



Development Services Department



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

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August 4, 2020

RE: Parcel Inquiry for R37792

Question: How many splits available?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

(1) *Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: (An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)*

A. *For land zoned A (agricultural), the minimum parcel size is one acre and an administrative land division of an original parcel is allowed in accordance with the following:*

<i>Less than 80 acres</i>	<i>2 residential parcels</i>
<i>80 to 119 acres</i>	<i>3 residential parcels</i>
<i>More than 120 acres</i>	<i>4 residential parcels</i>

B. *For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.*

The subject parcel dates to a 1961 deed (inst#1215621) that calls out the South ½ of the NE ¼ and the NW ¼ of the SE ¼ of Section 10, T5N, R3W. Each aliquot section is considered an original parcel, with the south ½ eligible for 3 building permits, and the NWSE eligible for 2 building permits for a total of 5 building permits. The 5 building permits could be placed on 5 parcels each with a building permit, or 6 parcels, 5 with building permits, and 1 agricultural only parcel with no permits available.

Any future division after these requires a Comprehensive Plan Amendment (\$2500) to change the future land use designation from agriculture to residential, a Rezone (\$850) to change the current zoning from agriculture to residential, followed by the subdivision process to legally plat and record lots (\$1680 +\$10/lot).

If you have any further questions please contact me.

Sincerely,

Kate Dahl

Planner III

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Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

INSTRUMENT NO.

495989

379

The United States of America,

We all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Boise, Idaho, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by Fred W. Anderson and Clara P. Anderson, according to the provisions of of the Act of Congress of June 17, 1902 (32 Stat. 388) as amended and supplemented, and the Act of March 31, 1930 (44 Stat. 39) for the following described land:

Boise Meridian, Idaho.

T. 5 N., R. 3 W.,

Sec. 10, 6th, N.W. 1/4.

The area described contains 120.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the of the premises, and in conformity with the said Acts of Congress, in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Fred W. Anderson and Clara P. Anderson and to their heirs the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Fred W. Anderson and Clara P. Anderson and to their heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States.

Excepting and reserving, also, to the United States all the oil and gas in the lands so patented and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509). Subject to an easement to the United States, or its assigns, on that part of the land comprising the area included within 65 feet on each side measured at right angles from the centerline of the existing Conway Gulch Lateral, and on that part of the land comprising the area included within 50 feet on each side measured at right angles from the centerline of the existing C.G. 1.1 Lateral, and on that part of the land comprising the area included within 25 feet on each

Patent Number 1215621

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