



Bannock County, ID

4/24/2024

SCP-24-2	Primary Location	Applicant
Subdivision Concept Plan Application	No location	Stewart Ward
Status: Active		208-237-7373
Submitted On: 4/15/2024		stewart@dioptrageomatics.com
		4880 Clover Dell Rd
		Pocatello, ID 83202

Owner/Developer Information

Are the Owner and Developer the same?



Owner Name*

C & N LLC

Street Address*

13104 W. Tyhee Rd

City*

Pocatello

State*

ID

Zip Code*

83202

Email Address*

springcreekhomes.nick@gmail.com

Phone Number*

208-241-1980

Site Information

Proposed Subdivision Name*

Stan's Industrial Park

Parcel Number(s)*

RPR4013006001, RPR4013006002

Number of Lots *	Quarter
10	SE
Section	Township
8	7 South
Range	
35 East	

Subdivision Information

Current zoning*	Proposed uses of the property*
Multiple Use	Commercial
Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.*	Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.*
City of Pocatello water and sewer mainlines, fire hydrants, 50-foot wide public road, other public utilities are needed or required	existing 60-foot wide access easement across parcel RPR4013006001, this easement will be vacated
Statement describing proposed water supply, sewage disposal, and drainage.*	Proposed utilities and location/placement of utilities.*
water will be provided by City of Pocatello, sewer will be provided by City of Pocatello, stormwater will be detained in stormwater ponds as shown on the concept plan	water and sewer will be installed within the public right-of-way; power, communications, other public utilities will be installed in the 10-foot wide public utility easement

Proposed fire suppression and prevention measures.*
fire hydrants will be installed

Proposed road name(s)* 
Stan's Way

Will this be an Open Space designed subdivision? 

*

No

Which design deviation will you be requesting?*
Section 404 Lots

Explain the requested design deviation*

This development is a PUD and is requesting smaller lot sizes and density than is permitted in a Multiple Use Zone.

All design deviations were discussed in the Pre-Development meeting with County Commissioners and County Planning and Development Council and Staff.

Will this be a phased subdivision?*

No

Comments from Reviewing Agencies* 

City of Pocatello - pending annexation on property, will be designated as Residential/Commercial/Professional zone

ITD - no issue with the development

IGC - 10" utility easement has been identified

Subdivision Pre-development Meeting

Pre-development Meeting Date

03/19/2024

Comments from Pre-development Meeting 

See attached letter

Engineer/Planner/Surveyor Information**Engineer/Planner/Surveyor Name**

Stewart Ward

Email

stewart@dioptrageomatics.com

Phone Number

208-237-7373

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]*



Stewart Ward

Date of Signature*

04/15/2024

P&Z Council Public Hearing Information **Hearing Date**

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Council Decision

 **Date of Recorded Council Findings**

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 **Findings Inst. #**

 **Appeal Window Opens**

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 **Appeal Window Closes**

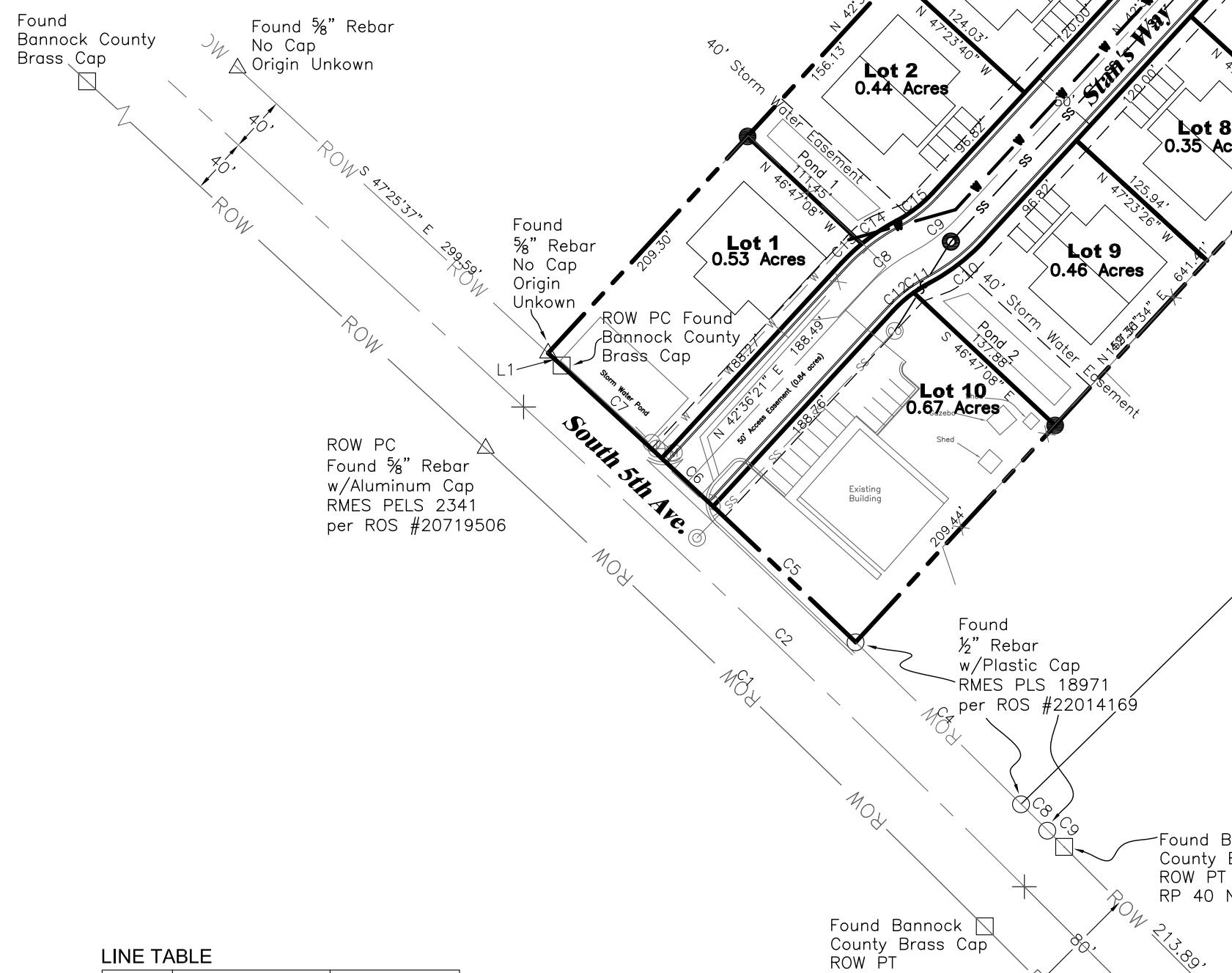
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STAN'S INDUSTRIAL PARK

