



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

TDR230001

Transfer of Development Rights

Status: OPEN

Date Created: November 13, 2023

Case Name:

BASTIAN TDR

Location:

S12-T10S-R36E ARIMO ROAD

People

Applicant

Jose Nava

SARAH BASTIAN

JACOB BASTIAN

Property Owner

LYNN BASTIAN

Surveyor

Jose Nava

Application Details

Transfer of Development Rights

Narrative for why the development rights are being removed from this property (i.e. steep terrain, limited access, prime farm ground, wetland/riparian area, etc.).

OVER 50% OF THE AREA IS CONSIDERED PRIME FARM GROUND AND FOR DEVELOPMENT OF THE RECEIVING PARCEL

Narrative for why the development rights are being sent to this property.

FUTURE DEVELOPMENT/MLD

Acreage of Receiving Property

23.75

Receiving Property Legal Description

SE1/4 OF THE SW1/4 SECTION 12 T10S R36E B.M. EXCEPTING THERE FROM DEED INST. NOS. 22018070 AND INST. NO. 20724747 AND ALSO EXCEPTING THERE FROM EAST ARIMO ROAD RIGHT OF WAY

Receiving Property Parcel Number

RPR4265010805

Receiving Property Zoning

Agricultural

Acreage of Sending Property

40.00

Transfer of Development Rights is only allowed to occur in the Agricultural Zoning District. If you have questions, please call the Planning and Development Office and 208-236-7230.

TDR IS IN AGG ZONES

Sending Property Legal Description

N1/2 NW1/4 SEC. 13 T10S R36E B.M.

Sending Property Parcel Number

RPR4265011800

Sending Property Zoning

Agricultural

Is the transfer of development rights wholly voluntary?

Yes

Are the sending and receiving properties within the Agricultural zone?

Yes

Does the receiving property currently have a development right associated with it?

No

Besides no development right, does the receiving property otherwise meet all of the requirements for development as outlined in Bannock County Ordinance?

Yes

Does the sending property qualify for a building permit (does it have a development right)?

Yes

Does the transfer of the rights from the sending property preserve prime farm ground, eliminate residential structures in undesirable locations, or preserve open space?

