

DISCLAIMER

PLEASE NOTE THAT BY REVIEWING THE DOCUMENT, THE PLANNING DIRECTOR OR HIS/HER DESIGNEE IS SIMPLY REPRESENTING THAT THEY HAVE HAD AN OPPORTUNITY TO REVIEW A SITE PLAN PRIOR TO THAT PLAN BEING USED AS A BASIS FOR A RECORD OF SURVEY OR METES AND BOUNDS LAND DESCRIPTION. IT IS NOT IMPLIED OR INTENDED TO REPRESENT AFFIRMATION THAT A BUILDING PERMIT WILL BE ISSUED FOR ANY OF THE PROPERTIES SO REVIEWED. NOR DOES IT REPRESENT THE CITY'S APPROVAL OF ANY USE, ON, OR PROPOSED TO BE, EMPLACED ON, OR OPERATED FROM, EITHER PARCEL.

PLANNING & ZONING DEPARTMENT

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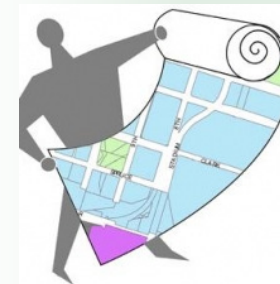
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CITY OF NAMPA LOT SPLIT GUIDE



PLANNING AND ZONING
DEPARTMENT

City of Nampa Lot Split Guide

THE CITY ENCOURAGES PARTIES INTENDING TO SPLIT THEIR PROPERTY TO HAVE THEIR PLAN CREATE PARCELS THAT CONFORM TO THE CITY'S ZONING CODE.

1. RECORD OF SURVEY AND LEGAL DESCRIPTION SHOULD REFLECT:

- A. ZONING COMPLIANCE (PROVISION OF ADEQUATE PROPERTY AREA, SETBACKS TO ANY EXISTING STRUCTURES ON THE PROPERTY BEING CONSIDERED FOR DIVISION, PROVISION OF SUFFICIENT PROPERTY WIDTH, MEAN DEPTH AND STREET FRONTAGE):
- B. EASEMENTS (12' PERIMETER OF BOTH PARCELS, 10' ALONG ANY PUBLIC STREET EDGE/FRONTAGE AND, 5' AGAINST INTERIOR PROPERTY LINE):
- C. ACCESS PROVISION (PROVISION OF PROPER ACCESS WAY(S), BE IT DRIVEWAY OR SERVICE DRIVE(S), TOGETHER WITH ANY NEEDED TURNAROUNDS/EASEMENTS):

2. NEW ADDRESS(ES) & INFORMATION:

PARCEL #1 CHECK LIST	
ADDRESS	
ZONE(S)	
PROPOSED PARCEL SIZE	
PROPOSED STREET FRONTAGE	
PROPOSED LOT DEPTH	
PROPOSED LOT WIDTH	
MEANS OF ACCESS	

PARCEL #2 CHECK LIST	
ADDRESS	
ZONE(S)	
PROPOSED PARCEL SIZE	
PROPOSED STREET FRONTAGE	
PROPOSED LOT DEPTH	
PROPOSED LOT WIDTH	
MEANS OF ACCESS	

* RECORD OF SURVEY AND LEGAL DESCRIPTION WILL BE REVIEWED BY THE ENGINEERING DIVISION TO VERIFY COMPLIANCE WITH ENGINEERING REQUIREMENTS.

