



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

VAR230008

Variance

Status: OPEN

Date Created: September 26, 2023

Case Name:

SOUTH HILLS

Location:

SOUTH 5TH AVE, POCATELLO IDAHO

People

Applicant

JONATHAN VINCENT

Property Owner

JONATHAN VINCENT

Application Details

Parcel Number(s)

Parcel Number(s)

RPR4013005704

Parcel Zoning

Please select your parcel zoning

Multiple Use

Variance Information

I am seeking a variance from:

Other

My Structure is:

CONNECTED 4 PLEXES

Please describe your variance request here:

ASKING FOR VARIANCE FROM 20' TO 10'. SAME SETBACK USED ON THE CLIFFS FOR BACKYARD SETBACKS. I AM REQUESTING A VARIANCE FROM LOT SIZE FROM THE COMMERCIAL GENERAL ZONING DISTRICT.

Address how your application meets the following:The applicant has shown that there is no reasonable alternative.

DUE TO THE ANGLED BACK PROPERTY LINE SOME OF THE BUILDINGS WILL BE BETWEEN 10' AND 20' FROM THE BACK PROPERTY LINE.

Address how your application meets the following:The variance is not conflict with the public interest.

BEING 10' TO THE BACK PROPERTY LINE DOES NOT ENCROACH OR AFFECT ANY STRUCTURES OR PROPERTIES TO THE REAR OF OUR PROPOSED BUILDINGS.

Address how your application meets the following:The variance will not adversely affect adjacent property

A 10' SETBACK HAS BEEN USED ON SIMILIAR PROJECTS IN THE AREA (THE CLIFFS SUBDIVISION) WITH NO ADVERSE AFFECT TO NEIGHBORING PROPERTIES. IT WOULD HAVE EVEN LESS IMPACT ON THEIS PROPERTY WITH NO STUCTURES CLOSE TO THE REAR PROPERTY LINE.

Address how your application meets the following:If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site

IF DENIED THERE WOULD NOT BE ENOUGH ROOM ON THE SITE TO BUILD THE PROPOSED SUBDIVISION. IT WOULD ELIMINATED NEEDED PARKING AND NO ALLOW SPACE FOR LANDSCAPING AND WATER RETENTION.

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

Hearing Date

No Information

Request for Variance Extension

May 13th 2024

Bannock County Staff,

I Jonathan Vincent, Owner of approximately 4.25 acres, known as a portion of RPR4013005704, request a variance extension for VAR230008. This is a variance that was heard by the Bannock County Planning & Development Council on November 15th, 2024. Attached you will find the Warranty Deed and original copy of the council findings for the variance.

Thanks

Jonathan Vincent

A handwritten signature in black ink, appearing to be 'Jonathan Vincent', with a large, stylized loop at the end.

Owner of Gate City Builders



WARRANTY DEED

Alliance Title & Escrow, LLC Order No. 638283

FOR VALUE RECEIVED

Gary Ratliff and Jennie Ratliff, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

~~Jonathan Vincent, a~~ married man as his sole
~~Safe City Builders & Development Co~~ and separate property

whose current address is

975 E. Pidcock Rd.
Inkom, ID 83245

the grantee(s), the following described premises, in Bannock County, Idaho, TO WIT:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 6, 2024

A handwritten signature of Gary Ratliff in black ink.

Gary Ratliff

A handwritten signature of Jennie Ratliff in black ink.

Jennie Ratliff

State of Idaho } ss
County of Bannock }

On this 3 day of May, 2024, before me, Kellie Noesen, a Notary Public in and for said state, personally appeared Gary Ratliff and Jennie Ratliff, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

A handwritten signature of Kellie Noesen in black ink.

Notary Public for the State of Idaho
Residing at: Pocatello, ID
Commission Expires: 2/24/2028

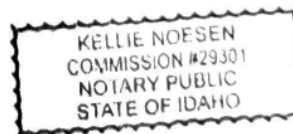


EXHIBIT "A"

638283

A Parcel of land located in the Southeast Quarter of Section 8, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the South Quarter corner of Section 8, being monumented by a 5/8 inch rebar with aluminum cap and 100.00 foot witness monument as described in corner perpetuation and filing Inst. No. 812362;

Thence North 89°53'19" East, along the South line of Section 8, a distance of 1726.42 feet to a point on the Northerly right of way of South 5th Avenue, being monumented by a 3 inch Bannock County Brass Cap Monument;

Thence North 45°02'51" West, leaving the South line of Section 8 and following along said Northerly right of way of South 5th Avenue, a distance of 992.15 feet to a point of tangency with a 11500.00-foot-radius curve whose center bears South 44°57'15" West;

Thence following along said curve counterclockwise for an arc length of 26.46 feet through a central angle of 00°07'55" (the chord of said curve bears North 45°06'42" West a distance of 26.46 feet) being the point of beginning;

Thence continuing along said curve counterclockwise for an arc length of 164.51 feet through a central angle of 00°49'11" (the chord of said curve bears North 45°35'15" West a distance of 164.51 feet) to the Southeast corner of a parcel of land belonging to C&N LLC (Record Inst. No. 22213659);

Thence North 42°36'21" East, leaving the North right of way line of South 5th Avenue and following along the Southeasterly boundary lines of parcels of land belonging to C&N LLC (record Inst. No. 22213659) and Stanley L. Henson (Record Inst. No. 22201169), a distance of 641.50 feet;

Thence North 45°16'47" East, leaving said Southeasterly boundary line of the parcel of land belonging to Stanley L. Henson, a distance of 292.78 feet;

Thence South 44°25'59" East a distance of 192.27 feet;

Thence South 36°42'37" West a distance of 76.19 feet;

Thence North 89°47'08" East a distance of 2.20 feet;

Thence South 00°14'24" West, along the West boundary line of a parcel of land belonging to Kirk Valentine (Record Inst. No. 22214086), a distance of 26.07 feet;

Thence South 45°34'01" West, continuing along said West boundary line of a parcel of land belonging to Kirk Valentine, a distance of 300.56;

Thence South 44°25'36" East, leaving said West boundary line of a parcel of land belonging to Kirk Valentine, a distance of 25.00 feet to a point on the centerline of Valentine Lane;

Thence South 45°34'01" West, along said centerline of Valentine Lane, a distance of 537.52 feet to the point of beginning more or less.

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- JONATHAN VINCENT

PUBLIC HEARING: November 15, 2023

FILE #: VAR230008
LOCATION: RPR4013005704, currently unaddressed.

APPLICANT

Jonathan Vincent
975 E. Pidcock Road
Inkom, ID 83245

OWNER:

Gary Ratliff
1108 S. Main Street Suite F
Pocatello, ID 83201

REQUEST & BACKGROUND: Applicant, Jonathan Vincent, on behalf of Gary Ratliff, seeks a variance, from §367 – Building Bulk and Placement Standards, in the Commercial General Zoning District of the Bannock County Zoning Ordinance. Applicant requests to reduce the 1-acre minimum lot size to 0.06 acres and reduce the minimum required rear yard setback from 20' to 10', for residential 4 plexes, located within proposed platted subdivision, South Hills Subdivision.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONING: Multiple Use

DESIGNATION: Commercial General

PROPERTY SIZE: ~ 4.24 acres

VIEWS: The property is visible from all directions

EXISTING STRUCTURES: None

AREA OF CITY IMPACT: City of Pocatello

NOTICE AND TESTIMONY REQUIREMENTS:

Notice of the public hearing was completed according to statutory requirements. Public comment was taken according to statutory requirements.