Yes

County Commissioners Meeting

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Commissioners Decision

No Information

Meeting Date

No Information

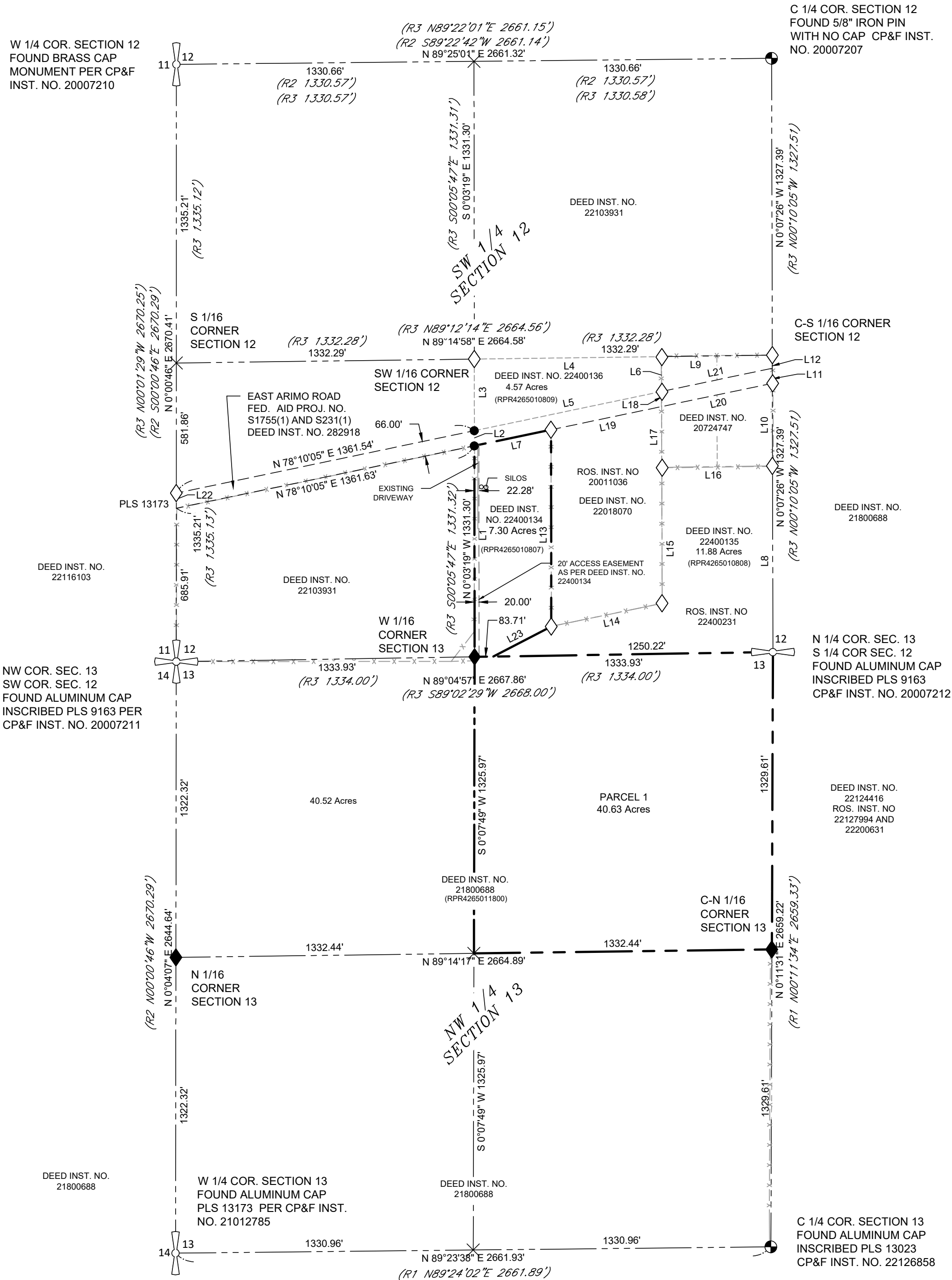
Resolution/Agreement Instrument #

No Information

Resolution/Agreement Recorded

No Information

RECORD OF SURVEY
MEADOW HAVEN, INC & BASTIAN FAMILY ENTERPRISES LLC
DEED INST. NO. 22400134 & 21800688
LOCATED IN A PORTION OF
SECTIONS 12&13,
T. 10 S., R. 36 E., B.M.,
BANNOCK COUNTY, IDAHO



N

SCALE: 18 x 24
1 IN. = 400 FT.

0 400 800 Feet

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL MERIDIAN
OF THE EAST ZONE OF THE IDAHO STATE PLANE
COORDINATE SYSTEM
(NAD83/2011)

LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- SET 5/8" DIA x 24" LONG IRON PIN W / ALUMINUM CAP INSCRIBED PLS 19356
- FOUND 5/8" DIA x 24" LONG IRON PIN W / ALUMINUM CAP INSCRIBED PLS 9163 OR OTHERWISE NOTED
- FOUND CENTER 1/4 CORNER AS NOTED
- CALCULATED POSITION NOTHING SET
- FOUND SECTION CONTROL MONUMENTS AS NOTED

SECTION LINE
ROAD RIGHT OF WAY
EXISTING DEED LINES
PARCEL BOUNDARY
EXISTING DRIVEWAY
EXISTING EASEMENT
EXISTING FENCE LINE

(R1 ----) BEAR/DIST PER RECORD OF SURVEY INST. NO. 22200631
(R2 ----) BEAR/DIST PER RECORD OF SURVEY INST. NO. 21909777
(R3 ----) BEAR/DIST PER RECORD OF SURVEY INST. NO. 20011036

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 0°03'19" E	943.73'
L2	S 0°03'19" E	67.42'
L3	N 0°03'19" W	320.15'
L4	N 89°14'58" E	837.29'
L5	S 78°10'05" W	855.42'
L6	S 0°07'26" E (N 00°10'05" W)	155.72' (155.75')
L7	S 78°10'05" W	350.24'
L8	N 0°07'26" W	832.39'
L9	N 89°14'58" E (N 89°12'14" E)	495.00' (495.00')
L10	N 0°07'26" W (S 00°10'05" E)	369.04' (368.95')
L11	N 0°07'26" W (S 00°10'05" E)	67.40' (67.40')
L12	N 0°07'26" W (S 00°10'05" E)	58.56' (58.65')

