



BANNOCK COUNTY

Planning & Development

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

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

SPP230005

Subdivision Preliminary Plat

Status: OPEN

Date Created: August 21, 2023

Case Name:

Angileen's Place at Canyon Heights

Location:

RPRRCNC000600

People

Property Owner

Geoffrey Williams

Surveyor

Cardon Payne

Application Details

Subdivision Current Site Information

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

No

Yes, please indicate area of city impact.

No Information

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

N/A

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.)

steep slopes

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

Yes

Parcel number(s)

RPRRCNC000500 and RPRRCNC000600

Has the property been rezoned?

No

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

No

Section, Township, and Range

S5-T10S-R38E

Total acreage of parcel(s)?

9.22

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

No

Zoning of parcel(s)?

Recreation District

Preliminary Plat Information

Concept Plan Approval Date

6/21/2023 12:00:00AM

Number of Lots

2.00

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.

N/A

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

Yes

Proposed Subdivision Name

Angileen's Place at Canyon Heights

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.

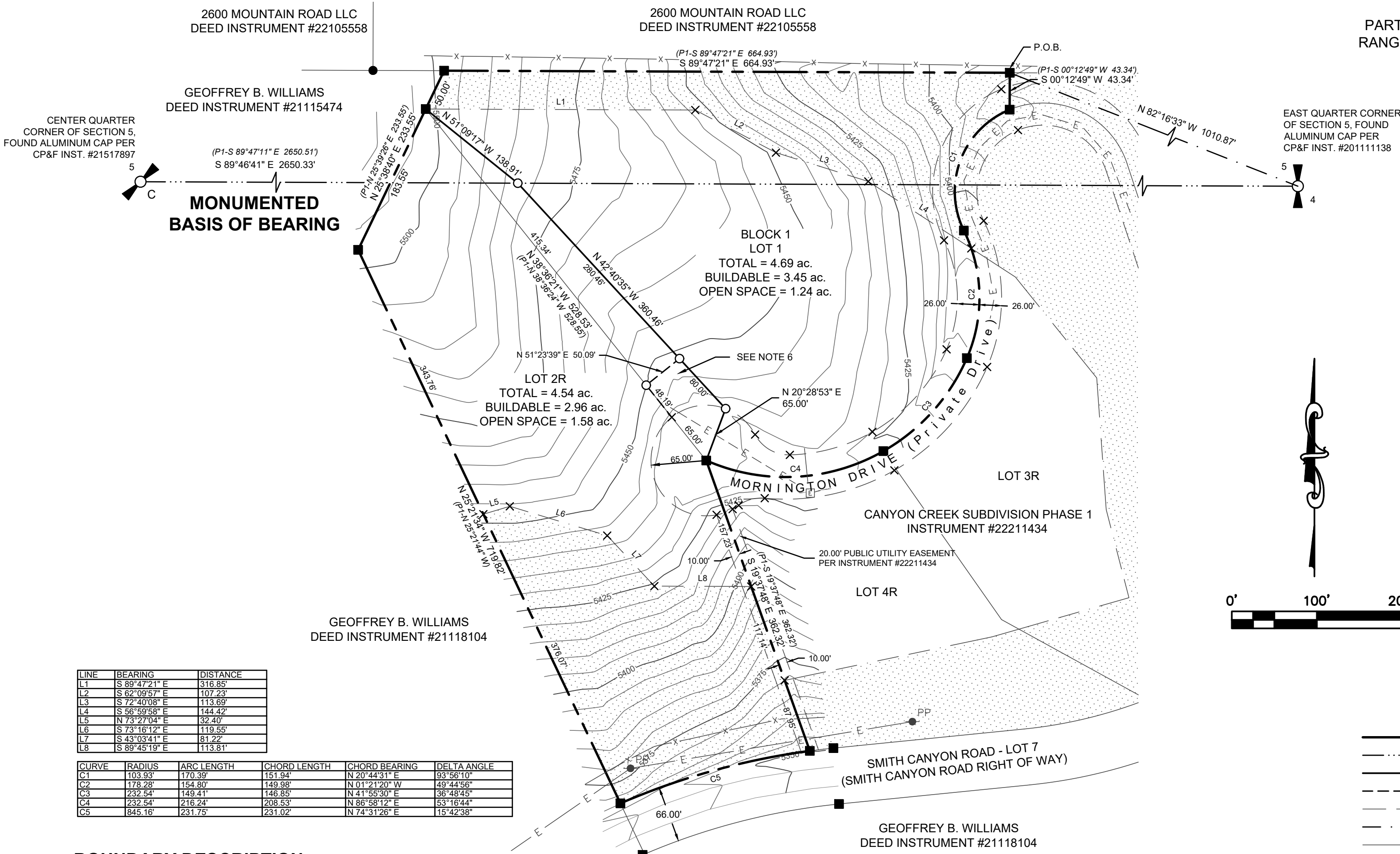
No Information

Hearing Date

No Information

PRELIMINARY PLAT OF
ANGILEEN'S PLACE AT CANYON HEIGHTS

BEING LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1
RECORDED UNDER INSTRUMENT #22211434,
PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH,
RANGE 38 EAST, OF THE BOISE MERIDIAN IN BANNOCK COUNTY.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°47'21" E | 316.85' |
| L2 | S 82°09'57" E | 107.23' |
| L3 | S 72°40'08" E | 113.69' |
| L4 | S 56°59'58" E | 144.42' |
| L5 | N 72°27'00" E | 12.40' |
| L6 | S 73°18'12" E | 119.55' |
| L7 | S 43°03'41" E | 81.22' |
| L8 | S 89°45'19" E | 113.81' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 103.93' | 170.39' | 151.94' | N 20°44'31" E | 107.23° |
| C2 | 178.28' | 154.80' | 149.98' | N 01°21'20" W | 49.44°56" |
| C3 | 232.54' | 149.41' | 146.85' | N 41°55'30" E | 36°48'45" |
| C4 | 232.54' | 216.24' | 208.53' | N 86°58'12" E | 53°10'44" |
| C5 | 845.16' | 231.75' | 231.02' | N 74°31'26" E | 15°42'38" |

