



## 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. The 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 being Appealed**

1:5 ratio

Access from 1 interior access

Open Space contained within one parcel.

RECORD OF SURVEY  
FOR A  
MINOR LAND DIVISION



SCALE 1" = 500  
ROBERT COLLING, PEGGY BAKER AND CONNIE COLLING  
EXTERIOR BOUNDARY AND THE  
INTERIOR SPLIT OF THE ESTATE  
LOCATED IN SECTION 26 & 35, T.6 S., R. 36 E., B.M.  
& SECTION 2, T. 7 S., R. 36 E., B.M.  
BANNOCK COUNTY, IDAHO

SUPPORTING DOCUMENTS

GLOBUM 1892 GLO SURVEY, 1901 GLO RESURVEY, 1901 GLO SURVEY OF TTS, R37E.  
ROS 20405702, 657069, 602295, 20524339, 20201731, 20416177, 21007441, 20408026.  
DEED INSTRUMENTS 98016035, 9850203, 97018550, 754008, 98030716, 20204009, 20309482,  
20204009, 20204007, 912703, 20327246, 20318995, 20613367, 608560, 708567, 20860725.  
CP&F RECORDS, 20404641, 97022278, 20404644, 97022275, 20404644, 97022274,  
20123213, 20404647, 20123217, 20404640, 20404648, 99017094, 20123216, 20123214,  
20123212, 99017096, 20123211, 20308736, 99017095, 20524336, 20308735, 20308737.  
(R1) — RECORD OF SURVEY 20201731  
(R2) — RECORD OF SURVEY 20405702

BASIS OF BEARING

PER THE EAST ZONE OF THE  
IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

SET 1/2" - 24" IRON PIN WITH  
PLASTIC CAP INSCRIBED LS-10562  
OR AS NOTED

SET 1/4" CORNER AS NOTED

FOUND MONUMENTS AS NOTED

FOUND SECTION CORNER AS NOTED

FOUND 1/4 CORNER AS NOTED

SECTION LINES

BOUNDARY PARCEL 1 & 2

BOUNDARY DIVIDE

NOTES:

1. THE BOUNDARY DEPICTED ON THIS MAP IS AN ACCURATE REPRESENTATION OF THE LAND DESCRIBED IN DEED NUMBER 21800991, THE LONG STANDIN  
ANDERSON, COLLING FENCE OF CONVENIENCE AND THE MINOR LAND DIVISION OF DEED INST. 21800991.

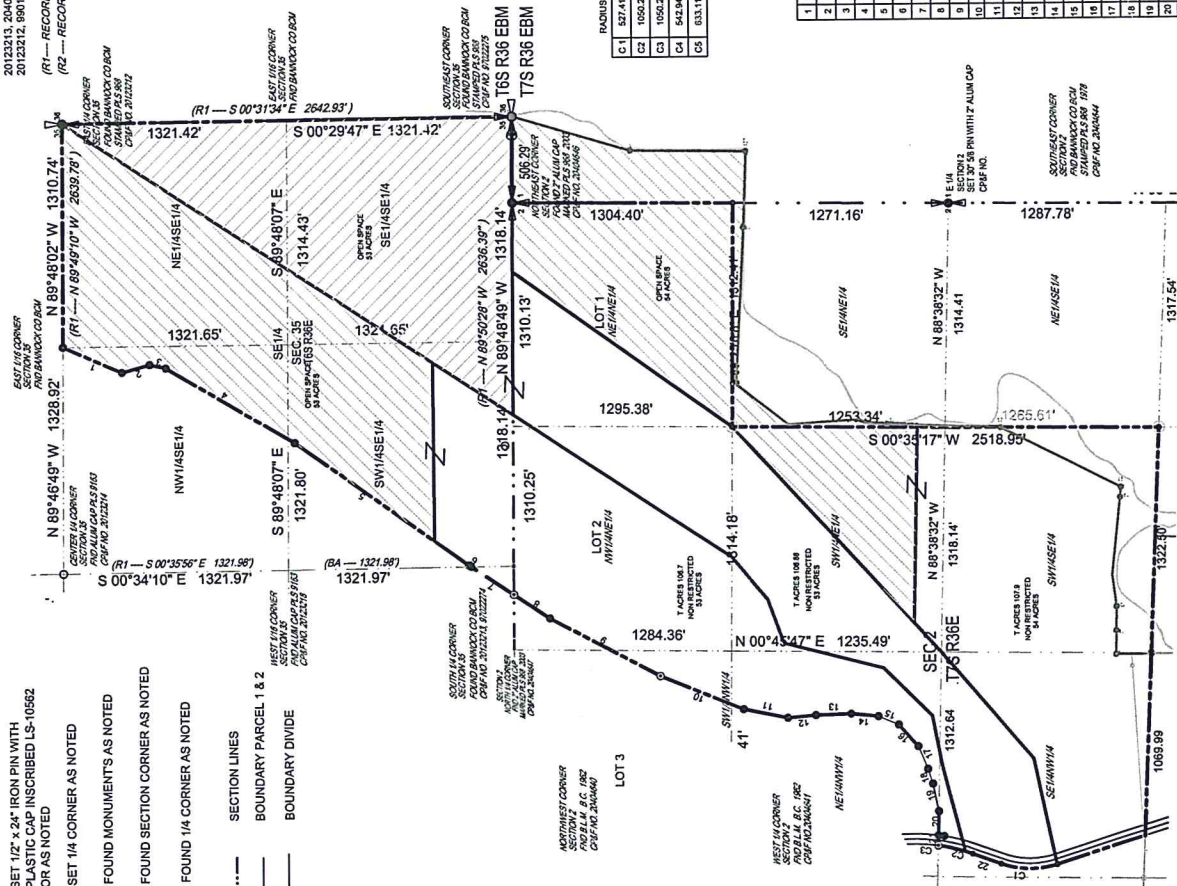
2. AN AGREEMENT WAS MADE BETWEEN COLLINGS AND ROBINSON THAT THE COMMON BOUNDARY WAS THE WESTERLY SIDE OF RAPID CREEK ROAD, DEED  
INSTRUMENT 590900.

