





TDR-24-1	Primary Location	Applicant
Transfer of Development Rights	No location	 Justin Tobias
Status: Active		 801-648-4888
Submitted On: 7/24/2024		 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*
<input checked="" type="checkbox"/>	Sending & Receiving
Owner Name*	Mailing Address*
Justin S. Tobias	1020 N 3650 W
City, State, Zip Code*	Email*
Ogden, UT, 84404	grinfixer@tobiasdental.com
Phone Number*	
801-648-4888	

Sending Property Information

Parcel Number*	Legal Description (Section, Township, Range)*
RPR4263014100	S24-T10S-R37E W2NW4 80 Ac
Acreage of Sending Property*	Zoning*
79.93	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.*



? 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 MT

Matthew

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

