



BLAINE COUNTY LAND USE AND BUILDING SERVICES
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February 23, 2021

Bruce Thompson
29313 Spanish Bay Place
Davis, CA 95616

Via email: brucet2021@gmail.com

Re: Parcel Determination: RP1M0000001720

Dear Bruce,

Pursuant to your request, I have reviewed pertinent deeds, maps and other County records for the above referenced parcel owned by Bruce MacVeagh Thompson Family Limited Partnership, to determine whether a lot or lots of record exist pursuant to Blaine County Code, Title 9, Zoning Regulations and Title 10, Subdivision Regulations. From the deeds submitted, we have determined that one lot of record exists.

A *lot of record* is defined in §9-2-1 of the Zoning Ordinance as:

"A lot which is part of a subdivision recorded in the office of the county recorder; or a lot or parcel created pursuant to subsection 10-1-4B of this code, exceptions to the subdivision regulations; or an "original parcel of land", pursuant to section 10-2-1 of this code, definitions..."

An *original parcel* is defined in §10-2-1 of the Subdivision Ordinance as:

"An unplatted contiguous parcel of land held in one ownership and of record on a single deed at the effective date of the ordinance codified in this title (April 14, 1977). Single deeds that express a clear intent to convey land as separate parcels (i.e., parcel 1: property description; ... parcel 2: property description; ...) as of April 14, 1977, shall be recognized as separate original parcels of land...."

Based on the deeds submitted, the governing deeds (prior to April 1977) are the multiple deeds conveying percentage interests in the same property including those Quit Claim deeds of November 1974 (Instrument #s 157113, 157114, 157118 and 157119). These deeds, and all subsequent deeds, describe the single tax parcel (patented mining claim) noted above. As such, the County recognizes a single lot of record (being one original parcel) with a residential building right.

**C-1
Exhibit**

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Bruce Thompson
February 17, 2021

The subject property is zoned Rural Residential District (R-10), and lies entirely within the Mountain Overlay District. Areas of Wetland Overlay and Riparian Setback districts area also present. Avalanche Overlay has not been determined but a site specific study would likely be required to determine whether avalanche hazards exist. Development on the property will be subject to the zoning regulations for these districts.

Please let me know if you have any questions regarding this parcel determination.

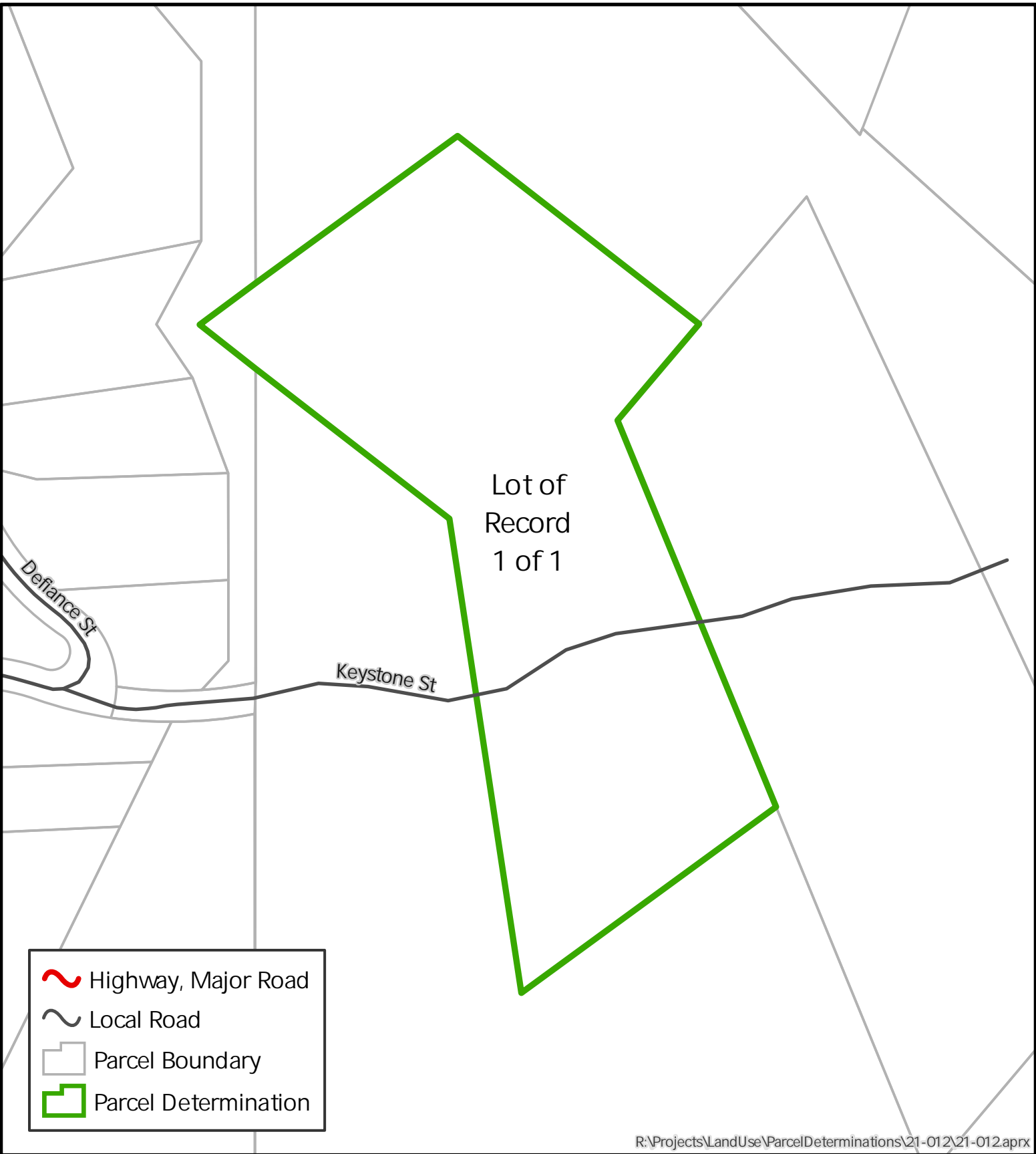
Sincerely,



Kathy Grotto
Deputy Director

Attachment: Map

c: Tom Bergin, Director, Land Use & Building Services
Jim Williams, Blaine County Assessor
(File #21-012)



Blaine County GIS
February 23, 2021



Parcel Determination
Parcel: RP1M0000001720
File # 21-012
112 Keystone Street