BOUNDARY DESCRIPTION

LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1 INSTRUMENT #22211434, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 5, T. 10 S., R. 38 E., B.M., THENCE ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 5 S 89°46'41" E 2650.33' TO THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE N 82°16'33" W 1010.87' TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 1 OF SAID CANYON CREEK SUBDIVISION PHASE 1 ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF LOT 5 FOR THE FOLLOWING FIVE (5) COURSES:
1) ALONG THE WEST LINE OF SAID LOT 5 S 00°12'49" W 43.34' TO THE NORTHERLY LINE OF LOT 3, BLOCK 1 BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT;
CHORD = S 20°44'31" W 151.94' TO CURVE TO THE LEFT;
2) ALONG SAID CURVE TO THE LEFT 170.39' (CURVE DATA: RADIUS = 103.93'
CHORD = S 20°44'31" W 151.94' TO CURVE TO THE LEFT;
3) ALONG SAID CURVE TO THE RIGHT 154.80' (CURVE DATA: RADIUS = 178.28'
CHORD = S 01°21'20" W 149.99' TO A CURVE TO THE RIGHT;
4) ALONG SAID CURVE TO THE RIGHT 149.41' (CURVE DATA: RADIUS = 232.54'
CHORD = S 41°55'30" W 146.85' TO A CURVE TO THE RIGHT;
5) ALONG SAID CURVE TO THE RIGHT 216.24' (CURVE DATA: RADIUS = 232.54'
CHORD = S 86°58'12" W 208.53' TO THE CORNER OF LOTS 4, 5 AND 6, BLOCK 1 OF SAID SUBDIVISION;
THENCE ALONG THE COMMON LINE OF LOTS 4 AND 6, BLOCK 1 S 19°37'48 E 362.32' TO THE NORTHERLY RIGHT OF WAY LINE OF SMITH CANYON ROAD BEING A NON-TANGENT CURVE TO THE LEFT;
THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT 231.75' (CURVE DATA: RADIUS = 845.16' CHORD = S 74°31'26" W 231.02') TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 1 OF SAID SUBDIVISION;
THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6 N 25°21'34" W 719.82' TO THE NORTHWESTERLY CORNER OF SAID LOT 6;
THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 6 N 25°38'40" E 233.55' TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 1 OF SAID SUBDIVISION;
THENCE ALONG THE NORTH LINE OF SAID LOT 5 S 89°47'21" E 664.93' TO THE NORTHEAST CORNER OF LOT 5 BEING THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 9.23 ACRES MORE OR LESS

OWNER/APPLICANT

GEOFFREY WILLIAMS
9585 S. FRANDSEN
LAVA HOT SPRINGS, IDAHO 83246
208.251.1981

SURVEYOR

GLOBAL LAND WORKS
1823 EAST CENTER ST.
POCATELLO, ID 83201
208.242.8753

FLOOD PLAIN DESIGNATION

ZONE X PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 675 OF 925,
MAP NUMBER 16005C0675D, EFFECTIVE DATE JULY 7, 2009.

