



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 Northwestern 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

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Jose T. Nava

Phone Number*

2083176189

Email *

gvedraft@gmail.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 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

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]***

Jose T. Nava

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 LS 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

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

BEAR/DIST PER RECORD OF SURVEY INST. NO. 20523452

BEAR/DIST PER RECORD OF SURVEY INST. NO. 20717108

BEAR/DIST PER RECORD OF SURVEY 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

FOUND 1/2" 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

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

CURVE TABLE

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

MICHAEL VAUGHAN
PARCEL NO. RPR4471005404
DEED INST. NO. 22213085

C 1/4 COR. SEC. 7,
FOUND ALUMINUM CAP
INSCRIBED 9163
CP&F INST. NO. 20713501

EXISTING APPROACH

30'X50' SHARED
ACCESS EASEMENT
(SEE NOTE 5)

LOT 2
4.98 Acres

LOT 1
4.98 Acres

BLOCK 1
LOT 3
84.90 Acres
PROPOSED
OPEN SPACE

NOEL OLSEN
PARCEL NO. RPR4471005406
DEED INST. NO. 22202213

CITY OF DOWNEY
PARCEL NO. RPR4471005500
DEED INST. NO. 672433
(DOWNEY GUN RANGE)

FOUND 5/8" IR WITH NO CAP
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NOTES:

- 15' UTILITY EASEMENT ADJOINING THE OLD MALAD HWY FRONTAGE IS FOR PUBLIC UTILITIES.
- A PROPOSED 20' TRANSMISSION LINE/POWER LINE EASEMENT IS SHOWN HEREON ALONG AN EXISTING POWER LINE. NO CURRENT EASEMENT IS MENTIONED ON THE CURRENT PARCEL DEED FOR SAID POWER LINE. AN EASEMENT MAY EXIST AND SHALL BECOME EVIDENT DURING THE SUBDIVISION PROCESS AND AFTER A TITLE SEARCH HAS BEEN EXECUTED.
- LOT 3 AS SHOWN HEREON IS ITS OWN SEPARATE PARCEL AND IS DESIGNATED AS OPEN SPACE PER THE REQUIREMENTS OF BANNOCK COUNTY. OPEN SPACE PARCELS SHALL BE RESTRICTED TO OPEN SPACE USE ONLY AND ARE RESTRICTED FROM FURTHER DEVELOPMENT.
- LOTS ARE PROPOSED TO BE ACCESSED FROM THE EXISTING OLD MALAD HWY. APPLICANT/OWNER PROPOSES A 30'X50' SHARED ACCESS EASEMENT FOR LOTS 1 & 2. THE EXISTING APPROACH FOR LOT 1 SHALL BE VACATED AND ADJUSTED TO FALL WITHIN THE SAID SHARED ACCESS EASEMENT AT FUTURE DEVELOPMENT OF LOT 2.
- CONTOURS SHOWN AT 5' INTERVALS ARE APPROXIMATE AND NOT INTENDED FOR CONSTRUCTION DESIGN BUT ARE RATHER A REPRESENTATION OF THE GROUND SLOPE BASED ON DATA FROM GOOGLE EARTH IMAGERY
- ALL STORM WATER SHALL BE RETAINED ON EACH INDIVIDUAL LOT.



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

PRELIMINARY PLAT/
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LOCATED IN PART OF THE E 1/2 AND
PART OF THE NE 1/4 OF SW 1/4
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DRAWN BY:
PLM/JN
PROJECT NO:
23-026
DATE:
04/02/2024
SHEET:
1 of 1

SCALE: 18 x 24
1 IN. = 200 FT.

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL MERIDIAN
OF THE EAST ZONE OF THE IDAHO STATE PLANE
COORDINATE SYSTEM
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DETAIL "A"
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S 19°54'50" E
1.37'
S 89°41'45" E 40.01'
S 89°11'45" E 28.00'

(R1 N00°07'03"W 2649.98')
(R2 R3 N00°10'40"W 2650.15')
(R4 N00°08'40"W 2650.25')

(R1 1338.08')
(R2 1332.99')
(R3 1323.82')
(R4 1325.13')

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CP&F INST. NO. 20317561

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