

**SPP-24-1**

Subdivision Preliminary
Plat Application

Status: Active

Submitted On: 3/28/2024





Primary Location

13578 N. Hawthorne
Chubbuck, ID 83202

Owner

Josh Ellis
722 Lucy Chubbuck, ID 83202

Applicant

 Matt Baker
 208-380-9871
matt.baker@sunrise-
 eng.com
 600 E Oak St
Pocatello, Id 83201

Owner/Developer Information

Are the Owner and Developer the same?



Owner Name*

Josh Ellis

Street Address*

722 Lucy

City*

Chubbuck

State*

ID

Zip Code*

83202

Phone Number*

208.223.7117

Email*

ellijosh@msn.com

Site Information

Proposed Subdivision Name*

Ellis Estates Subdivision

Parcel Number(s) *

RPR3803035516, RPR3803035512

Proposed Number of Lots*

6

Concept Plan Approval Date*

03/14/2024

Quarter*

nw

Section*

27

Township*

5s

Range*

34e

Total acreage of parcel(s)?*

10.16

Zoning of parcel(s)?*

Residential Suburban District

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

n/a

Existing deed restrictions, easements, and rights-of ways*

yes, Lovell Lane has been constructed. See easement on MLD inst. no. 22206829

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

Yes, 1 existing dwelling under construction w/well and septic

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Matt Baker

Phone Number*

208.380.9871

Email *

matt.baker@sunrise-eng.com

Preliminary Plat Information

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, and has been constructed, and design deviations have been granted

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.*

No it is a cul-de-sac, and there is a canal

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

yes

Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge. *



 Electronic Signature [Typed Name of Applicant]*
Matt Baker

Date of Signature*
03/27/2024

P&Z Council Meeting Information

 Scheduled Meeting Date

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 Council Decision

 Date of Recorded Findings

—

 Findings Inst. #

 Appeal Window Opens

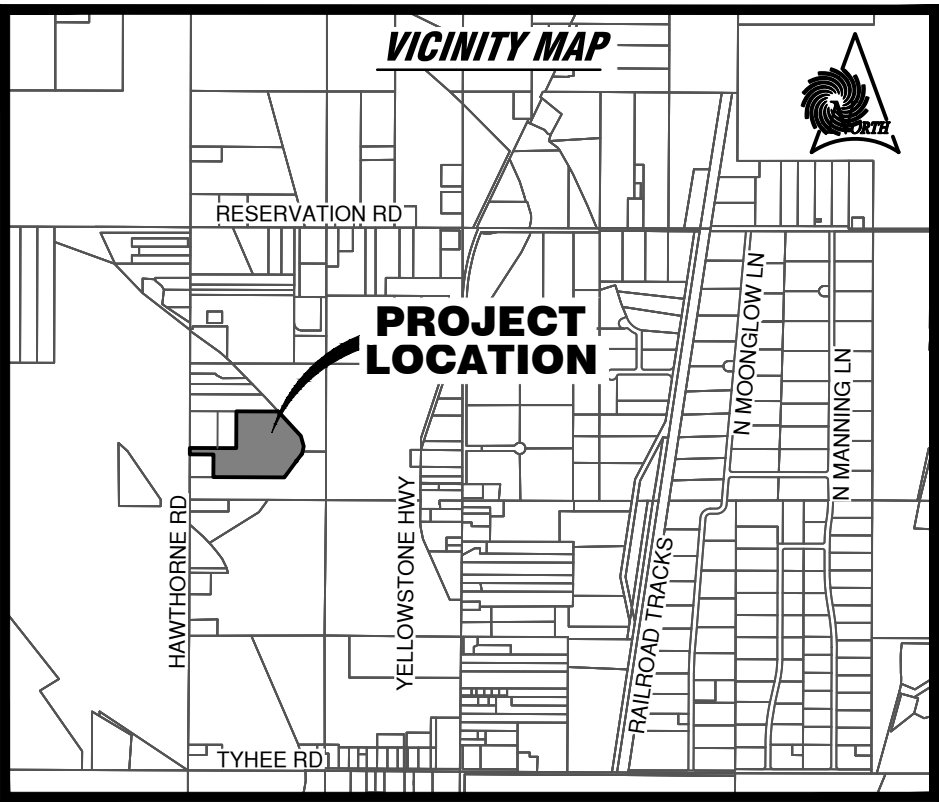
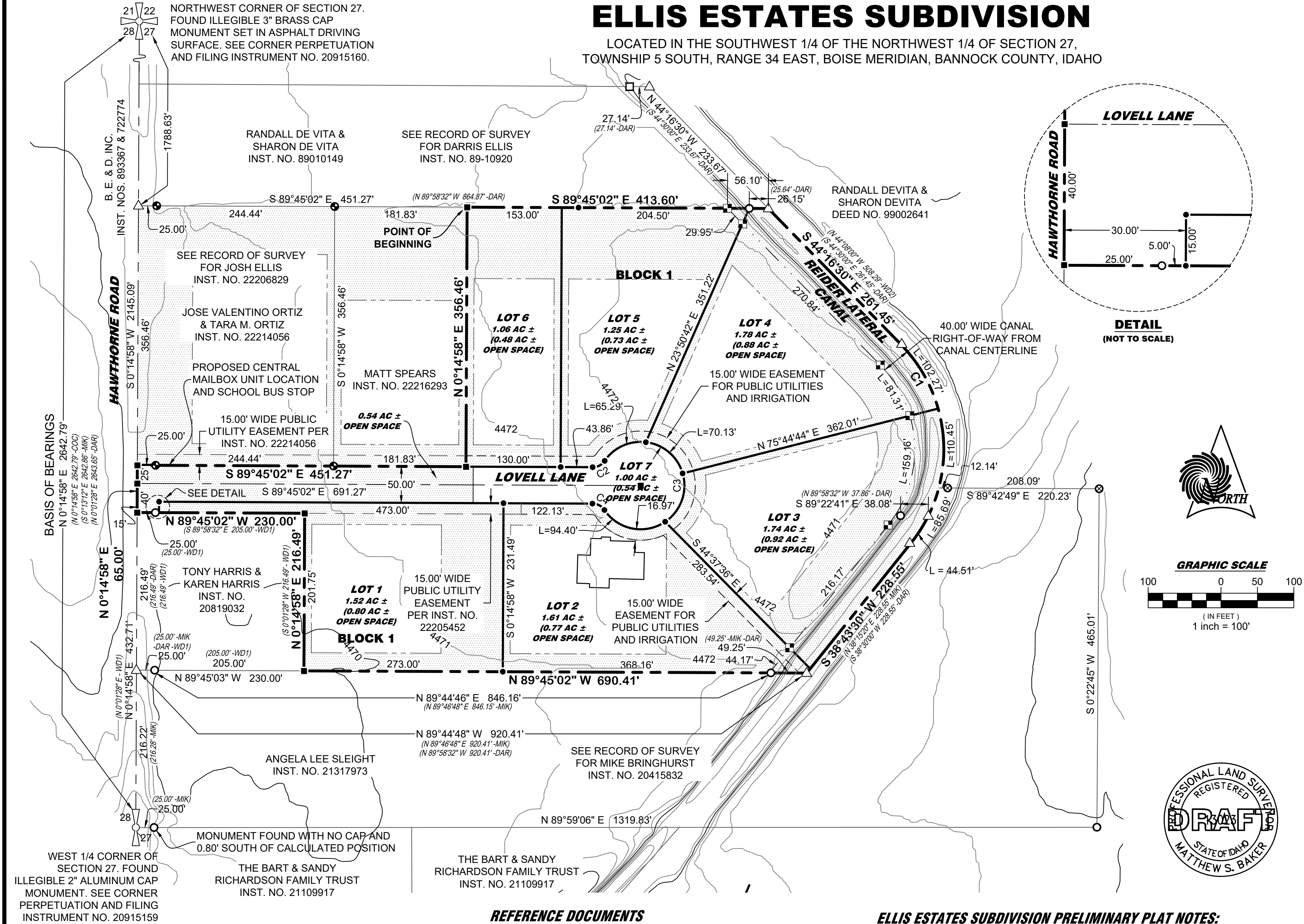
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 Appeal Window Closes

