

Bingham County

Planning & Zoning Department

490 N. Maple St. Suite "A", Blackfoot, ID 83221

Phone: 208-782-3177

Email: buildingpermits@co.bingham.id.us

No. 3251

Application Date 2-28-2025

APPLICATION FOR ZONE CHANGE

Name Rosendo Phone 208-241-5613

Address P.O. Box 1095 City/Zip Blackfoot, ID

Location: 420 N. 1100 W. Blackfoot, ID 83221 Email mad.mari12@hotmail.com
 (Physical location if mailing address different.)

Applicant: Must be Property Owner (s)

Location and Legal Description

Township 2S Range 34E EBM, Section 7 NOTE: Attach "Recorded" Deed

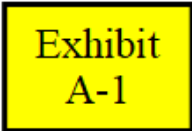
Property Size 6.15 Acre (s) Parcel No. RP0174605

Description of EXISTING Use Current Zone A

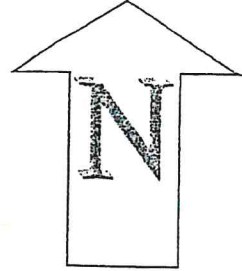
Residential parcel with outbuildings and the rest of the parcel is bare ground that has no current use. There is no irrigation water to land, to farm or graze cattle. I used to have cattle but sold because the land was hard to use.

Reason for Proposed Zone Change Proposed Zone R/A

To divide land into parcels for my daughters to each have a home.



Site Plan -- Show drawing of location (including roads, all buildings, parking areas, service areas, yards, signs, utilities, traffic pattern, etc.). Attach map of the surrounding area showing the current zone and mark the area of the proposed zone change.



Statement evaluating effects of proposed Zone Change on adjoining property, general compatibility with other properties and uses, and compliance with the Comprehensive Plan:

see attached

Appointment of Designated Agent

I/We the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my,our representative for all transactions regarding this Application between myself/ourselves as owner(s) and Bingham County. (Sign only if designating an agent on your behalf)

Designated Agent : Marisol Madrigal Marisol Madrigal

Property Owner(s) Rosendo Vera 2-28-2025
Signature Date

Signature Date

Fees Paid

Application Fee	425
Mailings & Publication	125
Total =	550

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Board.

I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s) Rosendo Vera 2-28-2025
Signature Date

Signature Date

<p>RECORDING REQUESTED BY: Baker & Harris 266 W Bridge Blackfoot, ID 83221</p>	<p>Instrument # 701017 BINGHAM COUNTY, IDAHO 2018-10-02 01:07:20 PM No. of Pages: 2 Recorded for: ALLIANCE TITLE - BLACKFOOT OFF PAMELA W. ECKHARDT Fee: \$15.00 Ex-Officio Recorder Deputy JPulley Index To: WARRANTY DEED Electronically Recorded by Simplifile</p> <p style="text-align: center;">space above this line for Recording use only</p>
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Alliance Title & Escrow Corp.

410046

WARRANTY DEED

For Value Received, William Brown, the Grantor, does hereby grant, bargain, sell, and convey unto Rosendo Vera Mirales, a single man, the Grantee, whose address is, 1723 Falcon Cr. N., Pocatello, ID 83204, the following-described premises, to-wit:

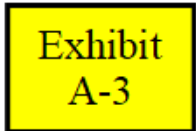
Part of the SE¼, Section 7, Township 2 South, Range 34 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is S00°07'10" East 3819.79 feet along the Section line and S89°41'47" West 25.00 feet from the Northeast corner of said Section 7; and running thence S89°41'47" West 593.78 feet; thence S00°07'10" East 451.48 feet; thence N89°41'47" East 593.78 feet to the Westerly Right-Of-Way line of a County Road; thence N00°07'10" West 451.48 feet along said Right-Of-Way line to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to all existing rights-of-ways for public highways, protective covenants, utility lines, existing roadways, irrigation ditches and all building, zoning and other restrictions of use and all encumbrances of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said GRANTEES, their heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 28th day of September, 2018.



ZONE CHANGE

10-15-3: CONTENTS OF APPLICATION:

Please explain how your request complies with the following criteria.

Applications for amendments to this title shall contain the following information:

- A. Name, address and phone number of applicant. Rosendo Vera
420 N. 1100 W. Blackfoot, ID 83221 208-241-5613

- B. Proposed text amendment or proposed zone change. To divide land into 3 parcels for my daughters, to each have a home.

