



## BANNOCK COUNTY

### Planning & Development

5500 S. 5th Ave. \* Pocatello, ID 83204

(208)236-7230 \* Fax (208) 232-2185

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**APS230002**

#### **Appeal of Staff Decision**

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**Status:** OPEN

**Date Created:** September 05, 2023

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**Case Name:**

MLD-23-6

**Location:**

RPR4015000708

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### **People**

#### **Applicant**

Bob Colling

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### **Application Details**

#### **Appeal of Staff Decision**

##### **Appeal Narrative**

1:5 ratio that does not work well for us due to building of roads, easements, and expense of building roads. Power being extended is a long way to be extended. Power is right on rapid creek road. They way we have it set up, the houses would be close to rapid creek road. Power poles are \$5,000 a piece for just the pole. It would be more beneficial for our parcel to have the lines to go North to South.

We would like to have all parcels access directly from already built roads, instead of building one interior road for all parcels to access from. This would prevent easements for each person to access their property

Open Space we would like as multiple parcels so we are not having shared ownership of the open space. We would like the open space within the developable parcel, instead of open space being an individual lot.

**Date of Decision**

9/1/2023 12:00:00PM

**Decision beingAppealed**

1:5 ratio

Access from 1 interior access

Open Space contained within one parcel.

# RECORD OF SURVEY

FOR  
**MINOR LAND DIVISION**  
 OF PROPERTY CONTAINED IN  
 DEED INSTRUMENT 21800591  
 FOR  
 ROBERT COLLING, PEGGY BAKER AND CONNIE COLLING  
 EXTERIOR BOUNDARY AND THE  
 INTERIOR SPLIT OF THE ESTATE  
 LOCATED IN SECTION 28 & 35, T. 36 S., R. 36 E., B.M.  
 & SECTION 2, T. 7 S., R. 36 E., B.M.  
 BANNOCK COUNTY, IDAHO

GLOBUM 1892 GL SURVEY, 1901 GLO SURVEY, 1901 GLO SURVEY OF T7S R36E.

ROS 20459702, 6022595, 20524339, 20201731, 20416177, 21007441, 20404826.

DEED INSTRUMENTS 96010906, 38520203, 97018650, 754008, 96003716, 20204408, 20204842,

20204009, 20204007, 612733, 20327246, 20318699, 20613387, 605650, 705657, 2050675.

CPAF RECORDS, 20404641, 97022276, 20404643, 20404644, 97022275, 20404644, 97022274,

2012313, 20404647, 2012317, 99017091, 20404640, 20404641, 97022276, 20404644, 97022274,

2012312, 99017096, 2012311, 20308736, 98017095, 20524336, 20308735, 20308737.

(R1 — RECORD OF SURVEY 2040731)

(R2 — RECORD OF SURVEY 2040702)

## SUPPORTING DOCUMENTS

GLOBAL 1892 GL SURVEY, 1901 GLO SURVEY, 1901 GLO SURVEY OF T7S R36E.  
 ROS 20459702, 6022595, 20524339, 20201731, 20416177, 21007441, 20404826,  
 DEED INSTRUMENTS 96010906, 38520203, 97018650, 754008, 96003716, 20204408, 20204842,  
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2012313, 20404647, 2012317, 99017091, 20404640, 20404641, 97022276, 20404644, 97022274,

2012312, 99017096, 2012311, 20308736, 98017095, 20524336, 20308735, 20308737.

(R1 — RECORD OF SURVEY 2040731)

(R2 — RECORD OF SURVEY 2040702)

1. THE BOUNDARY DEPICTED ON THIS MAP IS AN ACCURATE REPRESENTATION OF THE LAND DESCRIBED IN DEED NUMBER 21800591, THE LONG STANDING  
 ANDERSON, COLLING FENCE OF CONVENIENCE AND THE MINOR LAND DIVISION OF DEED INST. 21800591.

2. AN AGREEMENT WAS MADE BETWEEN COLLINGS AND ROBINSON THAT THE COMMON BOUNDARY WAS THE WESTERLY SIDE OF RAPID CREEK ROAD, DEED  
 INSTRUMENT 158909.

3. AN AGREEMENT WAS MADE BETWEEN COLLINGS AND ROBINSON THAT THE COMMON BOUNDARY WAS THE WESTERLY SIDE OF RAPID CREEK ROAD, DEED  
 INSTRUMENT 158909.

4. IN 2014 I RECEIVED TESTIMONY FROM BOTH KEN COLLINGS AND TERRY ANDERSON (SONS OF THE ORIGINAL LAND OWNERS) THEY BOTH TOLD ME THAT THEY  
 THOUGHT THEIR FATHERS HAD MADE VERBAL AGREEMENTS AND HAD SHAKES ON BOUNDARY FENCES ALONG THE COMMON BOUNDARIES OF THESE  
 PROPERTIES FOR CONVENIENCE AND FENCING PURPOSES. I SUGGESTED IT WOULD BE GOOD TO GET TOGETHER AND PUT IT DOWN IN WRITING, IN CONSIDERATION  
 OF 2021 ARRANGED A MEETING FOR THE ANDERSONS AND THE COLLINGS TO MEET, EVERY ONE HAS VERBALLY AGREED THAT THE BOUNDARY  
 OF CONVENIENCE AND HAS BEEN USED AS THE DIVIDING LINE BETWEEN PROPERTIES, NOTHING IN WRITING HAS BEEN DONE, I AM DOING THIS SURVEY AND  
 USING THE FENCE LINE BETWEEN COLLING AND ANDERSON AS THE ESTABLISHED BOUNDARY LINE.

## NOTES:

### BASIS OF BEARING

PER THE EAST ZONE OF THE  
 IDAHO STATE PLANE COORDINATE SYSTEM

### LEGEND

SET 1/2" x 2" IRON PIN WITH  
 PLASTIC CAP INSCRIBED LS-10562  
 OR AS NOTED

FOUND SECTION CORNER AS NOTED

FOUND 1/4 CORNER AS NOTED

SECTION LINES

BOUNDARY PARCEL 1 & 2

BOUNDARY DIVIDE

SECTIONS