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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



- LEGEND**
- SECTION CORNER AS NOTED
 - 1/4 CORNER AS NOTED
 - FOUND 1/2" REBAR WITH NO CAP
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 5360"
 - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971"
 - FOUND 5/8" REBAR WITH ILLEGIBLE 2" ALUMINUM CAP MONUMENT
 - CALCULATED POSITION. NOTHING FOUND OR SET.
 - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023"
 - SET 5/8" BY 24" REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
 - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023" AS WITNESS MONUMENT (SEE NOTE 5)
 - 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
 - SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - STREET CENTERLINE
 - SECTION LINE
 - EASEMENT SIDELINE
 - EXISTING EASEMENT SIDELINE
 - ADJACENT BOUNDARY LINE
 - CANAL RIGHT-OF-WAY LINE
 - OPEN SPACE

BASIS OF BEARINGS

THE WEST LINE OF SECTION 27 WAS ASSUMED TO BE NORTH 0°14'58" EAST BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 27 AS SHOWN ON THE CONTROL SURVEY FOR THE CITY OF CHUBBUCK (INST. NO. 20915791) PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

#	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'

- 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:**
- 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.
 - LOVELL LANE HAS ALREADY BEEN BUILT TO BANNOCK COUNTY ROAD AND BRIDGE SPECIFICATIONS AND IS ONE ACRE IN SIZE.
 - THE ROAD-SIDE SWALES WILL BE FOR STORM WATER RETENTION AND WILL BE LANDSCAPED WITH NATIVE GRASSES.
 - 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, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SUNRISE ENGINEERING

REVISIONS	SURVEYED BY:	SRM, PS
1.	OFFICE WORK BY:	MSB, MLM, SOB
2.	DATE:	March 28, 2024
DRAWING: P:\Ellis, Josh\09700-Hawthorne Rd County Subdivision - 21-038\ SURVEY\CAD\01-10-24 Ellis Estates-FP (V4).dwg		
SCALE: 1 INCH = 100 FEET	PROJECT NO:	09700
		SHEET 1 OF 2