

**GOODING COUNTY  
PLANNING & ZONING  
AND BUILDING DEPARTMENT**

145 7<sup>TH</sup> Avenue East  
P.O. Box 417  
Gooding, Idaho 83330  
Phone: (208) 934-5958

[www.goodingcounty.org/182/planning-zoning](http://www.goodingcounty.org/182/planning-zoning)

**OFFICE USE ONLY:**

FEE \$200 paid

RECEIVED: \_\_\_\_\_ MORE INFO REQUESTED:

DATE APPLICATION COMPLETE: \_\_\_\_\_

RP \_\_\_\_\_ ACRES: \_\_\_\_\_

Available divisions: 1 2 3

ADMINISTRATIVE ACTION: APPROVED  DENIED

DIVISIONS UNUSED: \_\_\_\_\_ DATE: \_\_\_\_\_

**APPLICATION FOR MINOR LAND DIVISION**

**PROPERTY OWNER OF RECORD**

**APPLICANT (if different from owner)**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell or other #: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell or other #: \_\_\_\_\_

Email: \_\_\_\_\_

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 (existing and proposed), canals and/or ditches
- \_\_\_ 3. Signed approval by the appropriate highway district for ingress/egress
- \_\_\_ 4. 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).
- \_\_\_ 5. 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  
Bliss Hwy Dist  
Gooding Hwy Dist  
Hagerman Hwy Dist  
Wendell Hwy Dist  
Westpoint Hwy Dist

phone: 208-886-7801  
phone: 208-352-4400  
phone: 208-934-5723  
phone: 208-539-0898  
phone: 208-536-6157  
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  
Idaho Dept of Water Resources  
North Side Canal Company

phone: 208-886-2331  
phone: 208-736-3033  
phone: 208-324-2319

*As an alternative to a separate letter, the following may be submitted as an entity's APPROVAL.*

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I have reviewed the plan and determined that it meets all requirements of \_\_\_\_\_  
(Example: "Gooding Highway Dist.")

Comments: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature