



CASSIA COUNTY
Zoning & Building Department
 1459 OVERLAND AVE, ROOM 210
 BURLEY, IDAHO 83318
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THIS AREA FOR RECORDER'S USE ONLY

RETURN RECORDED DOCUMENT TO OFFICE OF THE ZONING ADMINISTRATOR

ADMINISTRATIVE LAND DIVISION

APPLICATION FOR CERTIFICATE OF COMPLETION

File No. _____

Property Owner's Name: _____ Date: _____

Contact Information: Phone _____ Email _____

Mailing Address _____
Address City State ZIP

R.P. Number: _____

Approximate Physical Address: _____
(please include road name)

- _____ 1. **Split Review** – County Mapper Date: _____
- _____ 2. **Record of Survey** showing planned development, Easements must be minimum of 50' wide.
- _____ 3. **Title Report or Deed**
- _____ 4. **Proposed Parcels Legal Descriptions**
- _____ 5. Site Plan of Proposed Administrative Land Division.
- _____ 6. **Required Supporting Documents** as Needed (road maintenance agreement, easements, HOAs, etc.)
- _____ 7. **Department Review:** Zoning _____ Flood Plane _____
- _____ 8. **Record of Survey:** Instrument Number 20 _____ Date _____

Job No. _____ Date of Record of Survey _____

Applicant Signature _____ **Date:** _____

 PRINTED NAME

_____ 9. **Applicable Highway District:** _____

- Drive Approach Permit Number(s):
- 1. _____ station _____
 - 2. _____ station _____
 - 3. _____ station _____
 - 4. _____ station _____

HIGHWAY DISTRICT APPROACH CERTIFICATE _____ **HIGHWAY DISTRICT**

THE APPLICABLE HIGHWAY DISTRICT HAS REVIEWED THE PROPOSED ADMINISTRATIVE LAND DIVISION AND HAS NO OBJECTION TO THE PROPOSED APPROACH LOCATIONS DESCRIBED ABOVE. APPLICANT MUST CONTACT THE HIGHWAY DISTRICT AND ACQUIRE AN APPROACH PERMIT BEFORE ANY CONSTRUCTION OF AN APPROACH BEGINS.

Signature: _____ Date: _____

Printed Name: _____ Title: _____

_____ 10. **Owner Dedication of Roads and Easements**

OWNER CERTIFICATE (PRIVATE ROADS)

I, _____, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED PROPERTY DO HEREBY CERTIFY THAT:

I DO HEREBY DIVIDE SAID PROPERTY AS INDICATED BY CURRENT PARCEL NUMBER RP# _____, AND CERTIFY THAT ANY NEWLY CREATED ROADS, STREETS, RIGHT OF WAYS, EASEMENTS (OTHER THAN PUBLIC UTILITY EASEMENTS CREATED BY SEPARATE INSTRUMENT) THEREON ARE PRIVATE AND ARE GOVERNED BY PRIVATE CONTRACTS BETWEEN AFFECTED PARCEL OWNERS.

Owner Signature: _____ Date: _____

Printed Name: _____ Title: _____

_____ 11. **South Central District Health**

**SANITARY RESTRICTION
PUBLIC HEALTH – IDAHO SOUTH CENTRAL PUBLIC HEALTH DISTRICT CERTIFICATE**

SANITARY RESTRICTIONS PURSUANT TO IDAHO CODE §50-1326 THROUGH §50-1329, HAVE BEEN SATISFIED FOR PARCELS SHOWN ON RECORD OF SURVEY, AS ATTACHED HERETO. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH IDAHO CODE §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

ENVIRONMENTAL HEALTH SPECIALIST SIGNATURE

DATE

PRINTED NAME

_____ 12. **Applicable Fire District:** _____

Review of Access for parcel(s) in Administrative Land Division

*Authorized Signature: _____
SIGNATURE TITLE

PRINTED NAME

DATE

13. **Applicable Irrigation District:** _____

Review of Irrigation Water for parcel(s) in Administrative Land Division

*Authorized Signature: _____
SIGNATURE TITLE
PRINTED NAME DATE

14. **Cassia County Treasurer**

CASSIA COUNTY TREASURER CERTIFICATE

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF CASSIA, STATE OF IDAHO PER THE REQUIREMENTS OF IDAHO CODE §50-1308, DO HEREBY CERTIFY THAT ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES, ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY CURRENTLY KNOWN AS PARCEL NUMBER RP# _____, HAVE BEEN PAID IN FULL THE YEAR 20____ AND PRECEDING YEARS. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CASSIA COUNTY TREASURER SIGNATURE DATE
PRINTED NAME

15. **ZONING ADMINISTRATOR – CERTIFICATE OF COMPLETION AND APPROVAL**

THE APPLICANT HAS FILED AN APPLICATION AS HEREIN SET FORTH, SHOWING THAT SAID APPLICATION MEETS ALL NECESSARY REQUIREMENTS OF APPLICABLE CASSIA COUNTY REGULATION SECTION 10-10-2, OR ITS SUCCESSOR REGULATION, AND HAVING PAID ALL ASSOCIATED AND APPROPRIATE FEES WITH RESPECT THERETO, THE MATTER IS HEREBY DETERMINED TO BE COMPLETE.

BY SIGNATURE AFFIXED BELOW, THE CASSIA COUNTY ZONING ADMINISTRATOR HEREBY APPROVES THE ADMINISTRATIVE LAND DIVISION, AS SHOWN ON THE RECORD OF SURVEY, SEE ATTACHED HERETO.

*Authorized Signature: _____
SIGNATURE TITLE
PRINTED NAME DATE

State of Idaho)
) ss
County of Cassia)

Subscribed and sworn to before me this ____ day of _____, 20____, personally appeared _____, before me and proved to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same.

