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Bourquin, Tristan ▾

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▼ Case Type: ES-CNCPTPN Number: SCP230002 Status: REVIEW

Main

Case Description: Subdivision Concept Plan**Status Code:** OPEN**Subtype Desc:****Location:** RPR4013026504**Tag:** Ickes Heights Subdivision**Initiated By:** stewart@dioptrageomatics.com 7/18/2023**Facility Id:****Level Id:****X, Y:** -12511991.9389622, 5282021.94729976

Map Layer

Map Layer Field

Value



Invoice ▾



Add Comment

Sort ▲

 ▶ **tristanb_planning** 07/19/2023 4:18 PM

@stewart@dioptrageomatics.com @pitasoni@gmail.com Chris and Stewart This concept plan will be heard by the Planning and Develop...

 ▶ **kielb_pw** 07/24/2023 5:54 AM

@stewart@dioptrageomatics.com Please see Road and Bridge Review added to attachments.

▼ GIS

☐	☒		<u>Object</u> ▲	<u>Asset Type</u>	<u>Asset ID</u>	<u>Address</u>	— +
☐	☒		10657	PARCELS_PUBLIC	RPR4013026504		
Size: 10	Go	1 ▼	Found: 1	Displaying 1 to 1			

▼ Condition

No Entries Found



Data Group



Grand Sum: 0

ES-SUBSITE :	Subdivision Current Site Information	Group Sum	Sum Flag
	Parcel number(s) RPR4013026504		
	Section, Township, and Range S20-T7S-R35E		
	Total acreage of parcel(s)? 10.52		
	Zoning of parcel(s)? Residential Suburban District		
	Is the parcel(s) located in an Area of City Impact? ^Y		
	Yes, please indicate area of city impact. Pocatello		
	Does the parcel(s) border city boundaries? ^N		
	Does the proposed subdivision have any existing well, septic, or structures? ^N		
	Are any of the parcels located in the FEMA designated floodplain/floodway? ^N		
	Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?		Y
	Drainage and natural features of the site (topography, slope, creeks, streams, etc.)		
	Comment: Steep slopes		
	Existing deed restrictions, easements, and rights-of ways		
	Comment: none		
	Is there an existing mortgage? ^N		
	Has there been a Variance applied for in regards to this property? ^N		
	Date of Variance Approval		
	Has the property been rezoned? ^N		
	Date of Rezone Approval		

P-CONCPTPL :	Concept Plan Information	Group Sum	Sum Flag
	Proposed Subdivision Name Ickes Heights Subdivision		
	Number of Lots 6.00		
	Proposed uses of the property Residential		
	Proposed fire suppression and prevention measures.		
	Comment: Extension of Ridge View Estates or new storage tank		

Proposed road name(s)

Comment: Ridgeview Lane

Proposed utilities and location/placement of utilities.

Comment: Public utilities in easements

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

Comment: new private gravel access road

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

Comment: none

Proposed water supply, sewage disposal, and drainage.

Comment: Individual well and septic

Will this be a phased subdivision?^N**If so, please indicate the number of phases and describe the timing of the total project and intervals between phases.**

Number:

Comment:

Subdivision Pre-Development Meeting Date6/19/2023**Will this be an Open Space designed subdivision?^Y****If this is an open space design subdivision, will you be requesting the following deviation: Section 404 Lots? If yes, please comment deviation details.**

Yes/No: N

Comment:

If this is an open space subdivision, will you be requesting the following deviation: Section 403 Blocks? If yes, please comment deviation details.

Yes/No: N

Comment:

1. Proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with all applicable provisions of the this Ordinance, other County Ordinances, and Idaho Code.

Comment: yes

2. Proposed roads and bridges will be designed and constructed according to Section 402 of this Ordinance. If a design deviation is requested, it shall equal or exceed those standards for its purpose.

Comment: yes, Private road

If this is an open space design subdivision, will you be requesting a design deviation from Section 402 Roads, Bridges, Streets? N

2140.020.A.1. That literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objective of these Standards.

Comment:

2140.020.A.2. That there are extraordinary site characteristics applicable to the property involved or to the intended use of the property, which does not generally apply to other properties.

Comment:

2140.020.A.3. That literal interpretation and enforcement of the regulation would deprive the Applicant of privileges enjoyed by the owners of other properties.

Comment:

2140.020.A.4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties.

Comment:

2140.020.A.5. That the granting of the variance will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.

Comment:

3.The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

Comment: no, private drive

4.The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.

Comment: no

5.The blocks of lots are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.

Comment: yes

6.The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.

