



BANNOCK COUNTY

Planning & Development

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

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

VAR240001

Variance

Status: OPEN

Date Created: January 12, 2024

Case Name:

Josh Ellis

Location:

, Pocatello, Idaho 83202

People

Applicant

Josh Ellis

Caller

Logun Mitchell

Property Owner

Josh Ellis

Surveyor

Matt Baker

Application Details

Parcel Number(s)

Parcel Number(s)

RPR3803035516, RPR3803035512

Parcel Zoning

Please select your parcel zoning

Residential Suburban

Variance Information

I am seeking a variance from:

Setbacks

My Structure is:

dwelling

Please describe your variance request here:

Change in front right-of-way setback

Address how your application meets the following: The applicant has shown that there is no reasonable alternative.

The house was built before the redesigned road with cul-de-sac and now the road is constructed. We are in the process of platting and we are centering the as-built cul-de-sac in the center of the right-of-way.

Address how your application meets the following: The variance is not conflict with the public interest.

It is appx 600 feet off of Hawthorne road on Lovell Lane, being a dead-end road, making it less visible to the public.

Address how your application meets the following: The variance will not adversely affect adjacent property

The applicant owns the adjacent property to the North. There is the Reider Lateral canal to the East. The nearest dwelling is over 250 feet away.

Address how your application meets the following: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site

The applicant would suffer great hardship due to the cost of the already constructed dwelling and road. Per conversations with the director of Road & Bridge, they would prefer that the as-built cul-de-sac be in the center of the proposed right-of-way.

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

ELLIS ESTATES SUBDIVISION

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

REFERENCE DOCUMENTS

- COC) RECORD INFORMATION PER CITY OF CHUBBUCK CONTROL SURVEY (INST. NO. 20915791)
- DAR) RECORD INFORMATION PER RECORD OF SURVEY FOR DARRIS ELLIS (INST. NO. 89-10920)
- MIK) RECORD INFORMATION PER RECORD OF SURVEY FOR MIKE BRINGHURST (INST. NO. 20415832)
- WD1) RECORD INFORMATION PER WARRANTY DEED FOR TONY HARRIS AND KAREN HARRIS (INST. NO. 20819032)
- WD2) RECORD INFORMATION PER WARRANTY DEED FOR RANDALL DeVITA & SHARON DeVITA (INST. NO. 99002641)

ELLIS ESTATES SUBDIVISION PRELIMINARY PLAT NOTES:

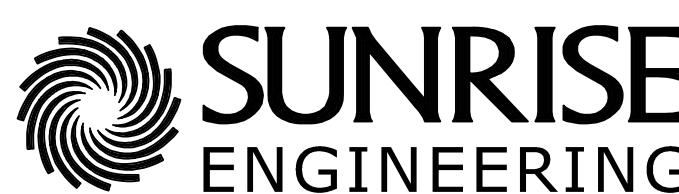
1. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL SUBURBAN. THE PROPOSED USE OF THE PROPERTY IS FOR RESIDENTIAL DEVELOPMENT. LOTS 1-6, BLOCK 1 ARE FOR NEW RESIDENTIAL DEVELOPMENT.
2. LOVELL LANE HAS ALREADY BEEN BUILT TO BANNOCK COUNTY ROAD AND BRIDGE SPECIFICATIONS.
3. THE ROAD-SIDE SWALES WILL BE FOR STORM WATER RETENTION AND WILL BE LANDSCAPED WITH NATIVE GRASSES.
4. THE (6) SIX BUILDABLE LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

COUNTY RECORDER'S CERTIFICATE



ELLIS ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 34 EAST, BOIS
MERIDIAN, BANNOCK COUNTY, IDAHO



CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	206.00'	83°00'00"	298.42'	182.25'	S 02°46'30" E	273.00'
C2	20.00'	55°46'16"	19.47'	10.58'	N 62°21'50" E	18.71'
C3	60.00'	291°32'32"	305.30'	40.82'	N 00°14'58" E	67.50'
C4	20.00'	55°46'16"	19.47'	10.58'	N 61°51'54" W	18.71'