

Flood Zone Data

Flood Zone: Area not surveyed; we saw no signs of flooding.

Other Site Conditions

Soil Type: 97.5% Bonner silt loam, 0 to 10 percent slopes; 2.5% Laketon silt loam, 5 to 15 percent slopes

Environmental Issues: An environmental site assessment was not provided. We saw no suspicious materials that would suggest that environmental contamination is present; however, this does not preclude the possibility that contamination exists on the site, on nearby sites, or in the subject's construction materials. We are not experts in this field and express no opinion about the possible absence or presence of contamination. The property is appraised under the assumption that no contamination exists.

Easements/Encroachments: No apparent encroachments or adverse easements

Adjacent Land Uses

North: Forestry land, Drum Road, rural home sites
 South: Residential homes, rural land
 East: Private roadway, rural land and residency, forestry land
 West: Rural land, private roadway, forestry land

Site Ratings

Access: Average
 Visibility: Average

Zoning Designation

Zoning Jurisdiction: Stevens County
 Zoning Classification: RA-10, Rural Area 10
 General Plan Designation: RA-10 for areas that are characterized by moderate to steep topography; access via State or County roads, but with fewer options than in 5-acre density areas; lower water supplies or water that is available only through drilling deep to very deep wells; or areas that can provide a transition to Agricultural or Forest Resource lands.

Permitted Uses: Include, but are not limited to, accessory dwelling units, accessory structures, bed and breakfast, condominium, home occupation, single family, agricultural product sales, food stores, livestock sales, adult family home, churches, synagogues

Conditional Uses & Special Exceptions: Include, but are not limited to, congregate housing & group living facilities, truck stop, marina, outdoor performance center, outdoor shooting range, ski areas, airports, bus base, correctional facilities, energy generation and transmission facilities