



Bannock County, ID

05/31/2023

SUCP-23-2

Subdivision Concept Plan Application

Status: Active**Date Created:** May 3, 2023**Applicant**

Cardon Payne
globallandworks@gmail.com
1823 East Center St
Pocatello, ID 83201
2082428753

Primary Location

TBD Smith Canyon Road
Lava Hot Springs, ID 83246

Owner/Developer Information**Are the Owner and Developer the same?****Owner Name**

GEOFFREY WILLIAMS

Street Address

9585 S. FRANDSEN ROAD

State

IDAHO

City

LAVA HOT SPRINGS

Email Address

GEOFFREY_WILLIAMS73@YAHOO.COM.AU

Zip Code

83246

Site Information**Proposed Subdivision Name**

ANGILEEN'S PLACE AT CANYON HEIGHTS

Parcel Number(s)

RPRRCNC000500, RPRRCNC000600

Number of Lots

2

Quarter

SE

Section

5

Range

38 EAST

Township

10 SOUTH

Subdivision Information**Current zoning**

Recreational

Proposed uses of the property

CABIN OR SINGLE FAMILY DWELLING

Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.

ROAD AND UTILITIES COMPLETED AS PART OF CANYON CREEK SUBDIVISION PHASE 1, FALL 2021

Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.

N/A

Statement describing proposed water supply, sewage disposal, and drainage.

INDIVIDUAL WELL AND SEPTIC

Proposed utilities and location/placement of utilities.

UNDERGROUND ELECTRIC

Proposed fire suppression and prevention measures.

N/A

Proposed road name(s)

N/A

Will this be an Open Space designed subdivision?

Yes

Will you be requesting any design deviations?

No

Which design deviation will you be requesting?

Section 404 Lots

Explain the requested design deviation

REPLAT OF 2 LOTS, TO ADJUST COMMON LOT LINE TO ALLOW FOR A MORE GRADUAL DRIVEWAY APPROACH.

Will this be a phased subdivision?

No

Please explain how the design deviation meets the variance requirements as outline in Section

2140 of the HSRDP as follows:

Comments from Reviewing Agencies

N/A

Subdivision Pre-development Meeting**Pre-development Meeting Date**

02/13/2023

Comments from Pre-development Meeting

--

Engineer/Planner/Surveyor Information**Engineer/Planner/Surveyor Name**

CARDON PAYNE - SURVEYOR

Email

GLOBALLANDWORKS@GMAIL.COM

Phone Number

2082428753

Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge.

Electronic Signature [Typed Name of Applicant]

