

TWIN FALLS COUNTY
PLANNING & ZONING ADMINISTRATION
630 ADDISON AVENUE WEST, SUITE 1100, TWIN FALLS, IDAHO 83301
PHONE (208) 734-9490 FAX (208) 733-9645

CONDITIONAL USE LAND DIVISION
APPLICATION

Date Received: _____

Application fee: \$ _____

PROPERTY OWNER OF RECORD

Name: _____
Address: _____
City: _____
Phone: _____
Cell or other #: _____

APPLICANT / REPRESENTATIVE

Name: _____
Address: _____
City: _____
Phone: _____
Cell or other #: _____

Current Use of the Property: _____

Reason for Request: _____

Current Acreage: _____ **Division Requested:** _____

GENERAL INFORMATION

1. **Parcel No.** _____ (i.e. RP10S18E150000 or RPOK3838999100 - obtained on your tax information or from the County Assessor's Office)
2. **Copy of deed showing ownership including legal description** (Obtained from the County Clerk's Office)
3. **Section:** _____ **Township:** _____ **Range:** _____ **Acreage:** _____
4. **Address of Project** (if known): _____ **City:** _____
5. **Zone:** Rural Residential: _____ Ag Zone (40 acre zone): _____ Ag Pres (160 acre zone): _____ Commercial: _____
6. **Vicinity Map:** This map shows 9 (nine) sections. The subject parcel's location should be located in the center square. Include residences, roads, animal feeding operations, agricultural/commercial uses, canals, major waterways, show north arrow etc, and complete driving directions to the site. (See attached form and instructions)
7. **Site Plan:** Must be Mechanical Drawings which are descriptive precision drawings to scale, done with the aid of drafting implements such as ruler, T squares, compasses, French curves, etc., drawn by hand or computer aided design programs. (See attached instructions)

8. **Written statement regarding:**

- A. **Utilities:** Is service available? and who will provide service? (power, gas, phone, etc.)
- B. **Solid Waste:** How will solid wastes be disposed of? (PSI, county dump, etc.)
- C. **Easements:** Provide information on road, utility, canal, and other easements.
- D. **Geological Impact:** Applies to conditions that may require evaluation by an Engineer.

9. **Required comment/approval letters from the following agencies:**

- A. **Irrigation Water:** Provide letter from the applicable Canal Company or District. Provide information on availability of water shares, number of shares, potential impact, etc.
- B. **Water Source:** Is there a private well, shared well, or public water supply and what impact the division will have. Provide a letter from the Idaho Department of Water Resources if there is a non-domestic well and/or shared well.
- C. **South Central District Health Department:** Provide a letter from the Health Department advising of septic system requirements and potential impacts.
- D. **Highway District:** Provide a letter from the applicable Highway District advising of the potential impact, what approach will be used to access the property, etc.
- E. **Fire Department:** Provide a letter from the applicable Fire District advising of access and driveway requirements, potential impact, etc.
- F. **Weed Control:** Provide a weed control plan to Twin Falls County Bureau of Weed Control and provide comment letter from them.

10. **Signed & Notarized Waiver of Nuisance:** to be attached to the new deeds.

I hereby apply for the above permit and acknowledge that I have read this application and hereby certify that the information I have provided is correct.

