

CERTIFICATE OF EXEMPTION

Spokane County Department
of Building and Planning
1026 West Broadway Avenue
Spokane WA 99260
(509) 477-3675

APPLICATION NO.: _____

RELATED FILES: _____

Existing "parent" tax parcel number(s): _____

Site address or Frontage road name: _____

<input type="checkbox"/> Public Road	<input type="checkbox"/> Private Road	<input type="checkbox"/> Private Driveway	Auditors Easement Recording #: _____
	(For Private Road)		Auditors Maint. Agree. Recording # _____

New Legal Description: Section: _____ Township: _____ Range: _____

Total existing acreage _____ New property acreage _____

Current Zoning _____ Comprehensive Plan _____

Name of Applicant _____ Phone (home) _____

Mailing Address _____ (work) _____

City _____ State _____ Zip _____

I certify that I as owner or authorized agent have examined this document and state that the information contained in it and submitted by me or my agent to compile said document is true and correct, and authorize Spokane County to proceed with processing. In addition, I have read and understand the **NOTICE TO PURCHASER** and other provisions, conditions and/or comments contained herein or on the reverse and agree to comply with same. *I understand that the issuance of this Exemption is not intended to verify that adequate provisions have been made for drainage ways, potable water supplies, roads and/or sanitary wastes.* Any subsequent approval(s) based on this Exemption shall not be construed to give authority to violate or cancel the provisions of any state or local law.

This Certificate of Exemption is for and shall run with the land, and shall be applicable to the applicant, owner, successors or assigns.

Applicant: _____ Date: _____

THIS CERTIFICATE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF PERMITS

THE APPLICANT SHALL FILE A SEGREGATION APPLICATION WITH THE COUNTY ASSESSOR for property created via this Exemption prior to the issuance of a building permit.

STAFF USE ONLY

This Certificate of Exemption is issued pursuant to Section _____ of the Spokane County Subdivision Ordinance and/or RCW 58.17.

Required information has been reviewed by:

Land division/land use:

Building and Planning staff _____ Date _____

Road:

Engineering and Road staff _____ Date _____

Building and Planning staff _____ Date _____
(Pre 5/15/1995 Easements)

APPROVED DENIED

Project Number: _____

NEW LEGAL DESCRIPTION – continued : _____

Please make sure all pasted or taped legal descriptions are placed within the framed lines and securely attached on all sides so they will run smoothly through a copy machine.

****** NOTICE TO PURCHASER ******

This Certificate of Exemption is intended to indicate *only* that the described property is exempt from State and Local Subdivision laws which regulate the sale, lease or transfer of ownership of property, and is subject to the following notification, conditions and/or findings:

This piece of property may not have appropriate provisions for potable water supplies (drinking water), sanitary wastes (septic tank or sewer), drainage ways, streets or road, alley or other public ways. Spokane County is not responsible for making provisions for the above-stated items.

Certain uses or location of uses on this property or access easements may be restricted or limited by streams, wetlands, shorelines, floodplains or other environmentally sensitive areas or their buffers as regulated by Spokane County.

If this property is served by a private road or driveway, Spokane County is not responsible for improving or maintaining said private road or driveway. Private roads need to meet minimum standards prior to the issuance of any building permits. Construction of private roads may require grading permits and associated plans.

The future use of this property must conform to Spokane County regulations, including but not limited to the Zoning Code, Building Code, Road Standards, Timber Harvest, Critical Areas Ordinance and/or Flood Damage Protection, all as determined at the time of use permit application. If applicable, building addresses are assigned at the time driveway approaches are identified or in conjunction with the issuance of other permits.

Comments/Conditions following also apply: _____
