



BANNOCK COUNTY

Planning & Development

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

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

SPP230004

Subdivision Preliminary Plat

Status: OPEN

Date Created: July 31, 2023

Case Name:

Ridgeview on South Fifth

Location:

5930 S 5th Ave, Pocatello, Idaho, 83204

People

Applicant

Ryan Bowden

Developer

Ryan Bowden

Engineer

Great Basin Engineering

Owner

Ryan Bowden

Surveyor

Great Basin Engineering

Application Details

Subdivision Current Site Information

Is the parcel(s) located in an Area of City Impact?

Yes

Yes, please indicate area of city impact.

Pocatello

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

No Information

Date of Variance Approval

No Information

Existing deed restrictions, easements, and rights-of ways

unknown

Is there an existing mortgage?

No

Are any of the parcels located in the FEMA designated floodplain/floodway?

No

Drainage and natural features of the site (topography, slope, creeks, streams, etc.)

flat

Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?

Yes

Parcel number(s)

RPR4013006900

Has the property been rezoned?

No

Does the proposed subdivision have any existing well, septic, or structures?

Yes

Section, Township, and Range

S8-T7S-R35E

Total acreage of parcel(s)?

7.31

Has there been a Variance applied for in regards to this property?

No

Zoning of parcel(s)?

Multiple Use District

Preliminary Plat Information

Concept Plan Approval Date

1/10/2023 12:00:00AM

Number of Lots

9.00

1. The Preliminary Plat is in conformance with the Bannock County P&D Council's approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code.

Yes

2. The street plan for the proposed subdivision will permit its development in accordance with this code.

Yes

3. Street plan for proposed subdivision will permit development of adjoining land by providing access to that land by right-of-way dedicated to the County, or a developed street to property boundary.