- C. Present land use and present zone. Residential parcel w/ outbuildings
Rest of parcel is bare ground that has no current use. There is no
irrigation water to land to farm or graze cattle. I used to
have cattle but sold because land was hard to use.

- D. A vicinity map at a scale approved by the Administrator showing property lines, existing roads and proposed zoning and such other items as the Administrator may require.

- E. A statement of how the proposed amendment relates to the Comprehensive Plan and the criteria of the ordinance.
 - The specific purpose of this Plan is to promote the orderly development of the County, to conserve and stabilize the value of property and otherwise promote the health, safety and general welfare of the people of the County as follows:
 - a. To protect property rights, property values and the use of property. Plant trees, ~~the~~ possible increase ~~to~~ value to neighboring residences.

 - b. To ensure that adequate public facilities and services are provided to the people at reasonable cost. Schools, fuel, grocery, ~~to~~ emergency facilities all within 20 miles radius.

 - c. To ensure that the economy of the county is protected and enhanced. Planting of, flowers, garden, trees etc. lot would not be vacant with dry weeds.

- d. To ensure that the important environmental features of the county are protected and enhanced. Possible lawn (grass, trees, etc.) well maintained. Close proximity to essential facilities.
- e. To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals. Trees, grass, planting environment & wildlife, would both benefit from flowers & trees.
- f. To encourage urban and urban-type development within or near incorporated cities. Plenty of spaces between neighboring residences.
- g. To avoid undue concentration of population and overcrowding of land. Enough space for everyone's privacy. Not crowded like city.
- h. To ensure that the development on land is commensurate with the physical characteristics of the land. have appropriate certified workers evaluate land prior to any changes or construction.
- i. To protect life and property in areas subject to natural hazards and disasters. maintenance up keep on land. Dry weeds are hazardous; especially during the summer/hot days.
- j. To protect fish, wildlife and recreation resources. Stop air pollution by minimizing the use of vehicle, to ride bicycles.

k. To avoid undue water and air pollution. install energy appliances.
Plant trees to reduce the intake of energy & power.
Shade helps during summer days as well as
trees help keep warmth during winter nights.

l. To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis. helps to aid in learning about outdoors,
environment, etc. Closer commute.

F. Rezone requests for small tracts and/or single ownership tracts must be accompanied by findings that this change will be a continuation of orderly development and be a benefit to community interests. (Ord. 2012-08, 10-9-2012, eff. 10-26-2012) Continuation of growth, by dividing one
parcel of land. which will create lot sizes similar
in the area. it isn't overly dense with new homes,
and still fairly country like.

RESIDENTIAL / AGRICULTURAL AREA

The R/A Area corresponds with the R and R/A Zones in the Zoning Ordinance and is established to direct the orderly and timely conversion of land as the need arises into residential areas that are still rural in character. This will include larger lots and open space to allow for the raising of livestock and agriculture uses to provide for family food and the pleasure of those residing on the premises.

1. division is orderly because there are smaller parcels near mine that fit this area.
3 parcels would not be small like 1 acre but big enough to have a garden, trees, and look nice for the acre

2. This area allows for the continuation of those agriculture uses already established, but will limit the establishment of new agriculture uses that may significantly impact urbanizing areas with noise, dust, odor, and other nuisances associated with agriculture uses, such as livestock confinement operations or agriculture-related businesses.

not applicable

3. Residential areas may also be established to provide a higher density of residential development and preserve desirable residential neighborhood characteristics. This area will restrict the development of land for any purpose other than state law protected agriculture that may adversely affect residential uses by creating noise, odor, or dust.

not higher density, 2 new homes if zone change is approved.



C. Residential/Agricultural (R/A): The purpose of the R/A Zone is to permit the establishment of low density single-family dwellings with lot sizes sufficient for individual sewer and water facilities _____

AND that have:

1. Suitability of parcel for agricultural purposes. Could have a garden if needed. No change to the land with zone change but just 2 new homes

2. Proximity to existing areas of similar population density. R/A zoning to the north and the 3 parcels to the south of my parcel are less than 5 acres.

3. Lot size compatible with existing lot sizes in the immediate area. See #2

4. Compatible with the existing uses in the immediate area. Neighboring parcels are farmed and the remainder are parcels with residential use.

5. Protection from incompatible uses. _____

6. Accessibility to adequate utilities. Power located on property. Have well & septic system on my parcel. New lots would have the same well & septic systems added to them.

7. Adequate service by roadways. Access to 1100 N. and is flat ground. No sight issues. 460 feet of frontage for new driveways.