Signature of Property Owner

Date

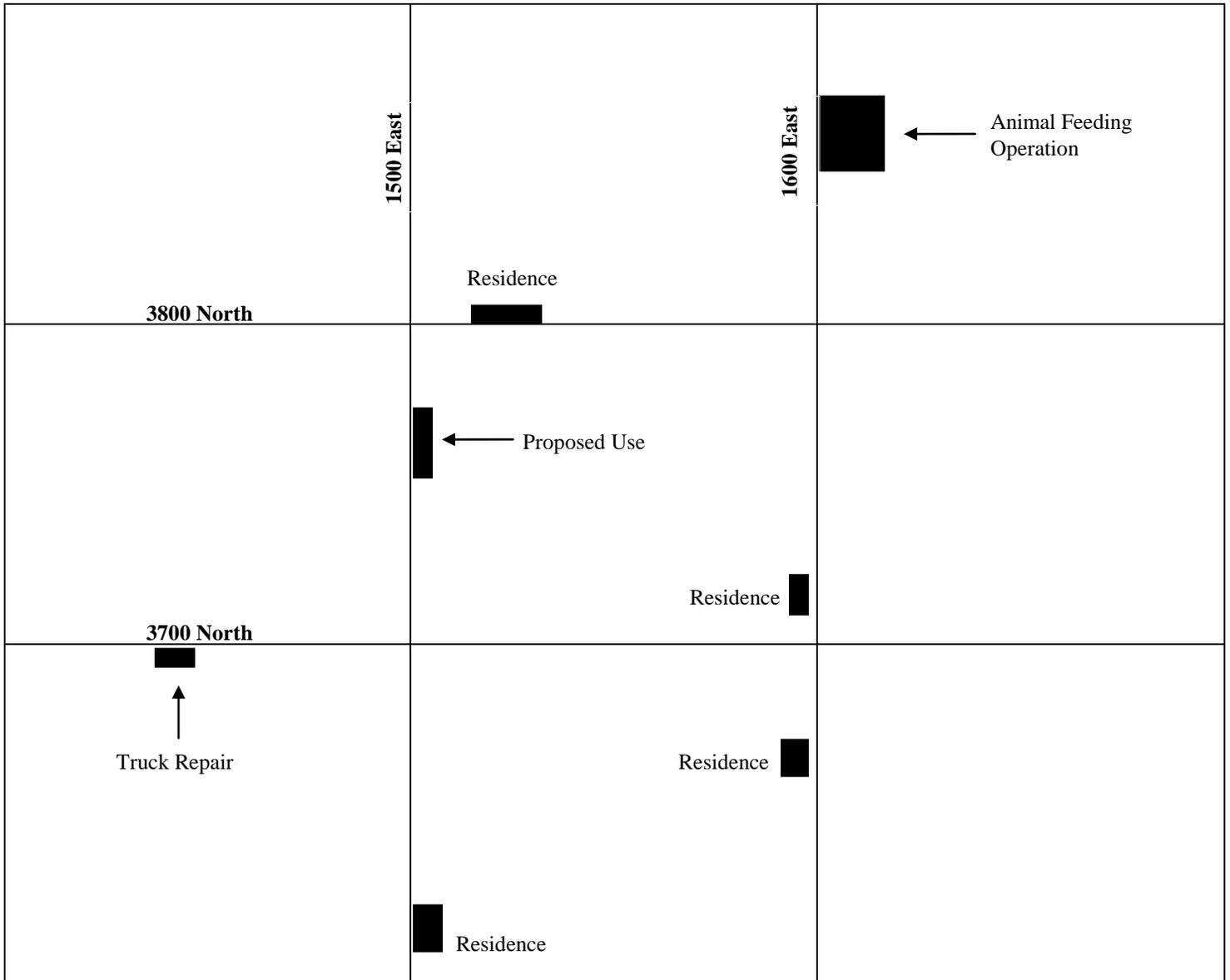
Signature of Property Applicant/Representative

Date

Example Vicinity Map

Directions: Each square represents one section or one mile per square. Please show the location of subject property in the center square. Include residences, animal feeding operations, roads, agricultural/commercial uses, canals, major waterways, etc.

North Arrow



Vicinity Map

Directions: Each square represents one section or one mile per square. Please show the location of subject property in the center square. Include residences, animal feeding operations, roads, agricultural/commercial uses, canals, major waterways, etc. **In the area provided at the bottom of the page, provide detailed directions to the site.**