LOCATED IN SE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

NOTES

- Development contains 10 lots. 8 new buildable lots and 2 lots with existing structures and businesses.
- Development will be serviced by City of Pocatello water and sewer.
- Stan's Way will be dedicated to the public as public road right-of-way.
- Stormwater will be detained in the designated stormwater ponds.
- The Utility Connection Annexation Covenant with the City of Pocatello is recorded as Instrument #22208790.
- 10-foot public utility easement along both sides of Stan's Way.
- A temporary cul-de-sac turnaround will be constructed as part of this development. At the time which Stan's Way is extended or connected to another road, the temporary cul-de-sac easement will be vacated.
- Lot 6 is a non-buildable lot until the temporary cul-de-sac easement is vacated.

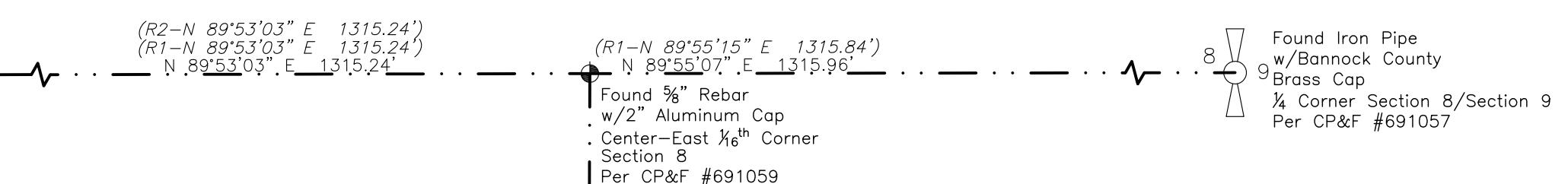


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°25'37" E	13.06'
(R3-L1)	(N 47°38' W)	(13.05')

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	494.57'	11790.00'	494.53'	S 46°13'31" E	2°24'12"
(R1-C1)	(477.92')	(11500.00')	(477.89')	(S 46°14'11" E)	(2°22'52")
C2	492.89'	11750.00'	492.85'	S 46°13'31" E	2°24'12"
(ITD-C2)	(493.3')	(11460')	—	—	(2°28')
C3	491.21'	11710.00'	491.18'	S 46°13'31" E	2°24'12"
C4	286.91'	11790.00'	286.91'	S 46°43'47" E	1°23'40"
(R1-C4)	(286.95')	(11500.00')	(286.94')	(S 46°42'44" E)	(1°25'47")
(R3-C4)	(286.95')	—	—	—	—
C5	121.98'	11790.00'	121.98'	S 47°07'50" E	0°35'34"
C6	164.94'	11790.00'	164.94'	S 46°26'00" E	0°48'06"
C7	164.56'	11790.00'	164.56'	S 45°37'58" E	0°47'59"
(R1-C7)	(190.97')	(11500.00')	(190.97')	(S 45°31'18" E)	(0°57'05")
C8	26.48'	11790.00'	26.48'	S 45°10'07" E	0°07'43"
(R1-C8)	(26.46')	(11500.00')	(26.46')	(S 45°06'42" E)	(0°07'55")
C9	16.62'	11790.00'	16.62'	S 45°03'50" E	0°04'51"



Found 1/2" Rebar w/Plastic Cap SCS PLS 9168

Big Bear Holdings Deed #22313170

Found 3/4" Rebar No Cap Origin Unknown

Found 1/2" Rebar No Cap Unknown Origin See Note #4

Found 1/2" Iron Pipe Unknown Origin

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