



TDR-24-1	Primary Location	Applicant
Transfer of Development Rights Status: Active Submitted On: 7/24/2024	No location	 Justin Tobias  801-648-4888  grinfixer@tobiasdental.com  1020 North 3650 West Ogden, UT 84404

Owner Information

The owners of the sending and receiving properties are the same



Sending/Receiving Property*

Sending & Receiving

Owner Name*

Justin S. Tobias

Mailing Address*

1020 N 3650 W

City, State, Zip Code*

Ogden, UT, 84404

Email*

grinfixer@tobiasdental.com

Phone Number*

801-648-4888

Sending Property Information

Parcel Number*

RPR4263014100

Legal Description (Section, Township, Range)*

S24-T10S-R37E W2NW4 80 Ac

Acreage of Sending Property*

79.93

Zoning*

Agricultural

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.)*

Limited access and this Agriculture property is currently being farmed. Deer, grouse, elk and other habitat encompass this property. Steep slopes are in some areas of this 39.99 acre piece. I wish to send one building right from the 79.93 acre piece, which has been surveyed and now referred to as parcel #2 which is 39.99 acres. The Parcel #1 of 39.95 will retain its building right for future possible use.

Receiving Property Information

Parcel Number*	Legal Description (Section, Township, Range)*
RPR4225003515	S15-T9S-R37E TR S2 TAX 22 4.28 AC 0.16 AC R/W
Acreage of Receiving Property*	Zoning*
4.32	Agricultural

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

Has no current Development right but is a nice piece of property with mulitple building locations. Also has secondary irrigation rights with 7 water shares. Homes are built adjacent on both sides of the property. This lot would serve as a nice residence and has met all other requirements necessary for development.

Transfer of Development Requirements

Is the transfer of development rights wholly voluntary?*	Are the sending and receiving properties within the Agricultural zone?*
Yes	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 including flood plains and steep slopes, would preserve open space, or preserve land that is critical to wildlife habitat?*

Yes

Acknowledgement

The application must be complete before it can be accepted by the Planning Department. The Planning Department reserves the right to hold but not officially accept the application until total review is accomplished and all required information is submitted. The Planning Department shall have the authority to require additional specific information relevant to the consideration of any application. Once the Planning Department has received the required documents and information an agreement will be drafted. The applicant shall review the agreement, and if no issues are found, return a signed copy to the Planning Department. The Planning Department will present the signed agreement to the County Commissioner for approval at a regularly scheduled public meeting.

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge. Furthermore, I understand that once the transfer is agreed upon, I will place a restriction for development on the deed for the sending parcel.*



② Electronic Signature [Typed Name of Applicant]*

Justin S. Tobias

Date of Signature*

07/24/2024

21415418

OFFICIAL RECORD BK# 985
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 5 DEPUTY 11

Mathew

S Baker

21415418

2014 NOV 21 P 12:54

RECORD OF SURVEY FOR JEFF HARRIS

PREPARED BY SUMMIT LAND SURVEYING/MATHEW S BAKER

LOCATED IN THE S1/2 OF SEC 15, T9S, R 37E, BM

RECORDED IN RECORD OF SURVEYS

BOOK 985

JUSTIN TOBIAS

LOCATED IN NW 1/4 SECTION 24, TOWNSHIP 10 SOUTH, RANGE 37 EAST, OF THE BOISE MERIDIAN, IN THE COUNTY OF BANNOCK.

23 14 13 (R1-N89-46W 19.99 Chains - 1319.34')
 24 23 13 (R1-N89-46W 19.99 Chains - 1319.34')
 Found 1918 GLO BOM for Northwest Corner of Section 24. See CP&F Instr. # _____
 Found 2004 BLM BOM for West 1/16th on north line of Section 24. See CP&F Instr. # _____
 Found 2004 BLM BOM and Bearing Tree for North 1/4 Corner of Section 24. See CP&F Instr. # _____

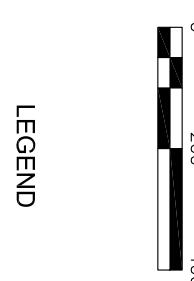
PARCEL #1
 39.95 Acres
 NW 1/4, NW 1/4
 NE 1/4, NW 1/4

NE 1/4, NW 1/4

PARCEL #2
 39.99 Acres
 SW 1/4, NW 1/4

SE 1/4, NW 1/4

Corner established at midpoint distance between west 1/4 corner and northwest section corner.
 Set ACM for North 1/16th on west line of Section 24. See CP&F Instr. # _____
 Corner established at midpoint distance between center 1/4 corner and north 1/4 corner.
 Set ACM for North 1/16th on centerline of Section 24. See CP&F Instr. # _____
 Set ACM for Northwest 1/16th of Section 24. See CP&F Instr. # _____



LEGEND

0
 200
 400

Parcel Boundary
 Section Line

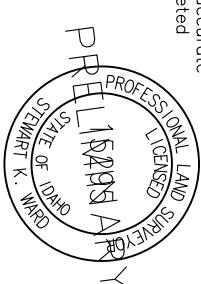
Set 5/8" Rebar with Aluminum Cap PLS 15295

Found Brass Cap Witness Corner as noted
 Found Brass Cap Monument as noted

(R1-) Record Bearing and Distance per BLM
 Cadastral Survey Group No. 1162, August 4, 2003

SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of this survey completed under my supervision.



COUNTY RECORDERS CERTIFICATE

Found 17x11x8 Stone for West 1/4 Corner of Section 24. See CP&F Instr. # _____
 Found BLM BOM Witness per 2004 BLM Cadastral Survey
 Found 2004 BLM BOM for Center 1/4 Corner of Section 24. See CP&F Instr. # _____
 Found 2004 BLM BOM for Center-West 1/16th corner of Section 24. See CP&F Instr. # _____

RECORD OF SURVEY

BASIS OF BEARING

Basis of bearing per Idaho State Plane Coordinate System - East Zone. GPS observation combination factor: 1.0000303840 Origin Lat: N 42-32-48.00000" Long: W 112-07-48.00000"



DOPTRA

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