Yes

4. Lot lines and roads relate to land shapes and existing development.

Yes

Proposed Subdivision Name

Ridgeview on Fifth South PUD

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

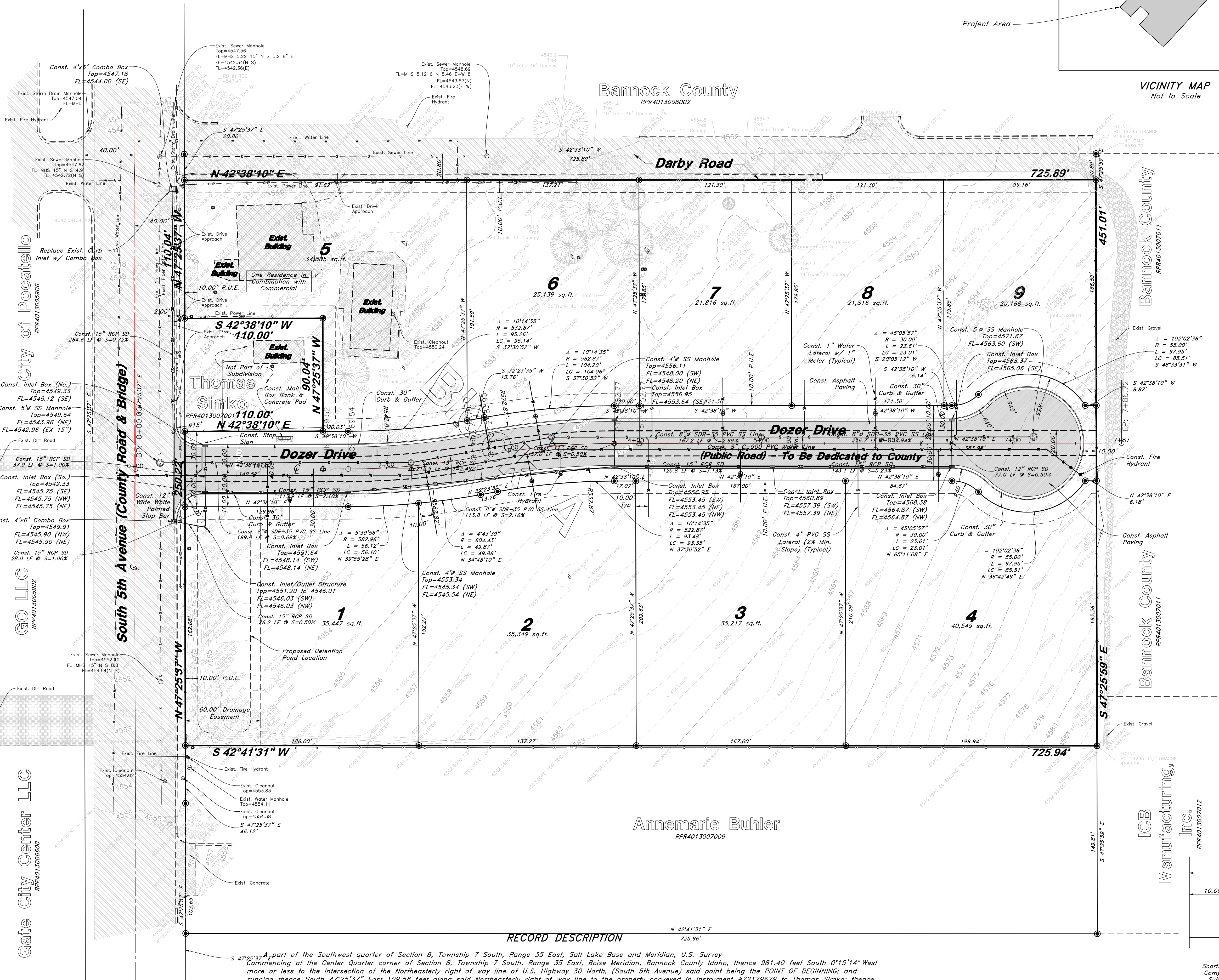
No Information

Findings Inst. #

No Information

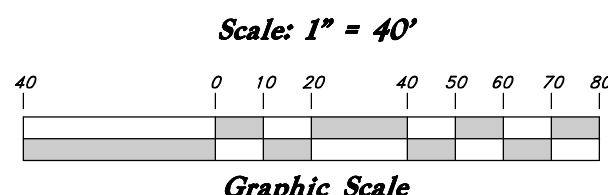
Hearing Date

No Information



Project Area

VICINITY MAP
Not to Scale



Legend

(Note: All items may not appear on drawing)

- San Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Spill
- Curb & Gutter
- Demo Tree

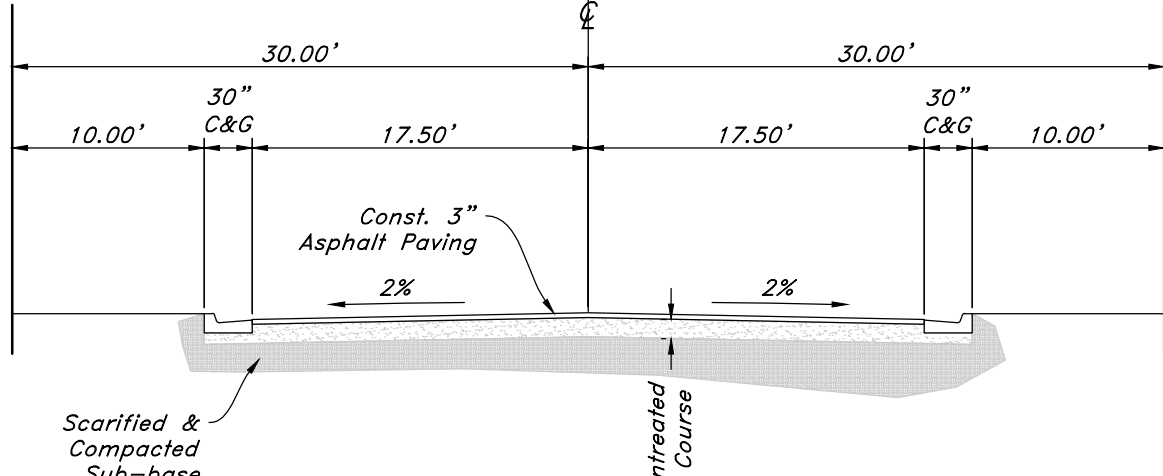
ENGINEER:
Great Basin Engineering, Inc.
Mark E. Babbitt, PE (Idaho #P-5265)
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515
markb@greatbasineng.com

DEVELOPER:
R&A Leasing
Ryan Bowden
203 West 14th Street
Ogden, Utah 84404
(801) 392-1166

- Notes:**
- Property will be divided into 9 P.U.D. lots with Lot 5 containing two
 - Existing Buildings that are to remain.
 - Properties are in the Multi-Use Zone, but will be redesignated to Commercial General.
 - Culinary Water and Sanitary Sewer will be connected to Pocatello City systems within South 5th Avenue by an agreement with Pocatello City.
 - Stormwater will be collected and detained on Lot 1 and Discharge to Stormwater Collection System is 5th Avenue.
 - P.U.D. Plans for Unified Control
 - Lots 1, 2, 3, 4, 6, 7, 8, & 9 are designated to be Commercial General Zone.
 - Lot 5 is granted one residence in combination with commercial uses.
 - All lots to access from Dozer Drive except existing approach from Darby Drive to existing buildings on Lot 5.

Site Information:

Parcel#s: RPR4013006900
RPR4013007007
RPR4013007008
RPR4013007101
RPR4013007102
RPR4013007800
RPR4013007801
RPR4013007900



Road Cross Section (60' Road)

Scale 1" = 10'

5265
REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO
MARK E. BABBITT

GB

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515
WWW.GREATBASINENGINEERING.COM

Preliminary Plat

Ridgeview on 5th Avenue PUD

5930 5th Avenue
Pocatello City, Bannock County, Idaho
A part of Section 8, T7S, R35E, S16&M, U.S. Survey

21 Aug. 2023

SHEET NO.

C1

22N203

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Quilted Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Concrete
- Natural Ground
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Spill
- Curb & Gutter
- Demo Tree

