanitation information as required under 76-3-622, MCA
 - g. DEQ Application for parcels under 20 acres
 - h. Local Sanitarian Review for parcels over 20 acres
 - i. Covenants, existing and proposed
 - j. FEMA Flood Plain maps if applicable
 - k. Small drainage flood zone information if applicable
 - l. Zoning restrictions if applicable
 - m. State Highway encroachment permit if proposed access intersects state highway
 - n. Rosebud County encroachment permit if proposed access intersects public road
 - o. Traffic analysis for commercial/industrial and high density residential divisions
 - p. Rosebud County Weed Plan
 - q. Identification of irrigation facilities
 - r. Compliance with special district requirements governing the proposed division
 - s. Legal Access Information, proposed division to existing recorded access
 - t. Water right information

I hereby affirm that I am the owner of record of the above described property and that all statements, information and exhibits contained herein are, to the best of my knowledge, true and correct.

Owner of Record

Date

ROSEBUD COUNTY SUBDIVISION AND PLATTING General Information

To the Land Developer:

The State of Montana has determined that the division land and land ownership issues be regulated at the local government level. Since the early 1970's, the State has adopted several laws that serve as models for local governments. Some of these laws (Montana Code Annotated, MCA) include the Growth Policy, Title 76, Chapter 1, MCA; Planning and Zoning, Title 76, Chapter 2, MCA; Montana Subdivision and Platting Act, Title 76 Chapter 3, MCA; Sanitation in Subdivisions Act, Title 76 Chapter 4, MCA; Flood Plain and Floodway Management, Title 76, Chapter 5, MCA. Each section of the code has corresponding Administrative Regulations of Montana (ARM's) that provide more detail. Other sections of MCA may apply in certain situations. These codes are amended by the state legislature from time to time.

In Rosebud County, the local governments of Rosebud County, City of Forsyth, and City of Colstrip have adopted various ordinances and policies that regulate the division and use of land. Other legally formed districts, (such as water, sanitary sewer, fire, irrigation, road maintenance) may have the right of comment on subdivisions within the district boundary. Adjacent landowners may also have the right of comment on a proposed division. Covenants may restrict the division of land, but are the prerogative of the private associations.

“Subdivision” means a division of land or land so divided that it creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased or otherwise conveyed and includes any resubdivision and further includes a condominium or area, regardless of its size, that provides or will provide multiple space for recreational camping vehicles or mobile homes. (76-3-103(15), MCA).

The process of creating new land divisions may be simply described as a regulatory compliance review of several independent, but frequently overlapping legal authorities and often involves several different local, state, and sometimes federal agency reviews. To assist developers through the process of subdivision, the following Preliminary Subdivision Application contains several forms.

- Preliminary Subdivision Application
- Subdivision Review Fee Schedule
- ARM'S 24.183.1101, 24.183.1104, 24.83.1107
- Noxious Weed Management Plan
- Dept. of Environmental Quality/Local Government Joint Application

Other forms or permits may be required for specific property, including municipal zoning, airport hazard zoning, flood plain development, local or state transportation encroachment permits. Additional information may be required dependent upon the environmental setting of a specific parcel of land.