



## BANNOCK COUNTY

### Planning & Development

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

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

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**SCP230001**

**Subdivision Concept Plan**

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**Status:** OPEN

**Date Created:** July 06, 2023

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**Case Name:**

CBA Estates Subdivision

**Location:**

13852 N Hawthorne Rd, Pocatello, Idaho 83202

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## People

### Property Owner

Nicholas Carson

### Surveyor

Stewart Ward

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## 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 Lot2 6, 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 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.**

No1.00only 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



Concept For

# 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.



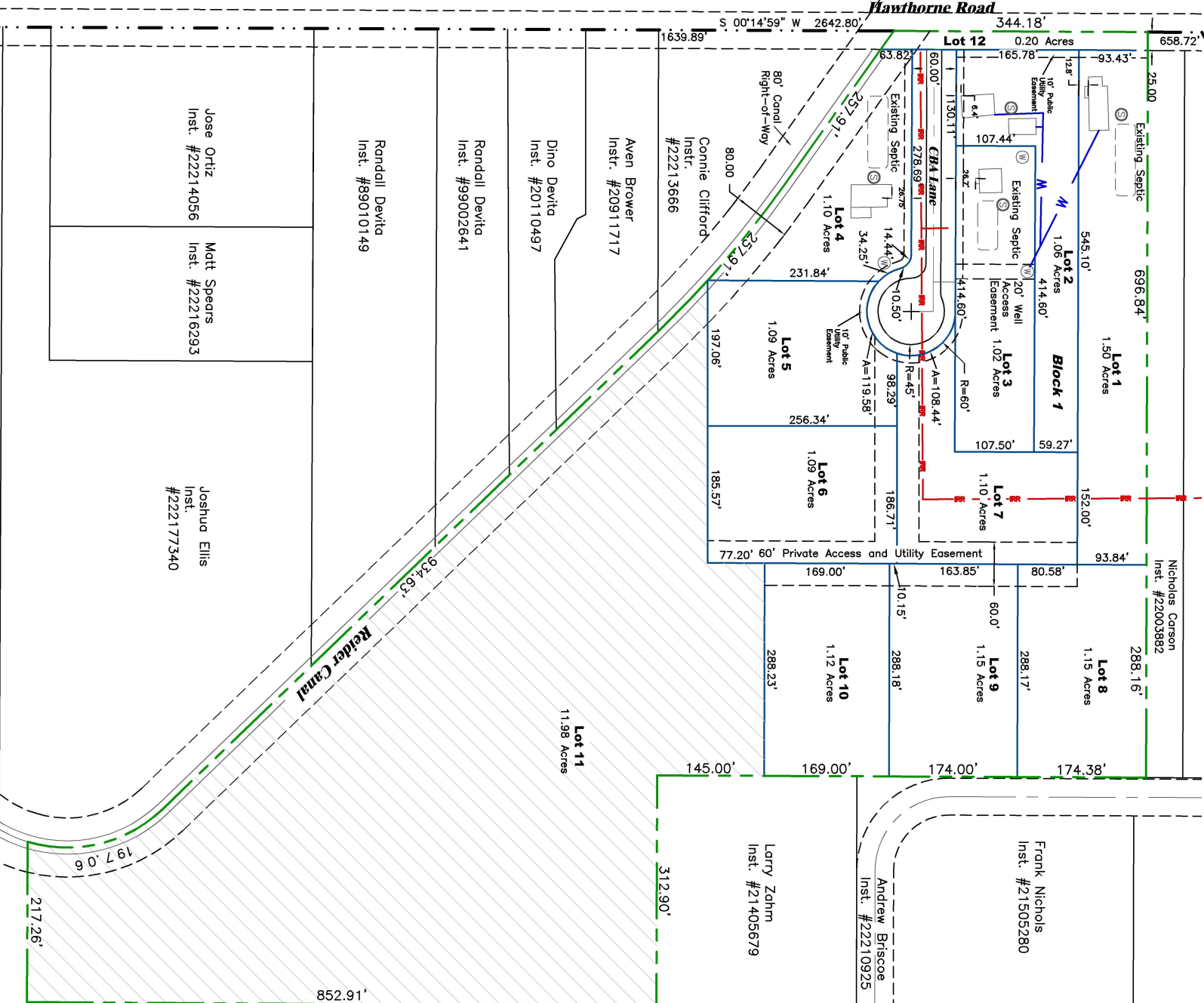
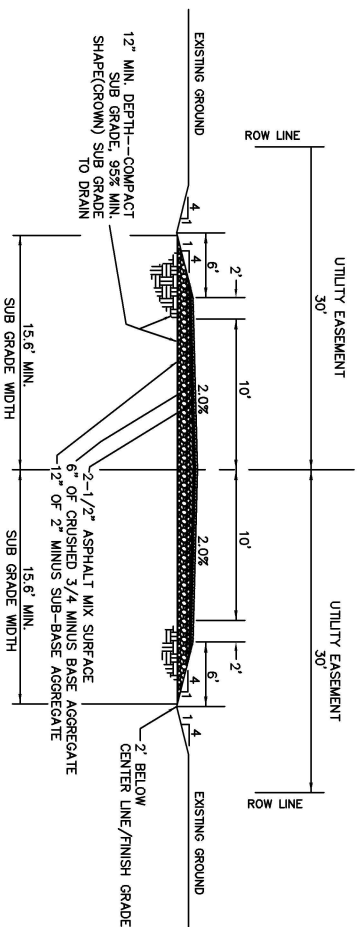
## LEGEND

- Parcel Boundary
- Proposed Lots
- Adjoining Parcels
- Easements
- Section Line
- Existing Buildings
- Existing Irrigation
- Existing Water
- Open Space
- Existing Well
- Existing Septic
- Angle Point

## NOTES

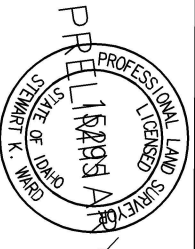
- Proposed Lots: 11 total lots  
4 Duplex Lots  
6 Single Family Lots  
1 Open Space Lot
- Zoning: Residential Suburban. Total area: 23.14 acres. Open space: 11.98 acres (Includes roads)
- Well located in Lot 3 will remain a community well with a 20' access easement. Sewer to be contained in individual septic systems.
- Open space will be retained by the developer.
- Power, gas, and communications to be installed within the 10' public utility easement and coordinated through representatives.
- All storm water drainage generated on the public right of way shall be the responsibility of the adjacent land owner
- Lots 1-4 are currently being used for residential. Lots 5-10 are currently agricultural and will become residential.
- All adjoining lots are residential.
- All driveways shall be designed according to the 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.
- Lot 1 will access from Hawthorne Rd. Lots 2-11 will access via CBA Lane.

## BANNOCK COUNTY STANDARD ROAD SECTION



## SURVEYORS CERTIFICATE

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



## BASIS OF BEARING

Base of Bearing per Idaho State Plane Coordinate System - East Zone. GPS observation combination factor: 1.0002579339.



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Drawn By: TJS

Scale: 1"=120'

Date: 5-4-23 Project: 23002