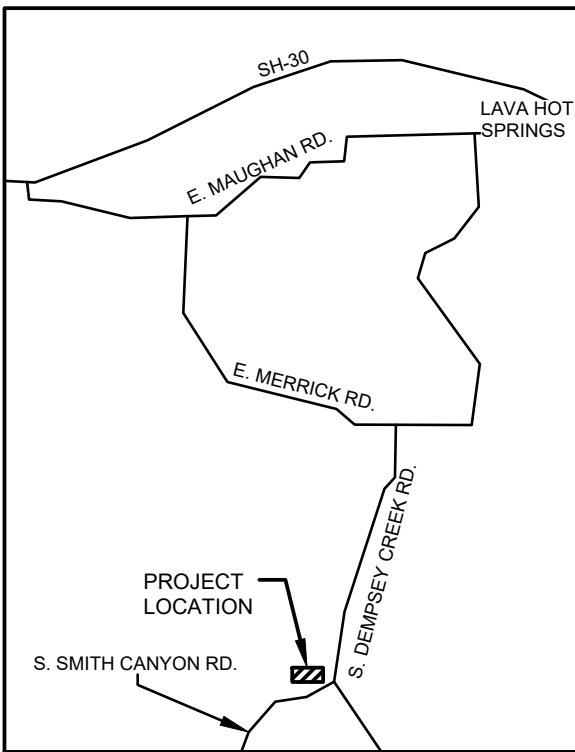
ZONING

SUBJECT PROPERTY AND ADJACENT LANDS ZONED RECREATIONAL (REC)

NOTES

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE1 INSTRUMENT #22211434 TO ALLOW FOR A MORE GRADUAL DRIVEWAY ACCESS INTO LOT 6.
- MORNINGTON DRIVE IS A PRIVATE DRIVE AND IS ENCOMPASSED BY A 52.00' WIDE EASEMENT THAT IS DEDICATED FOR ALL ADJACENT LOT OWNERS FOR ACCESS AND PUBLIC UTILITIES.
- PER THE BANNOCK COUNTY SUBDIVISION ORDINANCE SECTION 404.B, ALL LOTS THAT HAVE SLOPES IN EXCESS OF 20% GRADE OVER MORE THAN 25% OF THE LOT, MUST BE RESTRICTED AND ARE MARKED WITH AN "R" ON THIS DOCUMENT.
- LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS PER IDWR.
- A CROSS ACCESS EASEMENT GRANTED TO LOT 1 FOR A SHARED DRIVEWAY APPROACH TO MORNINGTON DRIVE.
- LOTS IN THIS SUBDIVISION ARE NOT PERMITTED DIRECT ACCESS TO SMITH CANYON ROAD.
- STORM WATER SHALL BE RETAINED ON INDIVIDUAL LOTS
- ALL DRIVEWAYS SHALL BE BUILT TO COUNTY STANDARDS

VICINITY MAP
NOT TO SCALE



LEGEND

CENTER QUARTER CORNER AS NOTED

QUARTER CORNER AS NOTED

FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 8251"

FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 13023"

SET 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 18405"

CALCULATED POSITION (NOTHING FOUND, NOTHING SET)

PARCEL BOUNDARY

SECTION LINE

LOT LINE

EASEMENT

EXISTING EASEMENT

DIMENSIONAL TIE LINE

ADJOINING PARCEL LINES

EXISTING FENCE LINE

EXISTING OVERHEAD POWER

EXISTING UNDERGROUND POWER

EXISTING OPEN SPACE BOUNDARY

EXISTING OPEN SPACE

CANYON CREEK SUBDIVISION PHASE 1 INST. #22211434



ANGILEEN'S PLACE AT CANYON HEIGHTS

| | | | |
|-----------|-----------|----------|-----------|
| Drawn By: | C. PAYNE | Scale: | 1" = 100' |
| Date: | 8/23/2023 | Project: | 22013 |