_____ **North Arrow**

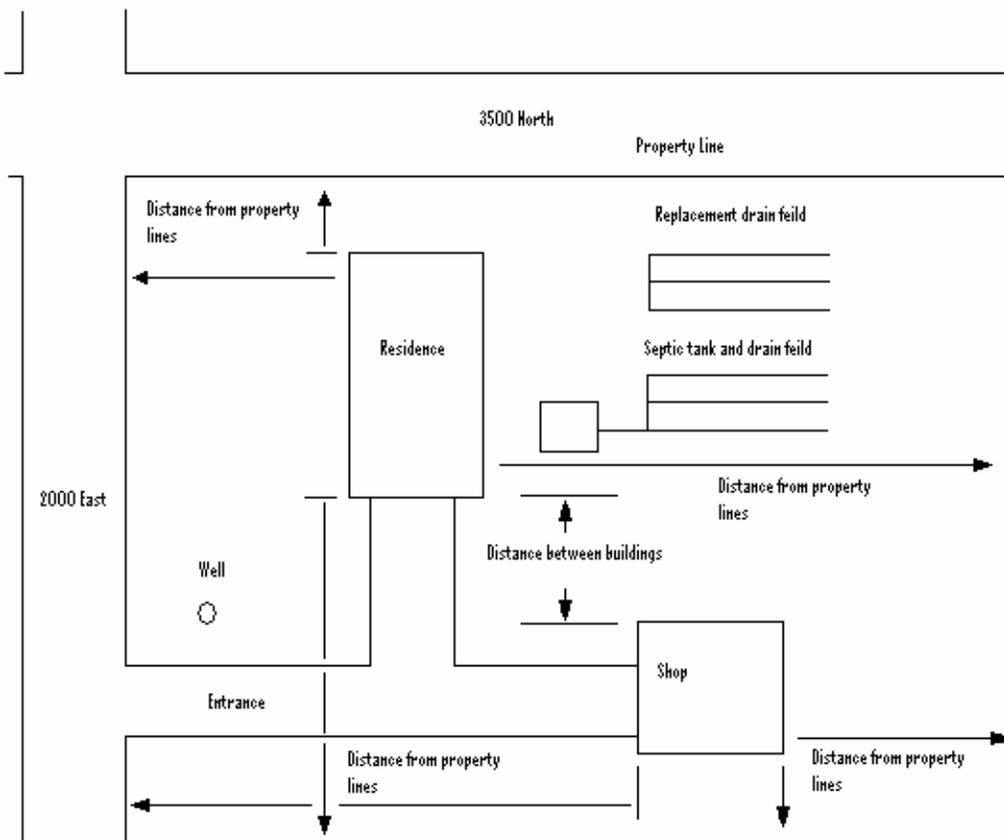
Directions to the site: _____

SITE PLAN INSTRUCTIONS

- A. The site plan must be a Mechanical Drawing drawn with descriptive precision using the aid of drafting implements such as ruler, T squares, compasses, French Curves, etc. May be drawn either by hand or computer generated.
- B. Must be to scale using an accurate drawing scale (for example: "1 in. = 10 ft.," "1 in. = 100 ft." etc.) and on a minimum of 11" x 17" paper. Should additional sheets be needed, please use match points.
- C. Show the boundaries of the parcel, including the dimensions (found on the survey).
- D. Show the location and dimensions of all existing buildings and structures.
- E. Show the location of the proposed project or division, including the structure dimensions and distances to property lines and existing buildings and structures.
- F. Show the location of all proposed and existing utilities, including power, phone, water, sewer systems, reserve drainfields, etc.
- G. Show the location and dimensions of all existing and proposed roads, driveways, parking areas, rights-of-ways, and easements.
- H. Show the location of any distinguishing physical features located on or adjacent to the property, including, but not limited to: streams, culverts, drainage ways, wetlands, slopes, bluffs, etc.
- I. If you have questions regarding these instructions, please see the example provided below. If you have questions not covered in the example, please call (208) 734-9490, for assistance.

EXAMPLE SITE PLAN ---

Site plan must be computer-generated, to scale, and on a minimum of 11" x 17" paper.



WAIVER OF NUISANCE

Owners or occupants of one family dwellings and divisions of land specifically waive any nuisance claim(s) they may have against agricultural operations including livestock confinement operations. A nuisance is defined as being flies, odors, animal noises, tractor operations or other operations that may be found to be annoying, unpleasant, or obnoxious. This definition shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or an auxiliary to it.

Signature of Property Owner

State of Idaho, County of _____, ss.

On this _____, day of _____, in the year of _____,

before me, _____, a Notary Public in and for said State, personally

appeared, _____, known or identified to me to be the person

whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of Idaho

Residing in _____, Idaho

My Commission expires: _____