Notary
Seal

Notary: _____
My Commission Expires: _____
Resides: _____

OFFICE USE ONLY:

COPIES OF RECORDED DEEDS IN ZONING & BUILDING FILE # _____ DATE: _____

Instrument Number(s): _____

_____ FEE -- **\$250.00** _____ Check# _____ Credit _____ Cash By: _____ Date _____

CHAPTER 10

ADMINISTRATIVE LAND DIVISIONS

SECTION:

10-10-1: Administrative Land Divisions

10-10-2: Approval Procedures

10-10-1: **ADMINISTRATIVE LAND DIVISIONS:** Approval is required for any administrative land division. Approval of an administrative land division must be acquired in compliance with the following approval procedures:

10-10-2: **APPROVAL PROCEDURES:** Any owner or agent of an owner requesting approval of an administrative land division of a parcel of the owner's real property shall submit an application and site plan to the Zoning and Building Department of Cassia County. The application and site plan shall contain all the required information, as listed below:

1. **Application** – A completed Administrative Land Division application form signed by the owner.
2. **Filing Fees** – Payment of all applicable fees paid to Zoning and Building Department. Receipt of payment must be noted on the application by the Zoning and Building Department personnel. Fees shall be established by Resolution of the Board of County Commissioners.
3. **Proof of Ownership** – A title report from a duly licensed title insurance company dated no more than fourteen (14) days prior to the submission of the application, or a copy of recorded deed showing current ownership for the subject property.
4. **Roads** – Legal description of all new private roads giving access to each parcel. Roads giving access to the divided parcels shall be either existing public roads or (new or existing) private roads. New public roads are not permitted within an Administrative Land Division. All private roads (new or existing) serving the divided parcels shall be constructed or improved to meet the minimum requirements established by Cassia County Code.

5. **Grade** – Maximum grade of all private roads shall meet the standards identified in the Cassia County Code.
6. **Legal Descriptions** – Legal descriptions for each parcel shall include the following:
 - a. Reference to Record of Survey Job Number.
 - b. Legal description will meet current Idaho Statute, Idaho Code §50-1303, or any successor statute, and shall contain the needed data to be mapped by the Cassia County Assessor's Office.
 - c. Area of parcel shown in acres to the nearest 1/100 of an acre.
 - d. Signature of land surveyor licensed in the State of Idaho.
7. **Deed** – Proposed Instruments conveying ownership in the form of a deed for each parcel.
8. **Road Maintenance Agreements** – Shall be required for all divisions that include private roads.
9. **Record of Survey** – Pursuant to Title 55 Chapter 19 of Idaho Code, and shall specifically include those items required by Idaho Code §55-1906 in addition to the following:
 - a. **Deed of Record** - Current Instrument Number of Deed of Record.
 - b. **Parcel Corners** – Shall be set by a licensed land surveyor prior to recording.
 - c. **Parcel Area** – Area of each parcel shall be shown to the nearest 1/100th of an acre.
 - d. **Parcel Numbering** – All parcels shall be numbered consecutively.
10. **Site Plan Certification** – A complete site plan of the proposed site, minimum size 8½" x 11". Minimum site plan drawing scale shall be 1" = 40'. The site plan shall include, but not be limited to, a description of the proposed land use and the location of all existing and proposed structures, wells, septic tanks, drain fields, new traffic access easements, traffic access to public thoroughfares, and public thoroughfares, within 100' of new or proposed property lines. Written certification from Fire Districts, Health Districts, Local Highway Jurisdictions and Irrigation Districts, that all rights of way, setbacks,

easements, and other applicable facilities (i.e. emergency access, well & sewage disposal, approaches - both single and shared, flood control, irrigation, etc.) have been approved by the entities having jurisdiction.

11. **Certification of Property Taxes Paid** - The applicant shall provide confirmation from the Cassia County Tax Collector that any split, combination or subdivided parcels shall have all property taxes paid in full, including prior years and the current year, as billed up to and including the date of the split or combination.

12. **Zoning Administrator Certification of Completion and Approval** – Upon a finding by the Zoning Administrator that a complete application and site plan have been submitted in compliance with the applicable ordinances and policies of Cassia County, the Zoning Administrator will issue a Certification of Completion and Approval, and the application and Certification of Completion and Approval will be recorded in the Office of the Cassia County Recorder.

13. **Compliance Required** – Until the approval process is completed, as provided for herein, and a Certificate of Completion is issued and recorded, no officer of the county shall grant or issue a permit for the construction of any building or structure, or for the moving of a building into a lot, or for the change in any use of land, building or structure. Nor shall an officer grant any permit or license for the use of any building or land if such would be in violation of this title.

10-10-3: **RECORDING PROCESS:**

- a. All recording fees to be paid by the Applicant.
- b. Upon the receipt of Certification of Completion and Approval, the Applicant shall record deed(s) with appropriate legal descriptions for each parcel at the Office of the Cassia County Recorder.
- c. The applicant shall provide recorded copies of the deeds back to the Zoning and Building Department.

10-10-4

10-10-4

10-10-4

**VACATING ADMINISTRATIVE LAND DIVISION
PROCESS/COMBINATION OF PARCELS:**

- a. Applicant seeking to vacate established Administrative Land Divisions so as to recombine into one parcel shall:
 - i. Show that such parcels are not currently being used for building development.
 - ii. Make application as is set forth in Section 10-10-2, hereinabove, but showing the combination of parcels, with all appropriate documentation and certification as required.
- b. Upon the receipt of Certification of Completion and Approval, the Applicant shall record the recombined deed, with appropriate legal description, with the Cassia County Recorder's Office.
- c. All recording fees shall be paid by the Applicant.
- d. The Applicant shall provide a recorded copy of the deed for the recombined parcel to the Zoning and Building Department.