

**GOODING COUNTY
PLANNING AND ZONING**

145 7TH Avenue East
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Gooding, Idaho 83330
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www.goodingcounty.org/P&Z.htm

<u>OFFICE USE ONLY:</u>	FEE \$150	paid <input type="checkbox"/>	
RECEIVED: _____	MORE INFO REQUESTED:	<input type="checkbox"/>	
DATE APPLICATION COMPLETE: _____			
RP _____	ACRES: _____		
Available divisions:	1	2	3
ADMINISTRATIVE ACTION:	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	
DIVISIONS UNUSED: _____	DATE: _____		

APPLICATION FOR MINOR LAND DIVISION

PROPERTY OWNER OF RECORD

APPLICANT (if different from owner)

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

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

Legal Description: _____ Section _____ Township _____ South, Range _____ East of the Boise Meridian

Number of acres and general proposal for the minor land division (*i.e.* 20-acre parcel becoming four 5-acre parcels):

PLEASE ATTACH THE FOLLOWING:

- ____ 1. A copy of the deed showing legal ownership of the parcel involved.
- ____ 2. A record of survey that shows:
 - Existing parcel boundaries
 - The proposed land division(s)
 - Roads, easements, canals and/or ditches
 - Signed approval by the appropriate highway district for ingress/egress
- ____ 3. If water rights are available, then agreements for water rights, creation of irrigation association, and maintenance of ditches that adhere to Idaho Code will be recorded with deed(s).
- ____ 4. Maintenance agreement for any private roads within the minor land division.

PROCEDURE

In accordance with Gooding County Subdivision Ordinance No. 102, Minor Land Division applications shall be reviewed administratively for compliance with Gooding County ordinances. The Administrator shall, within fourteen (14) days of certifying the application as complete, notify the applicant in writing of the decision. The Administrator may determine if a public hearing is required for review of the minor land division application. A decision denying the application shall include reasons for denial and indicate what steps, if any, are necessary to obtain a favorable decision.

The Administrator reserves the right to not officially accept this application until a total review is accomplished and all required information is submitted.

EXEMPTIONS

Divisions of forty acres or more for agricultural purposes are exempt from Gooding County Subdivision Ordinance No. 102 (quarter section of quarter section is deemed to be forty acres). Each parcel may have one home site.

ILLEGAL LAND SPLIT/NON-BUILDABLE LOT

A parcel created by a land division not approved by the procedures set forth in Gooding County Subdivision Ordinance No. 102 may be deemed a non-buildable lot and ineligible for the issuance of a building permit.

I hereby certify that the information provided is true and accurate to the best of my knowledge.

Signed

By: _____
(Please print name)

DATE: _____

REQUIRED COMMENT/APPROVAL LETTERS FROM THE FOLLOWING AGENCIES:

A. Highway District: Approach Permit/approval from applicable district:

Idaho Dept. of Transportation

phone: 208-886-7801

Bliss Hwy Dist

phone: 208-352-4400

Gooding Hwy Dist

phone: 208-934-5723

Hagerman Hwy Dist

phone: 208-539-0898

Wendell Hwy Dist

phone: 208-536-6157

Westpoint Hwy Dist

phone: 208-308-6557

*** If the highway district is not responsible for maintenance, provide a recorded road maintenance agreement and easement information for private road(s).

B. Canal Company/or water district approval from applicable district:

Big Wood Canal Company

phone: 208-886-2331

Idaho Dept of Water Resources

phone: 208-736-3033

North Side Canal Company

phone: 208-324-2319