3. IN 2014, I RECEIVED TESTIMONY FROM BOTH KEN COLLINGS AND TERRO ANDERSON (SONS OF THE ORIGINAL LAND OWNERS) THEY BOTH TOLD ME THAT THEY  
THOUGHT THEIR FATHERS HAD MADE VERBAL AGREEMENTS AND HAND SHAKES ON BOUNDARY FENCES ALONG THE COMMON BOUNDARIES OF THERE  
PROPERTY FOR CONVENIENCE AND FENCING PURPOSES. I SUGGESTED IT WOULD BE GOOD TO GET TOGETHER AND PUT IT DOWN IN WRITING. IN DECEMBER  
OF 2021 I ARRANGED A MEETING FOR THE ANDERSONS AND THE COLLINGS TO MEET. EVERY ONE HAS VERBALLY AGREED THAT THE PRESENT SURVEY AND  
OF CONVENIENCE AND HAS BEEN USED AS THE DIVIDING LINE BETWEEN THE ANDERSONS AND COLLINGS AS THE ESTABLISHED BOUNDARY LINE.  
USING THE FENCE LINE BETWEEN COLLING AND ANDERSON AS THE ESTABLISHED BOUNDARY LINE.

CURVE TABLE	RADIUS	DELTA	TANGENT	LENGTH
C1	527.41	30°42'11"	174.95'	337.65'
C2	1050.22	11°29'00"	105.00'	210.40'
C3	1050.22	21°10'40"	194.84'	305.48'
C4	542.84	15°14'32"	72.65'	144.41'
C5	033.11	30°57'17"	211.56'	408.34'

LINE TABLE

ESTATE DIVIDE	LINE NO.	BEARING	DISTANCE
1	1	S 23°29'28" W	377.16
2	2	S 15°11'10" E	170.23
3	3	S 17°43'52" W	96.09
4	4	S 30°23'58" W	97.57
5	5	S 37°29'04" W	124.65
6	6	S 37°23'41" W	16.70
7	7	S 37°23'41" W	290.31
8	8	S 37°23'41" W	250.25
9	9	S 27°42'53" W	737.74
10	10	S 22°29'53" W	250.24
11	11	S 11°23'44" W	254.24
12	12	S 05°05'53" E	165.69
13	13	S 01°45'29" E	205.03
14	14	S 05°12'40" W	161.35
15	15	S 27°42'53" W	130.22
16	16	S 47°59'16" W	172.18
17	17	S 06°30'54" W	144.54
18	18	S 71°52'24" W	91.48
19	19	S 78°10'20" W	155.43
20	20	S 85°36'32" E	145.81
21	21	00.00	00.00
22	22	00.00	00.00
23	23	00.00	00.00
24	24	00.00	00.00
25	25	00.00	00.00



SURVEYORS CERTIFICATE:

I, JEFFERY S. HULL A REGISTERED LAND SURVEYOR  
IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE  
BY ME, JEFFERY S. HULL, IN ACCORDANCE WITH THE REQUIREMENTS  
OF CHAPTER 18, TITLE 55, IDAHO CODE.

JEFFERY S. HULL  
PLS - 10562  
DATE

INSTRUMENT NO.

DATE

TIME

BOOK

PAGE

RECORDED IN THE RECORDS OF BANNOCK  
COUNTY, STATE OF IDAHO.

COUNTY RECORDER

DOUBLE H SURVEYING  
AND MAPPING

JEFFERY S. HULL  
745 E. MAIN ST.  
BOZEMAN, IDAHO  
208 221-4505



A SURVEY FOR  
BOB COLLING, PEGGY BAKER  
AND CONNIE COLLING  
FOR ANDERSON COLLING  
DEED INSTRUMENT 21800991

DATE DEC. 12, 2022

BOOK 2011-0104

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