Comment: yes

✓ Fees

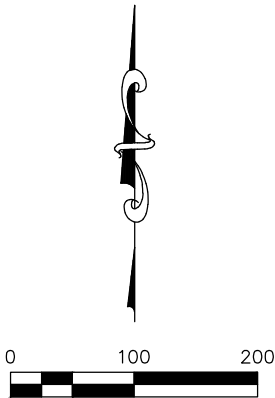
☐			<u>Code</u> ^	<u>Fee Description</u>	☒	<u>Amount</u>	<u>Paid</u>	-	+
☐			P-CONCPT	Concept Application Fee	☐	530.00	530.00		
				Re-Calculate Fees		530.00	530.00		
Size: 10 Go Found: 1 Displaying 1 to 1									

✓ Payment

☐				<u>Tender</u> ^	<u>Reference</u>	<u>Fee Code</u>	<u>Deposit Code</u>	<u>Date</u>	<u>Paid</u>	+
☐				CREDIT	Web 7/19/23	P-CONCPT		7/19/2023	530.00	

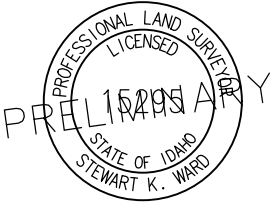
ICKES HEIGHTS SUBDIVISION

NW 1/4 NW 1/4 SECTION 20,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.



LEGEND

- Total Parcel Boundary
- New Parcel Lines
- Adjoining Parcels
- New Easement Lines
- Existing Easement Lines
- Easement Center Line
- Set 5/8" Rebar with Aluminum Cap PLS 15295
- Found 1/2" Rebar with Plastic Cap PLS 15295
- △ Found 5/8" Rebar with Plastic Cap PLS 15295
- × Calculated Position
- (R) Restricted Parcel (see note #1)
- (R1-) Record Bearing and Distance per ROS Instr. #22201588
- (R2-) Record Bearing and Distance per ROS Instr. #97017168
- (BLM-) Record Bearing and Distance per BLM Survey Approved in 1990



SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of this survey completed under my supervision.

CONCEPT PLAN



4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph.208-237-7373
www.dioptrageomatics.com

Chris Peterson

Drawn By: SKW Scale: 1"=100'
Date: 6-21-23 Project: 23028

Sheet: 1 OF 1

Richard Hobson
Deed #21604953

Record of Survey
Instr. #97017168

Northwest Corner
Section 20
Found Iron Pipe
w/ 3" Brass Cap
per CP&F #612766

Richard Hobson
Deed #21604953

(BLM-N 00°10' E 1316.70')
(R2-N 00°06'23" E 1316.55')
(R1-N 00°14'54" E 1316.52')
N 00°14'54" E 1316.52'

Concept Plan Narrative

- The purpose of this proposed subdivision is to subdivide parcel #3 of Chris Peterson Minor Land Division into 6 residential lots.
- Lots will be served by individual wells and septic systems.
- Fire suppression will be constructed as an extension of Ridge View Estates 2 system.
- Access will be from Ridge View Lane.
- No additional open space is being created.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	58.31'	58.04'	N 02°24'00" E	19°05'31"
C2	175.00'	28.35'	28.32'	S 11°47'16" E	9°17'01"
C3	30.00'	57.35'	49.01'	S 76°56'05" E	109°32'00"
C4	600.00'	23.69'	23.69'	S 49°13'18" W	2°15'45"
C5	600.00'	151.85'	151.45'	N 57°36'12" E	14°30'03"
C6	200.00'	78.71'	78.21'	S 53°34'44" W	22°33'00"
C7	560.00'	156.29'	155.79'	S 62°51'21" W	15°59'28"
C8	55.00'	115.12'	95.23'	S 66°10'00" E	119°55'24"
C9	335.00'	37.15'	37.13'	N 01°29'29" W	6°21'12"
C10	335.00'	110.62'	110.12'	S 11°08'55" W	18°55'11"

BASIS OF BEARING

Basis of Bearing per Idaho State Plane Coordinate System - East Zone. GPS observation combination factor: 1.0002722400 City of Pocatello Coordinate System

Bart Armstrong
Deed #90005452

(BLM-S 89°38' W 1298.22')
(R1-S 89°42'23" W 1298.50')
N 89°42'23" E 1298.50'

West 1/4 Corner
Section 20/Section 17
Found 3/8" Rebar
w/ 2" Aluminum Cap
per CP&F #22001736

Bart Armstrong
Deed #20618726

James Betty
Deed #22021099

Ridgeview Estates 3
Record of Survey
Instr. #22102542

Ashley
Schumacher
Deed #22114738

Michael Sharkey
Deed #22112551

Ridgeview Estates 2
Revision
Record of Survey
Instr. #2201588

Joshua Thompson
Deed #22111747

Ridgeview Estates 2
Record of Survey
Instr. #22001505

Lucas Ericksen
Deed #22110119

Trent Anderson
Deed #21917274

Ridgeview Estates
Record of Survey
Instr. #21904877

Nash Carr
Deed #93015436

Record of Survey
Instr. #94021615

Vasquez
Deed #22113947-8

BLM

North 1/4 Corner
Section 20/Section 19
Found Aluminum Post
w/ 3" Aluminum Cap
per CP&F #21319788

S 89°13'50" W 1298.40'
(R1-N 89°13'50" E 1298.40')
(BLM-S 89°09' W 1298.22')

BLM

Northwest 1/4 Corner
Section 20
Found Aluminum Post
w/ 3" Aluminum Cap
per CP&F #94021616