



Bannock County, ID

5/22/2024

**SPP-24-3**

Subdivision Preliminary

Plat Application

Status: Active

Submitted On: 4/17/2024

Primary Location

,

Owner

Applicant

Jose Nava

208-317-6189

navajos3@isu.edu

1290 Mountain West Dr.

Pocatello, Idaho 83202

## Owner/Developer Information

**Are the Owner and Developer the same?****Owner Name\***

Noel Swen Olsen

**Street Address\***

25450 OLD MALAD HWY

**City\***

DOWNEY

**State\***

ID

**Zip Code\***

83234

**Phone Number\***

(435) 225-2431

**Email\***

envisioncalene@gmail.com

## Site Information

**Proposed Subdivision Name\*** We The People Estates      **Parcel Number(s) \*** RPR4471005406

**Proposed Number of Lots\*** 3      **Concept Plan Approval Date\*** 03/14/2024

**Quarter\*** NE, SE, SW      **Section\*** 7

**Township\*** 12 South      **Range\*** 37 East

**Total acreage of parcel(s)?\*** 94.86      **Zoning of parcel(s)?\*** Agricultural District

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

flat ground with possible drainage area

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

No Current easements or restrictions shown on the existing deed. Property adjoins Old Malad Highway on its Northwesterly boundary. There may be an existing blanket easement over the electrical transmission line

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

Lot 1 will have an existing home with private well and septic

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## Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name\*

Jose T. Nava

Phone Number\*

2083176189

Email \*

gvedraft@gmail.com

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## 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 to the best of my knowledge

2. The street plan for the proposed subdivision will permit its development in accordance with this code.\*

Yes. Proposed shared access for Lots 1&2 and vacation of existing home approach

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.\*

Access will be from existing Old Malad Highway. No Right-of-Way being dedicated to the county, however, a 15' public utility easement is being proposed adjoining the Right-of-Way of Old Malad Highway.

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

Yes

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## Acknowledgement

I hereby acknowledge that I have read this ? **Electronic Signature [Typed Name of Applicant]\***  
application and state that the information on this ? **Jose T. Nava**  
application is correct to the best of my  
knowledge.\*



**Date of Signature\***

04/02/2024

## LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- SET 5/8" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- FOUND 5/8" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 9169 OR OTHERWISE NOTED
- FOUND 2" ALUMINUM CAP OR BRASS CAP MONUMENT AS NOTED FOR SECTION CONTROL
- FOUND BRASS CAP RIGHT OF WAY MONUMENT OR AS NOTED
- △ CALCULATED POSITION NOTHING FOUND OR SET

**WE THE PEOPLE ESTATES**  
**LOCATED IN A PART OF THE**  
**E 1/2,**  
**AND PART OF THE**  
**NE 1/4 OF SW 1/4**  
**SECTION 7**  
**T. 12 S., R. 37 E., B.M.,**  
**BANNOCK COUNTY, IDAHO**

