



BANNOCK COUNTY

Planning & Development

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

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

SCP230001

Subdivision Concept Plan

Status: OPEN

Date Created: July 06, 2023

Case Name:

CBA Estates Subdivision

Location:

13852 N Hawthorne Rd, Pocatello, Idaho 83202

People

Property Owner

Nicholas Carson

Surveyor

Stewart Ward

Application Details

Concept Plan Information

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

Reider Canal right-of-way; Lot 11 will be set aside as Open Space; private access easement is proposed for access to Lot 2, 8, 9, and 10; public utility easements

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.

Due to the location of existing structures/homes, strict enforcement of the lot width to depth ratio would require demolition of many of the current structures and removal of existing septic tanks and drain fields.

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.

The location of existing structures, the canal, and the overall shape of the property.

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

Literal interpretation of the regulation would deprive the applicant of using their property as they wish and impede on their private property rights

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

Granting the variance would not constitute a special privilege since many of the parcels in the immediate area also do not conform to the lot ratio.

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.

Granting the variance would not be detrimental to the public health, safety or welfare and would be materially injurious to the surrounding properties.

Will you be requesting the following deviation: Section 404 Lots

Yes

Proposed fire suppression and prevention measures.

underground storage tank

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

new public road (CBA Lane), public utilities

Description of mixed zones

Residential Suburban

New Zoning Designation

Agricultural

Number of Lots

12.00

Will this be an Open Space designed subdivision?

Yes

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

No 1.00 only one phase planned

Proposed road name(s)

CBA Lane

Proposed uses of the property

Residential

Will you be requesting a design deviation from Section 402 Roads, Bridges, Streets?

No

Date of Rezone Approval

7/6/2023 12:00:00AM

Comments from Reviewing Agencies

see attachments

Subdivision Pre-Development Meeting Date and Comments

4/6/2023 12:00:00AMsee attachments

Proposed Subdivision Name

CBA Estates

Proposed utilities and location/placement of utilities.

power and communication will be installed within the proposed public utility easement along the road right-of-way and within the private access and public utility easement

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

community water system, private septic systems

Parcel Number(s)

Parcel Number(s)

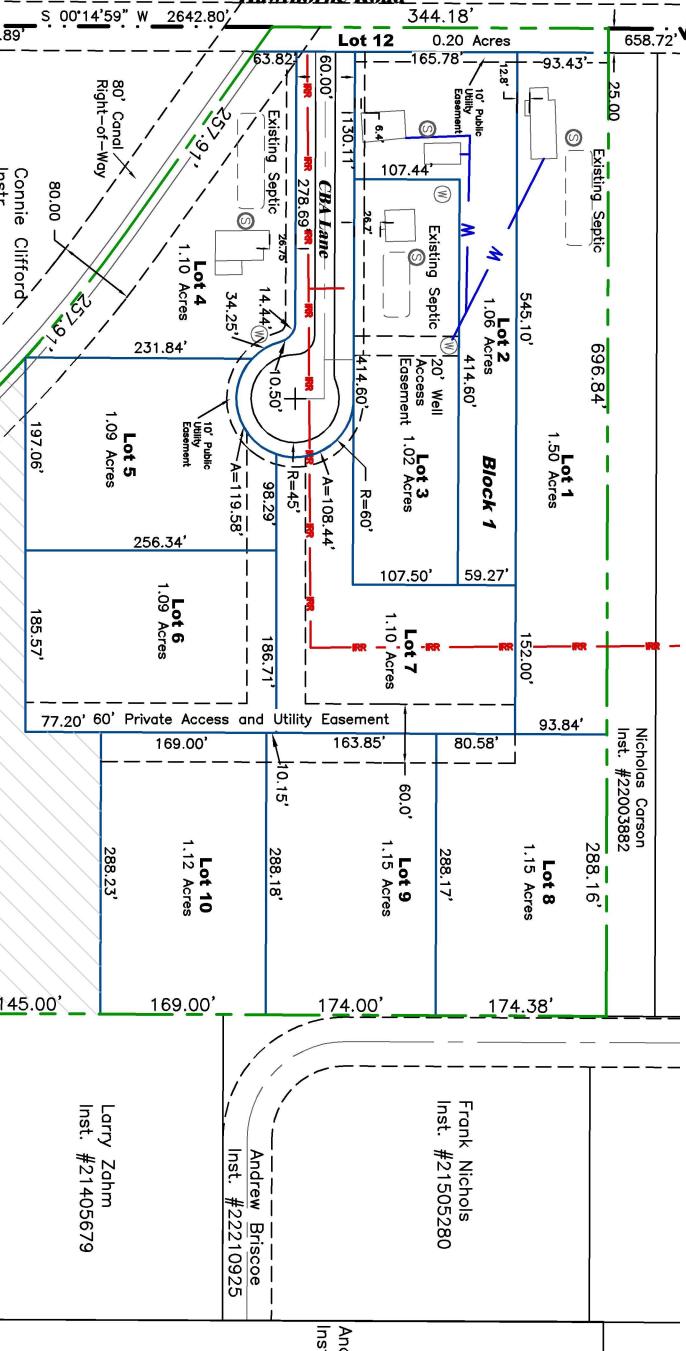
RPR3803035509

21 22 NW Corner Section 27
28 27 Found Brass Cap
per Cr&F #20915160

CBA Estates Subdivision

LOCATED IN NW 1/4 NW 1/4 SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 34 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

Hawthorne Road



NOTES

- 1.) Proposed Lots: 11 total lots
4 Duplex Lots
6 Single Family Lots
1 Open Space Lot
- 2.) Zoning: Residential Suburban. Total area: 23.14 acres. Open space: 11.98 acres (includes roads)
- 3.) Well located in Lot 3 will remain a community well with a 20' access easement. Sewer to be contained in individual septic systems.
- 4.) Open space will be retained by the developer.
- 5.) Power, gas, and communications to be installed within the 10' public utility easement and coordinated through representatives.
- 6.) All storm water drainage generated on the public right of way shall be the responsibility of the adjacent land owner.
- 7.) Lots 1-4 are currently being used for residential. Lots 5-10 are currently agricultural and will become residential.
- 8.) All adjoining lots are residential.
- 5.) All driveways shall be designed according to the Zoning requirement found in Section 475.13 of the Bannock County Zoning Ordinance. Such requirements will be determined at the time of development. For more information, please contact the Bannock County Office of Planning & Development Services.
- 6.) Lot 1 will access from Hawthorne Rd. Lots 2-11 will access via CBA Lane.

LEGEND

- Proposed Lots
- Adjoining Parcels
- Easements
- Section Line
- IRR — Existing Irrigation
- W — Existing Water
- Open Space
- Existing Buildings
- Existing Well
- Existing Septic
- Angle Point

Robert Taylor
Inst. #21805144

Randall Devita
Inst. #89010149

Dino Devita
Inst. #20911717

Aven Brower
Inst. #22213666

Connie Clifford
Inst. #222114056

Jose Ortiz
Inst. #22214056

Matt Spears
Inst. #22216293

Joshua Ellis
Inst. #222177340

Andrew Briscoe
Inst. #22209783

Frank Nichols
Inst. #21505280

Larry Zahm
Inst. #21405679

Andrew Briscoe
Inst. #22210925

Nicholas Carson
Inst. #22003882

28 27 West 1/4 Corner Section 27
PLS 27 Aluminum Cap
per Cr&F #22007265

28 27 Found Brass Cap
per Cr&F #20915160

28 27 NW Corner Section 27
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