



Bannock County, ID

3/28/2024

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*	Phone Number*
Matt Baker	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

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■ Findings Inst. #

■ Appeal Window Opens

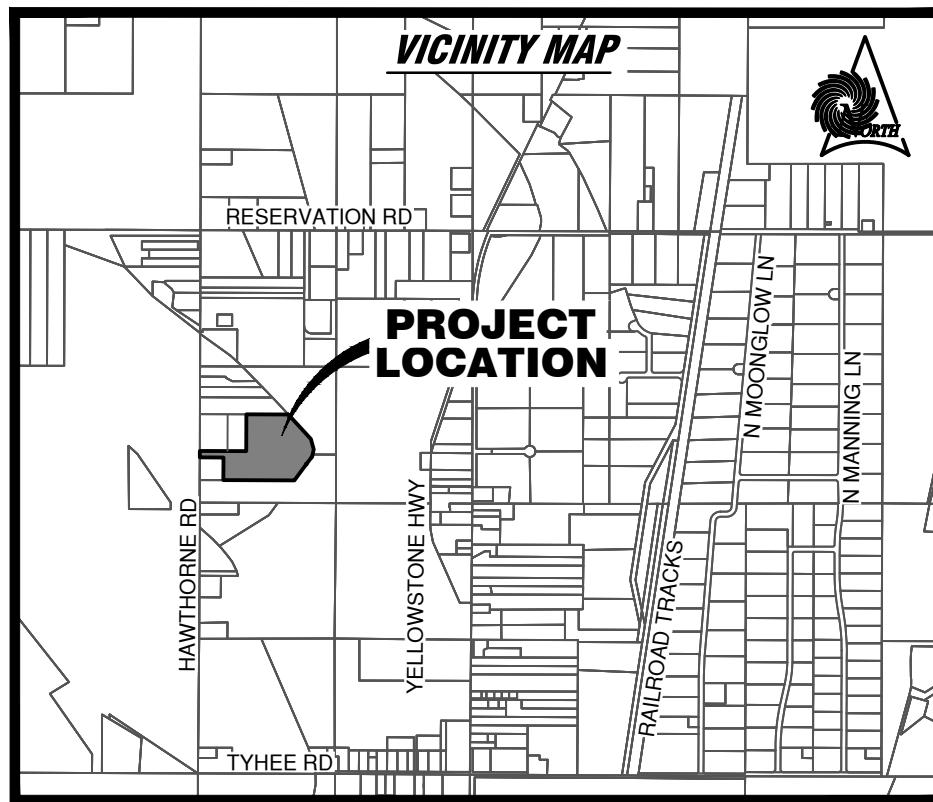
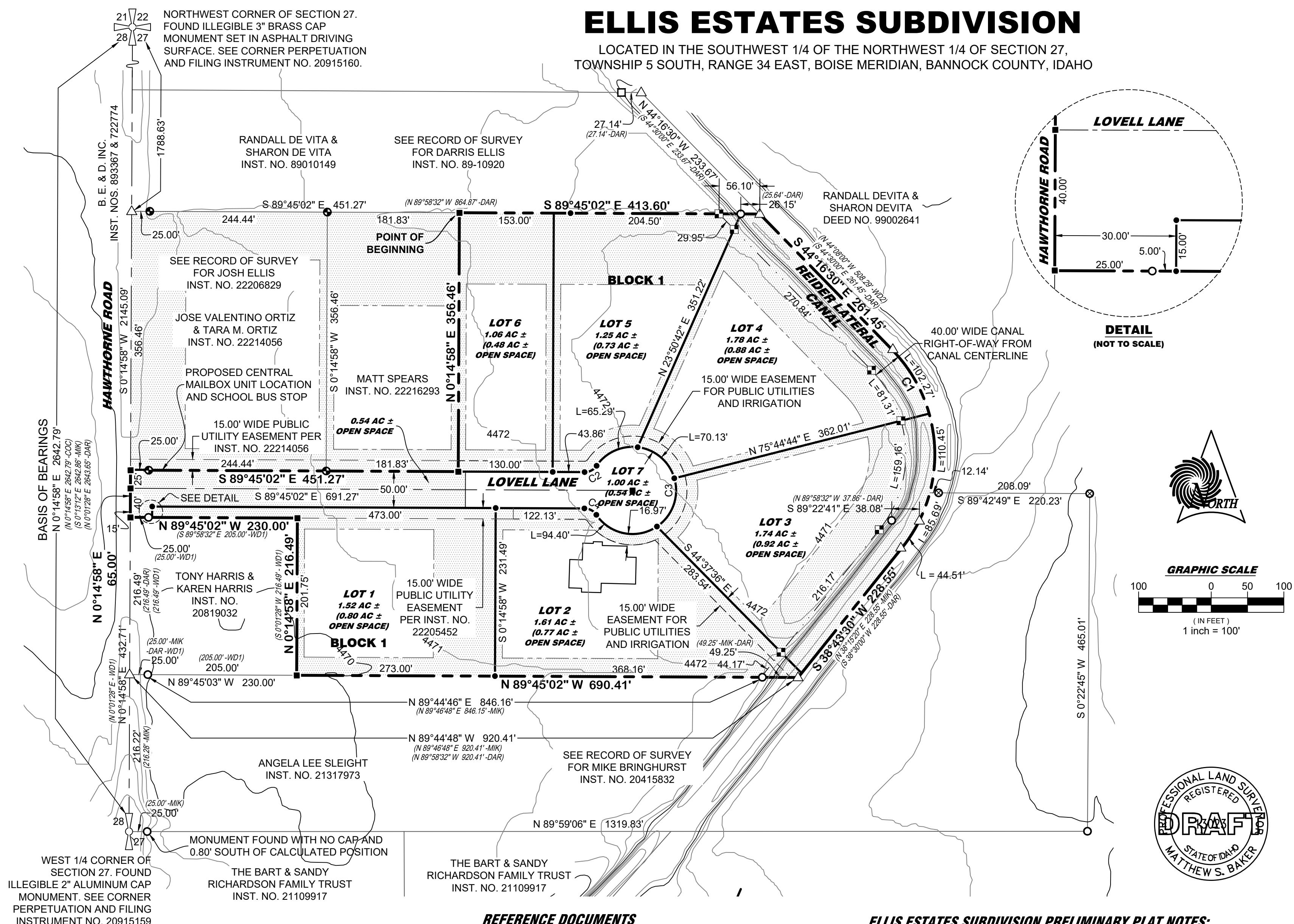
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■ Appeal Window Closes

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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

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\SURVEYCAD\01-10-24 Ellis Estates-FP (V4).dwg
	SCALE:	1 INCH = 100 FEET
	PROJECT NO:	09700
	SHEET 1 OF 2	