FOUND OR SET SECTION CONTROL MONUMENTS AS NOTED

SECTION LINE  
EASEMENT LINE AS NOTED  
STATE HIGHWAY RIGHT OF WAY

ROAD CENTERLINE  
PROPOSED BOUNDARY

EXISTING DEED LINES

EXISTING OVERHEAD POWER LINE

EXISTING DRIVEWAY/ FIELD ROAD AS NOTED

EXISTING FENCELINE

EXISTING WELL

DESIGNATED OPEN SPACE AREA

(R1) BEAR/DIST PER RECORD OF SURVEY INST. NO. 20523452

(R2) BEAR/DIST PER RECORD OF SURVEY INST. NO. 20717108

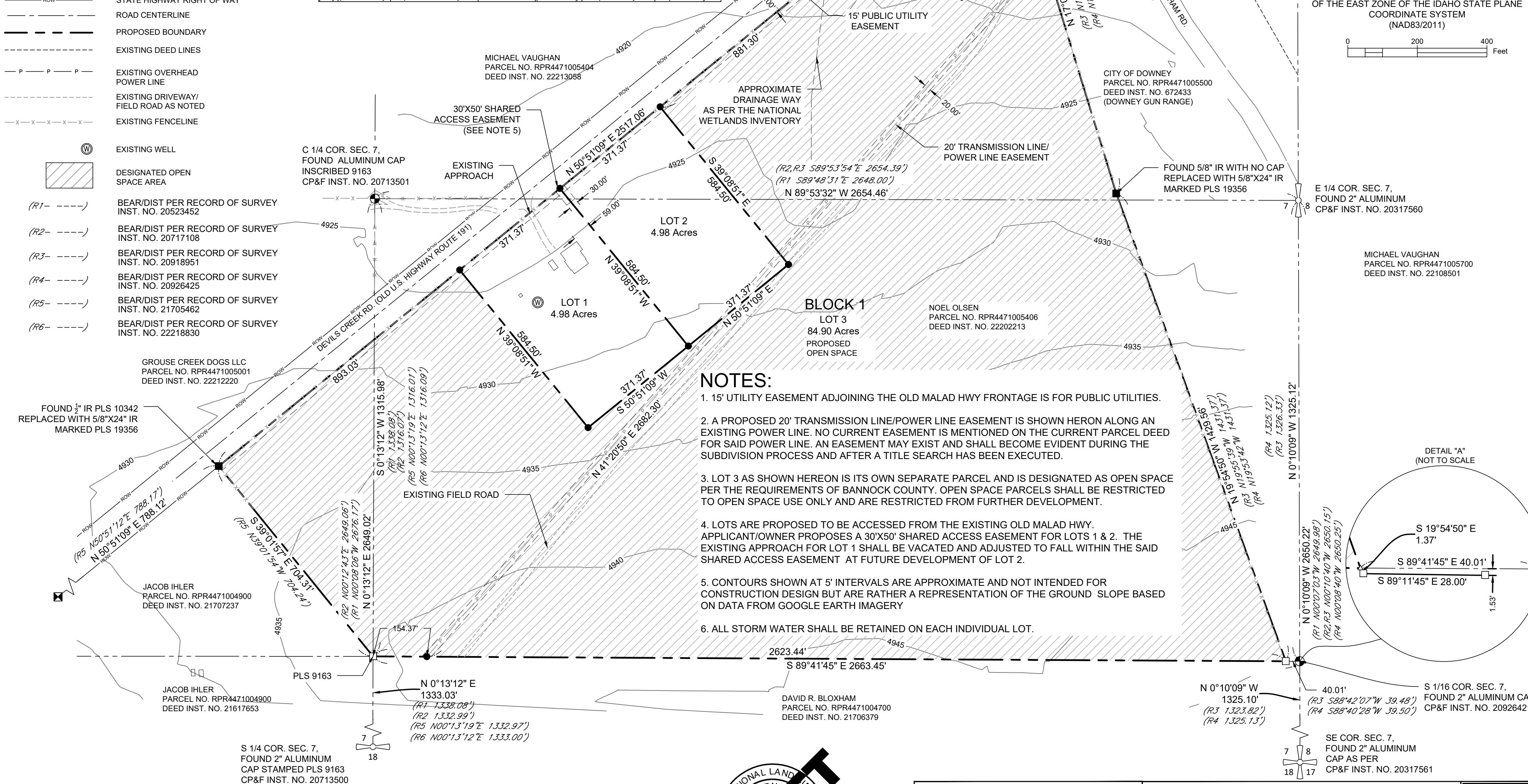
(R3) BEAR/DIST PER RECORD OF SURVEY INST. NO. 20918951

(R4) BEAR/DIST PER RECORD OF SURVEY INST. NO. 20926425

(R5) BEAR/DIST PER RECORD OF SURVEY INST. NO. 21705462

(R6) BEAR/DIST PER RECORD OF SURVEY INST. NO. 22218830

CURVE TABLE						
#	D ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CH LENGTH
C1	16°17'46"	S 42°42'16" W (N42°44'01"E) (N42°43'02"E)	212.26'	1482.50' (1482.39') (1482.39')	421.66' (421.39') (421.41')	420.24' (419.98') (419.99')
(R3) (R4)	(16°17'46") (16°17'16")					



**GVE**  
**DRAFTING AND LAND SURVEYING**  
**1290 MOUNTAIN WEST DR.**  
**POCATELLO ID. 83202**  
**208-317-6189 CELL**

**PRELIMINARY PLAT/**  
**CONTOUR & DRAINAGE PLAN**  
**WE THE PEOPLE ESTATES**  
**LOCATED IN PART OF THE E 1/2 AND**  
**PART OF THE NE 1/4 OF SW 1/4**  
**SECTION 7, T. 12 S., R. 37 E., B.M.,**  
**BANNOCK COUNTY, IDAHO**

DRAWN BY:  
PLM/JN  
PROJECT NO:  
23-026  
DATE:  
04/02/2024  
SHEET:  
1 of 1

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INST. NO. 20717108  
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INST. NO. 20918951  
BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 20926425  
BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 21705462  
BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 22218830

FOUND 1" IR PLS 10342  
REPLACED WITH 5/8"X24" IR  
MARKED PLS 19356

JACOB IHLER  
PARCEL NO. RPR4471004900  
DEED INST. NO. 21707237

JACOB IHLER  
PARCEL NO. RPR4471004900  
DEED INST. NO. 21617653

S 1/4 COR. SEC. 7,  
FOUND 2" ALUMINUM  
CAP STAMPED PLS 9163  
CP&F INST. NO. 20713500

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SECTION LINE

EASEMENT LINE AS NOTED

STATE HIGHWAY RIGHT OF WAY

ROAD CENTERLINE

PROPOSED BOUNDARY

EXISTING DEED LINES

EXISTING OVERHEAD POWER LINE

EXISTING DRIVEWAY/ FIELD ROAD AS NOTED

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INST. NO. 20918951  
BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 20926425

BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 21705462  
BEAR/DIST PER RECORD OF SURVEY  
INST. NO. 22218830

GROUSE CREEK DOGS LLC  
PARCEL NO. RPR4471005001  
DEED INST. NO. 22212220

DEVILS CREEK RD (OLD U.S. HIGHWAY ROUTE 191)

EXISTING FIELD ROAD

