

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

VARIANCE
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: _____

Total Number of Acres: _____

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. **If applicable:** Lot: _____ Block: _____ Subdivision: _____
6. **Zone:** Rural Residential: _____ Ag Zone (40 acre zone): _____ Ag Pres (160 acre zone): _____ Commercial: _____
7. **Vicinity Map:** This map shows nine (9) full 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 etc, and complete driving directions to the site. (See attached form and instructions)
8. **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)

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. **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.

11. **Detailed explanation must address the following to be considered eligible for a variance:**

Chapter 14 Section 8-14-4 Requirements of Variance:

- A. The granting of the variance will not be in conflict with the spirit and intent of the comprehensive text and general planning map of Twin Falls County, and will not effect a change in zoning.
- B. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or the intended use thereof, which do not apply generally to the property or class of use in the zone or district and imposing a definite hardship, so that a denial of the relief sought will result in:
 - 1. Undue loss in the value of the property due to topographic factor setback, building coverage or other technical provisions of the Zoning Ordinance in conjunction with physical limitations beyond the control of the applicant.
 - 2. Inability to preserve the property rights of the owners.
 - 3. The prevention of reasonable enjoyment of any property right of the owner.
- C. The granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvement.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest.

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

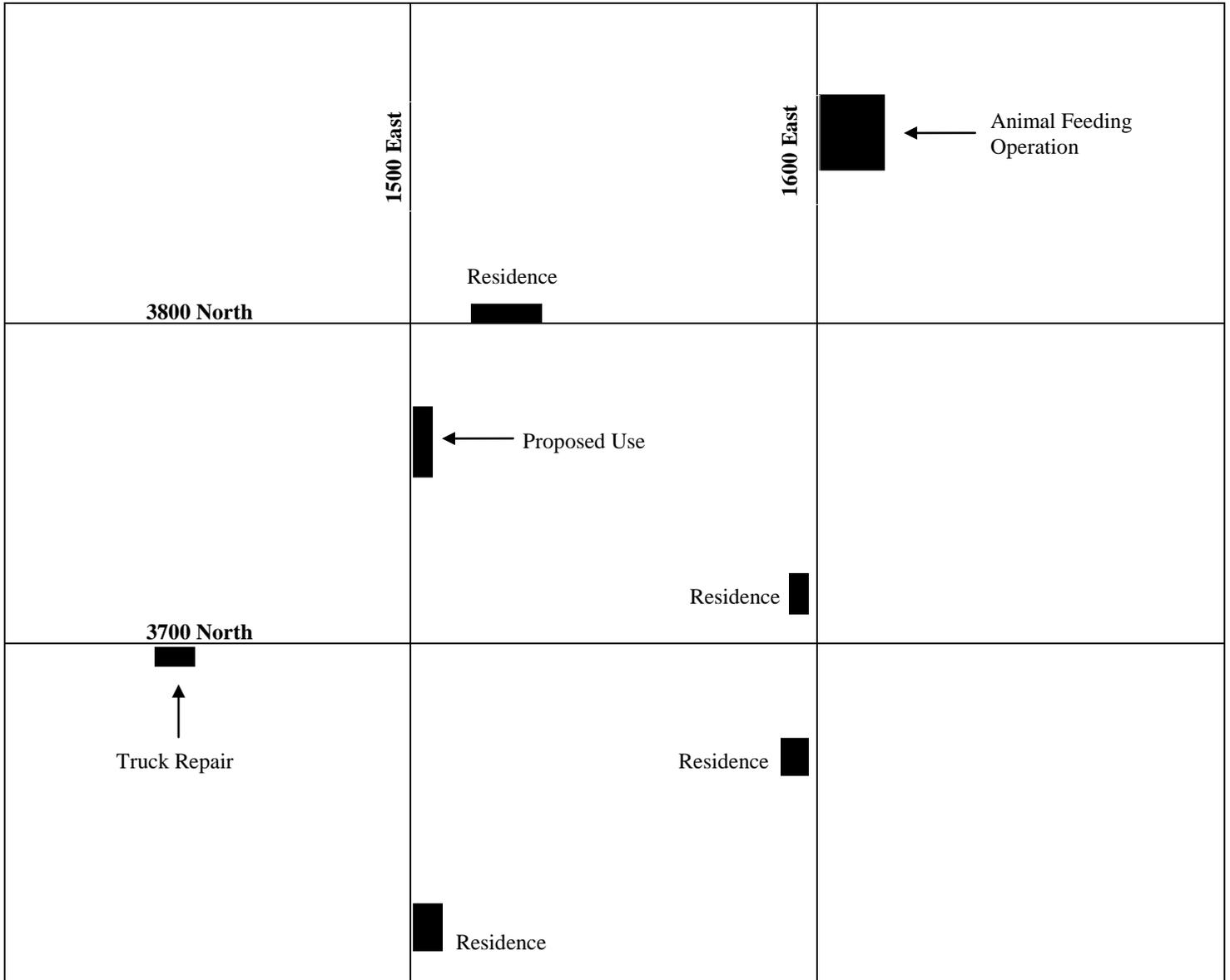
Signature of Applicant / Representative

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.

