



**CITY OF TWIN FALLS
PLANNING & ZONING DEPARTMENT
APPLICATION**

203 Main Avenue East Twin Falls, ID 83301
P.O. Box 1907
PH: 208-735-7267 FAX: 208-736-2641

DUPLEX SEPERATION FOR OWNERSHIP

A. APPLICANT INFORMATION:

1. Name of applicant: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell Phone: _____ E-mail: _____

Applicant Signature: _____

B. REQUEST INFORMATION:

1. The following is a request that Real Property Located at (street address):

be separated to allow for ownership of each unit.

2. Present use of property: _____
3. Project Land Area Size: _____
4. Project Building Size: _____

C. PRIOR TO ACCEPTANCE OF THE APPLICATION THE APPLICANT MUST PROVIDE THE FOLLOWING:

1. The applicant must prove control of the property for which the request is being made by providing **ONE** of the following:
- a. Copy of Warranty Deed, **or**
 - b. Copy of Earnest Money Agreement **or** Contract of Sale, duly acknowledged by **BOTH Buyer and Seller, or**
 - c. Copy of Lease Agreement **AND** Owner's Written Consent.
2. A site plan to **SCALE** on an **8 1/2" x 11" paper**, AS PER ATTACHED DRAWING

D. APPROVAL CRITERIA: Per City Code 10-7-8: SEPARATE OWNERSHIP OF UNITS IN DUPLEXES:

Duplexes may have the separate units sold to different owners under the following procedure: (Ord. 2045, 7-6-1982) (A) An application for duplex split to be made with the administrator on a form provided by the administrator. The administrator shall allow a duplex split upon receiving evidence that the following conditions have been met:

1. Each unit shall have a lot area not less than the following:

R1-VAR: The minimum lot area shall be eight thousand (8,000) square feet.

R2: The minimum lot area shall be five thousand five hundred (5,500) square feet.

R4: The minimum lot area shall be four thousand (4,000) square feet.

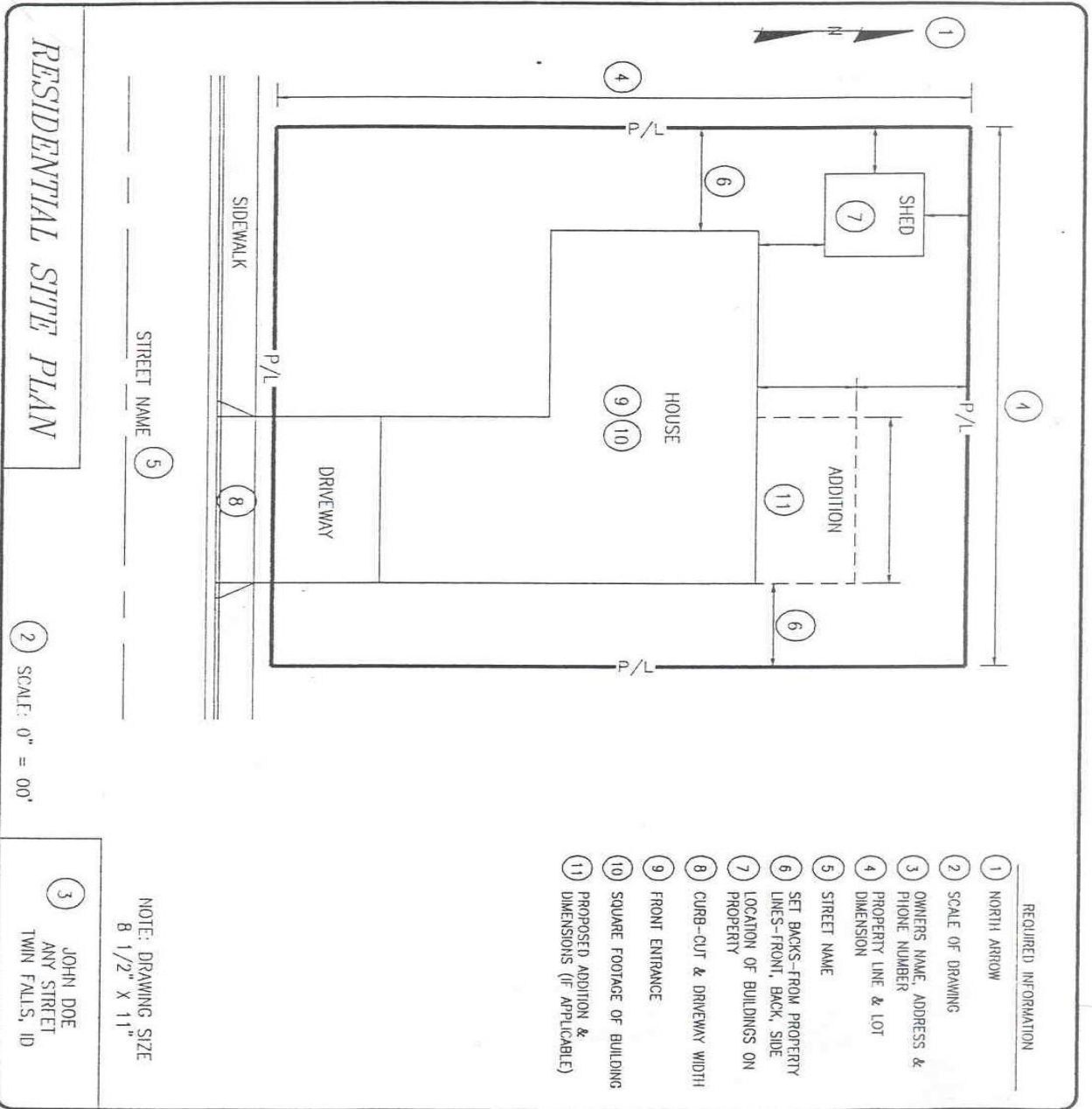
R6: The minimum lot area shall be four thousand (4,000) square feet. (Ord. 2550, 6-2-1997)

2. Fire walls as required by the uniform building code and the city inspection department have been provided between the units.
3. Separate sewer and water facilities are provided to each unit.
4. Two (2) off street parking spaces are provided for each unit. (Ord. 2012, 7-6-1981)

OFFICIAL USE ONLY:

Approved: _____
Zoning & Development Manager

Date: _____



REQUIRED INFORMATION

- 1 NORTH ARROW
- 2 SCALE OF DRAWING
- 3 OWNERS NAME, ADDRESS & PHONE NUMBER
- 4 PROPERTY LINE & LOT DIMENSION
- 5 STREET NAME
- 6 SET BACKS-FROM PROPERTY LINES-FRONT, BACK, SIDE
- 7 LOCATION OF BUILDINGS ON PROPERTY
- 8 CURB-CUT & DRIVEWAY WIDTH
- 9 FRONT ENTRANCE
- 10 SQUARE FOOTAGE OF BUILDING
- 11 PROPOSED ADDITION & DIMENSIONS (IF APPLICABLE)

NOTE: DRAWING SIZE
8 1/2" X 11"

3 JOHN DOE
ANY STREET
TWIN FALLS, ID

2 SCALE: 0" = 00'

RESIDENTIAL SITE PLAN

5 STREET NAME