

BINGHAM COUNTY PLANNING & DEVELOPMENT SERVICES

June 6, 2024

Jared Wattenbarger
PO Box 51261
Idaho Falls, ID 83405

RE: Building/Division Rights | Parcel No. RP0450002, RP0449902, RP0449905, RP0448606 |
T1N, R37E, Section 16 | DRR-24-36, DRR-24-37, DRR-24-38, DRR-24-39 | Instrument Nos.
760836, 760737, 675643 | T-8592, T-3388, T-17701

Dear Mr. Wattenbarger:

In reference to your questions regarding Building/Division Rights on the abovenamed properties, the following was determined:

- RP0450002 is the remnant of an Original Parcel and contains three (3) Division/Building Rights.
- RP0449902 is the remnant of an Original Parcel and is non-buildable as all of the Division/Building Rights from this Original Parcel have been utilized.
- RP0449905 is buildable as it utilized a Division/Building Right but has no additional Division/Building Rights remaining.
- RP0448606 is an Original Parcel and contains four (4) Division/Building Rights.

An Original Parcel in any zone may be divided no more than four (4) times into minimum one (1) acre lots including the original parcel. The Original Parcel shall constitute the 1st division/building right. Any division of land beyond four (4) off an Original Parcel shall require a subdivision plat to be filed with accordance with provision set forth in the Bingham County Ordinance.

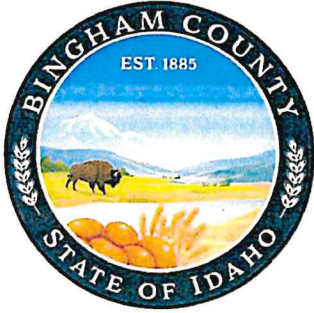
The above statements are based on Bingham County Ordinance #2012-08. With any new amendments or the deletion of this ordinance there could be changes to the above statements.

If you have any questions, please contact Bingham County Planning and Development at (208)-782-3177.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Olsen".

Tiffany Olsen
Director



BINGHAM COUNTY PLANNING & DEVELOPMENT SERVICES

March 19, 2024

Jared Wattenbarger
5032 W 81 S
Shelley, Idaho 83274

RE: Building/Division Rights | Parcel No. RP0482802, RP0482102 & RP0482201 | Instrument No. 752091 | Township 1N Range 37E Section 34

Dear Mr. Wattenbarger:

In reference to your questions regarding Building/Division Rights on the abovenamed properties, the following was determined:

Parcel No. RP0482201 consisting of approx. 57.10 acres contains two original parcels. The north half is the remnant of the original parcel and contains three (3) division/building rights as RP0482206 with an address of 1296 N 950 E utilized the first division/building right. The south half is an original parcel containing four (4) division/building rights.

Parcel No. RP0482102 consisting of approx. 37 acres is the remnant of the original parcel and has two (2) division/building rights remaining as 921 E 1300 N and 923 E 1300 N utilized the first two (2) division/building rights.

Parcel No. RP0482802 consisting of approx. 35.34 acres would require additional research in order to determine definitively if it is the remnant of the original parcel. In order to request this research, you would complete a form which I have enclosed. It is a \$50 fee for each parcel that is researched/determined which is due once the work is complete.

An Original Parcel in any zone may be divided no more than four (4) times into minimum one (1) acre lots including the original parcel. The Original Parcel shall constitute the 1st division/building right. Any division of land beyond four (4) off an Original Parcel shall require a subdivision plat to be filed in accordance with provision set forth in the Bingham County Ordinance.

The above statements are based on Bingham County Ordinance #2012-08. With any new amendments or the deletion of this ordinance there could be changes to the above statements.

If you have any questions, please contact Bingham County Planning and Development at (208)-782-3177.

Sincerely,

A handwritten signature in blue ink that reads "Addie Jo Jackman".
Addie Jo Jackman
Assistant Director/Lead Planner

Encl.



LEGEND

- = Original Parcel Boundaries
- = Parcels created using division/building rights