CARDON PAYNE

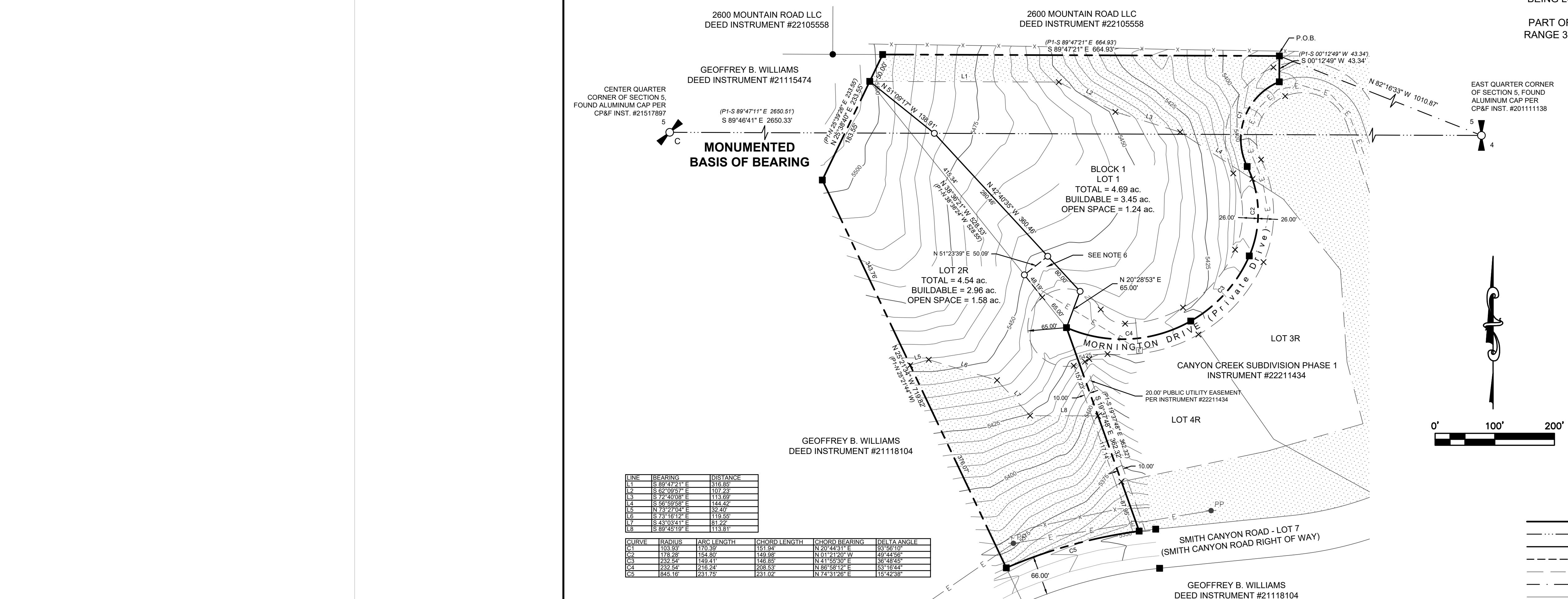
Date of Signature

04/26/2023

P&Z Council Public Hearing Information

CONCEPT PLAN OF ANGILEEN'S PLACE AT CANYON HEIGHTS

RECORDING LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1
RECORDED UNDER INSTRUMENT #22211434,
PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH,
RANGE 38 EAST, OF THE BOISE MERIDIAN IN BANNOCK COUNTY.



BOUNDARY DESCRIPTION

LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1 INSTRUMENT #22211434. BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 38 EAST OF THE BO MERIDIAN BANNOCK COUNTY, STATE OF IDAHO

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 5, T. 10 S., R. 38 E., B.M., THEN
ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 5 S 89°46'41" E 2650.33' TO THE E
QUARTER CORNER OF SAID SECTION 5, THENCE N 82°16'33" W 1010.87' TO THE
NORTHEASTERLY CORNER OF LOT 5, BLOCK 1 OF SAID CANYON CREEK SUBDIVISION PHA
ALSO BEING THE POINT OF BEGINNING;

OWNER/APPLICANT

GEOFFREY WILLIAMS
9585 S. FRANDSEN
LAVA HOT SPRINGS, IDAHO 83246
208-251-1081

GLOBAL
1823 EAS
POCATEL
208-242-8

'OR

WORKS
TER ST.
83201

FLood Plain Designation

ZONE X PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 675 OF 925
MAP NUMBER 16005C0675D, EFFECTIVE DATE, JULY 3, 2000

ZONING

SUBJECT PROPERTY AND ADJACENT LANDS ZONED RECREATIONAL (REC)

NOTE

- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE1 INSTRUMENT #22211434 TO ALLOW FOR A MORE GRADUAL DRIVEWAY ACCESS INTO LOT 6.
- 2) MORNINGTON DRIVE IS A PRIVATE DRIVE AND IS ENCOMPASSED BY A 52.00' WIDE EASEMENT THAT IS DEDICATED FOR ALL ADJACENT LOT OWNERS FOR ACCESS AND PUBLIC UTILITIES.
- 3) PER THE BANNOCK COUNTY SUBDIVISION ORDINANCE SECTION 404.B, ALL LOTS THAT HAVE SLOPES IN EXCESS OF 20% GRADE OVER MORE THAN 25% OF THE LOT, MUST BE RESTRICTED AND ARE MARKED WITH AN "R" ON THIS DOCUMENT.
- 4) LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- 5) LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS PER IDWR.
- 6) A CROSS ACCESS EASEMENT GRANTED TO LOT 1 FOR A SHARED DRIVEWAY APPROACH TO MORNINGTON DRIVE.
- 7) LOTS IN THIS SUBDIVISION ARE NOT PERMITTED DIRECT ACCESS TO SMITH CANYON ROAD.



1823 East Center Street, Pocatello, Idaho 83201 Phone: 208.242.8753
globehandworks@gmail.com globehandworks.com

ANGEELEN'S PLACE AT CANYON HEIGHTS

By: C. PAYNE Scale: 1" = 100'

05/03/2022 Project: 22013

Shee