



BANNOCK COUNTY

Planning & Development

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

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

SPP230006

Subdivision Preliminary Plat

Status: OPEN

Date Created: October 31, 2023

Case Name:

Ickes Heights Subdivision - Preliminary Plat

Location:

Extension of Ridge View Drive, (private access road)

People

Applicant

Chris Peterson

Surveyor

Dioptra

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

none

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.)

Area of steep slopes

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

Yes

Parcel number(s)

RPR4013026504

Has the property been rezoned?

No

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

No

Section, Township, and Range

S20-T7S-R35E

Total acreage of parcel(s)?

10.27

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

No

Zoning of parcel(s)?

Residential Suburban District

Preliminary Plat Information

Concept Plan Approval Date

8/16/2023 12:00:00AM

Number of Lots

6.00

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

Ickes Heights Subdivision

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

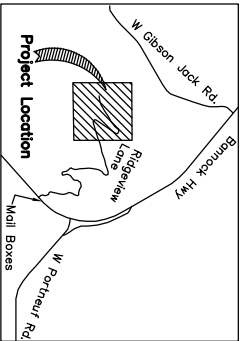
Hearing Date

No Information

ICKES HEIGHTS SUBDIVISION

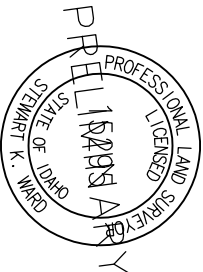
NW 1/4 NW 1/4 SECTION 20,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

Vicinity Map



LEGEND

- Total Parcel Boundary
- New Parcel Lines
- - - Adjoining Parcels
- - - New Easement Lines
- - - Existing Easement Lines
- - - Road Center Line
- - - Natural Drainage Line
- - - Fence Line
- - - Contour 10' Intervals
- Set 5/8" Rebar with Plastic Cap PLS 15295
- Set 1/2" Rebar with Plastic Cap PLS 15295
- Found 1/2" Rebar with Plastic Cap PLS 15295
- △ Found 5/8" Rebar with Plastic Cap PLS 15295
- (R1-) Record Bearing and Distance per ROS Instr. #22201588
- (R2-) Record Bearing and Distance per ROS Instr. #97017168
- (BLM-) Record Bearing and Distance per BLM Survey Approved in 1990



SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed 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.



DIOPTRA

4880 Clover Dell Rd,
Chubbuck, ID 83202
Ph. 208-237-7373
www.dioptrageomatics.com

Chris Peterson

Drawn By: RKK / RTB
Scale: 1"=100'
Date: 11-20-23
Project: 23028

Bart Armstrong
Deed #20618726

James Betty
Deed #22021099

Ridgeview Estates 3
Record of Survey
Instr. #22102542

Ashley Schumacher
Deed #22114738

Residential Suburban (RS)

(BLM-S 89°38' W 1298.22')
(R1-S 89°42'23" W 1298.50')
N 89°42'23" E 1298.50'

Lot 5
1.82 Acres

Lot 6
1.99 Acres

Lot 4
1.52 Acres

Lot 3
1.66 Acres

Lot 2
1.54 Acres

Lot 1
1.74 Acres

Parcel 2(R)
Per ROS #

Parcel 1(R)
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Richard Hobson
Deed #21604953

Residential Suburban (RS)

Record of Survey
Instr. #97017168

Northwest Corner
Section 20
Found Iron Pipe
w/ 3" Brass Cap
per CP&F #612766

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