NUMBER	DIRECTION	DISTANCE
L13 (R3)	N 0°03'08" W (N 00°05'47" W)	879.96' (880.00')
L14 (R3)	S 78°10'23" W (S 78°07'44" W)	506.38' (506.38')
L15 (R3)	S 0°07'26" E (S 00°10'05" E)	607.89' (607.92')
L16 (R3)	S 89°14'58" W (S 89°12'14" W)	495.00' (495.00')
L17 (R3)	N 0°07'26" W (S 00°10'05" E)	271.88' (271.85')
L18 (R3)	N 0°07'26" W (S 00°10'05" E)	67.40' (67.40')
L19 (R3)	N 78°10'05" E (N 78°07'44" E)	505.26' (505.25')
L20 (R3)	N 78°10'05" E (S 78°07'44" W)	505.49' (505.48')
L21 (R3)	N 78°10'05" E (N 78°07'44" E)	505.49' (505.48')
L22	N 00°00'46" E	67.44'
L23	N 62°35'59" E	291.72'

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO TRANSFER ONE DEVELOPMENT RIGHT FROM A PARCEL OF LAND BEING THE NE 1/4 OF THE NW 1/4 SECTION 13, SHOWN HEREON AS PARCEL 1, AND CONTAINING 40.63 ACRES, ONTO A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 22400134 AND HAVING PARCEL NO. RPR4265010807.
2. THE BOUNDARY OF DEED INST. NO. 21800688 (N1/2 NW1/4) WAS ESTABLISHED FROM FOUND PLSS SECTION CONTROL MONUMENTS ON THE NW 1/4 OF SECTION 13. THE BOUNDARY OF DEED INST. NO. 22400134 WAS ESTABLISHED FROM FOUND PLSS MONUMENTS ON THE SW 1/4 OF SECTION 12 AND AS PER PREVIOUS RECORD OF SURVEY INST. NO. 22400231.

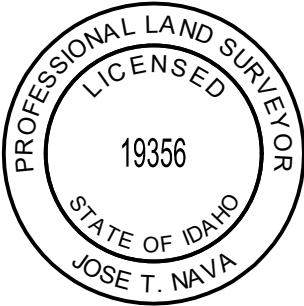
SURVEY REFERENCES

DEED INST. NO. 22400136
DEED INST. NO. 22400135
DEED INST. NO. 22400134
DEED INST. NO. 22124416
DEED INST. NO. 22018070
DEED INST. NO. 21800688
DEED INST. NO. 20825667
DEED INST. NO. 20724747
DEED INST. NO. 20604896
DEED INST. NO. 96021808

CP&F INST. NO. 20007212
CP&F INST. NO. 20007211
CP&F INST. NO. 20007210
CP&F INST. NO. 20007207

ROS INST. NO. 22400231
ROS INST. NO. 22200631
ROS INST. NO. 21909777
ROS INST. NO. 20011036

FEDERAL AID PROJ. NO. S-231(1)(3) AND S-1755(1)



SURVEYOR'S CERTIFICATE

I, JOSE T. NAVA 19356 IDAHO, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE LAW(S), CHAPTER 19, TITLE 55, IDAHO CODE.

JOSE T. NAVA PLS-19356

DATE

GVE DRAFTING AND LAND SURVEYING
1290 MOUNTAIN WEST DR.
POCATELLO ID. 83202
208-317-6189 CELL

RECORD OF SURVEY
MEADOW HAVEN, INC & BASTIAN FAMILY ENTERPRISES LLC
DEED INST. NO. 22400134 & 21800688
LOCATED IN A PORTION OF SECTIONS 12&13,
T. 10 S., R. 36 E., B.M.,
BANNOCK COUNTY, IDAHO

DRAWN BY: PLM/JN
PROJECT NO: 23-034B
DATE: 01/22/2024
SHEET: 1 of 1