

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

PLANNED UNIT DEVELOPMENT
APPLICATION

Date Received: _____

Application fee: \$ _____

PROPERTY OWNER OF RECORD

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

DEVELOPER / REPRESENTATIVE

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

Address or General Location of Project: _____ **City:** _____

Current Land Use: _____

Surrounding Land Use: _____

Reason for Request: _____

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. **If in subdivision:** Lot: _____ Block: _____ Subdivision: _____
4. **Total Acres:** _____ **Number of units proposed:** _____
5. **Zone:** Rural Residential: _____ Ag Zone (40 acre zone): _____ Ag Pres (160 acre zone): _____ Commercial: _____
6. **Type of PUD proposed:** Residential: _____ Commercial: _____ Industrial: _____

The following information must be provided:

1. **Vicinity map** which shall contain the following general information and existing conditions:

- A. Boundary lines of the tract, distances, and approximate acreage enclosed.
 - B. Streets; location, name, present width, type of surfacing of all streets, alleys, and rights-of-way, including walks, curbs, gutters and culverts on and abutting the tract. There shall be no duplication in the name of the proposed Planned Unit Development or roadways contained therein.
 - C. Easements: approx. width, location and purpose of all existing easements on and abutting the tract.
 - D. Utilities on and abutting the tract.
 - E. Location and size of sanitary and storm water design plan.
 - F. Water courses on or abutting the property showing the location and direction of flow.
 - G. Existing uses of the property, including the location and use of all existing structures to remain on the property after platting.
 - H. Zoning on and adjacent to the tract.
 - I. Name of the Planned Unit Development.
 - J. Date, north point and scale drawing.
 - K. Location of the Planned Unit Development by section, township and range
 - L. Names, addresses and telephone numbers of the owner, developer and designer.
 - M. Relationship to the nearest major streets in the area.
 - N. Directions to the site: _____
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2. **Preliminary Plat** showing proposed improvements:

- A. Streets: location, names, grid addressing, right-of-way widths.
- B. Easements: location, width and purpose of all easements.
- C. Proposed Streets: location and width.
- D. Lots: approximate dimensions of all lots.
- E. Proposed lot and block numbers.
- F. Proposed use of property.
- G. Improvements: sidewalks, curbs, gutters, sewer drains, paved roads and storm water retention.
- H. Method of sewage disposal.
- I. Irrigation systems.
- J. Open space.

3. **General information** comment and/or approval from:

- A. Highway District and/or Idaho Department of Transportation.
- B. Canal Company or District.
- C. Fire Department.
- D. School District.
- E. Sheriff's Department.
- F. South Central District Health Department.
- G. Idaho Department of Water Resources.
- H. Twin Falls County Bureau of Weed Control.
- I. Twin Falls County Parks
- J. Fish & Game Dept.
- K. Local Post Office.

4. **Written description** of proposed development to include but not limited to the following:

- A. Phased project.
- B. Weed control.
- C. Road maintenance agreement.(If private)
- D. Water rights and water delivery system.
- E. Storm water runoff.
- F. Geological impact.
- G. Provide an impact study according to Twin Falls County Code Title 8 Section 8-9-17A-C. The study shall include, but may not be limited to, a study of the potential impact upon drainage, grading of slopes, utilities, vegetation impact and influence, air quality, water quality, public and wildlife easements, geological impact, water sources, sewerage facilities, transportation, fire protection and firebreaks, police protection
- H. Domestic water source.
- I. Utilities.
- J. Solid waste.
- K. Open space layout and improvements.
- L. Open space maintenance.

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 Owner

Date

Signature of Developer / Representative

Date