



SCP-24-5

Subdivision Concept  
Plan Application

Status: Active  
Submitted On: 8/14/2024

Primary Location

2066 N PATTON  
Rural Subs , ID 832040000

Owner

ABBEY R H/W HODGE  
2066 N PATTON DR  
POCATELLO, ID 832040000

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\*

Daniel Hodge

Street Address\*

2066 North Patton dr.

City\*

Pocatello

State\*

Id

Zip Code\*

83204

Email Address\*

hodgeelectric@gmail.com

Phone Number\*

2082214540

Site Information

|                              |                              |
|------------------------------|------------------------------|
| Proposed Subdivision Name*   | Parcel Number(s)*            |
| Mink Creek Meadows Amendment | RPRRMIC002000, RPRRMIC002100 |
| Number of Lots *             | Quarter                      |
| 2                            |                              |
| Section                      | Township                     |
| 20                           | 7S                           |
| Range                        |                              |
| 35E                          |                              |

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Subdivision Information

|   |  |
|---|--|
| Current zoning*   | Proposed uses of the property*   |
| Residential Rural   | Residential  |
| 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.*          |
| proposed construction of shop upon approval of re-plat  | 30' drainage easement and utility easements as per Mink Creek Meadows Subdivision Inst. No. 20804758 |

Statement describing proposed water supply, sewage disposal, and drainage.\*

Existing service from the city of Pocatello municipal water system.  
Existing septic systems on both lots.  
Drainage on each individual lot.

Proposed utilities and location/placement of utilities.\*

existing utilities adjoining the right of way of Patton Dr.

Proposed fire suppression and prevention measures.\*

city water system.

Proposed road name(s)\* ?

N/A existing approaches to Patton Dr.

Will this be an Open Space designed subdivision? ?  
\*

No

Will this be a phased subdivision?\*

No

Comments from Reviewing Agencies\* ?

see Application Attachments for agency comments.

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## Subdivision Pre-development Meeting

Pre-development Meeting Date

07/17/2024

Comments from Pre-development Meeting ?

see SPD-24-3 Pre Development Letter

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## Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name

Jose T. Nava

Email

gvedraft@gmail.com

Phone Number

(208)317-6189

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## 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\*

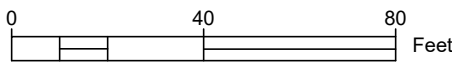
08/14/2024

MINK CREEK MEADOWS AMENDMENT  
A RE-PLAT  
OF LOTS  
9 & 10 IN BLOCK 3,  
MINK CREEK MEADOWS SUBDIVISION  
INST. NO. 20804758,  
SECTION 20,  
T. 7 S., R. 35 E., B.M.,  
BANNOCK COUNTY, IDAHO



SCALE: 18 x 24  
1 IN. = 40 FT.

BASIS OF BEARING  
N89°47'14"W BETWEEN FOUND MONUMENTS AT  
THE SOUTHEAST CORNER OF LOT 9 AND  
SOUTHWEST CORNER OF LOT 10 OF BLOCK 3 OF  
MINK CREEK MEADOWS SUBDIVISION PER GRID  
BEARING BASED ON THE CENTRAL MERIDIAN OF  
THE EAST ZONE OF THE IDAHO STATE PLANE  
COORDINATE SYSTEM

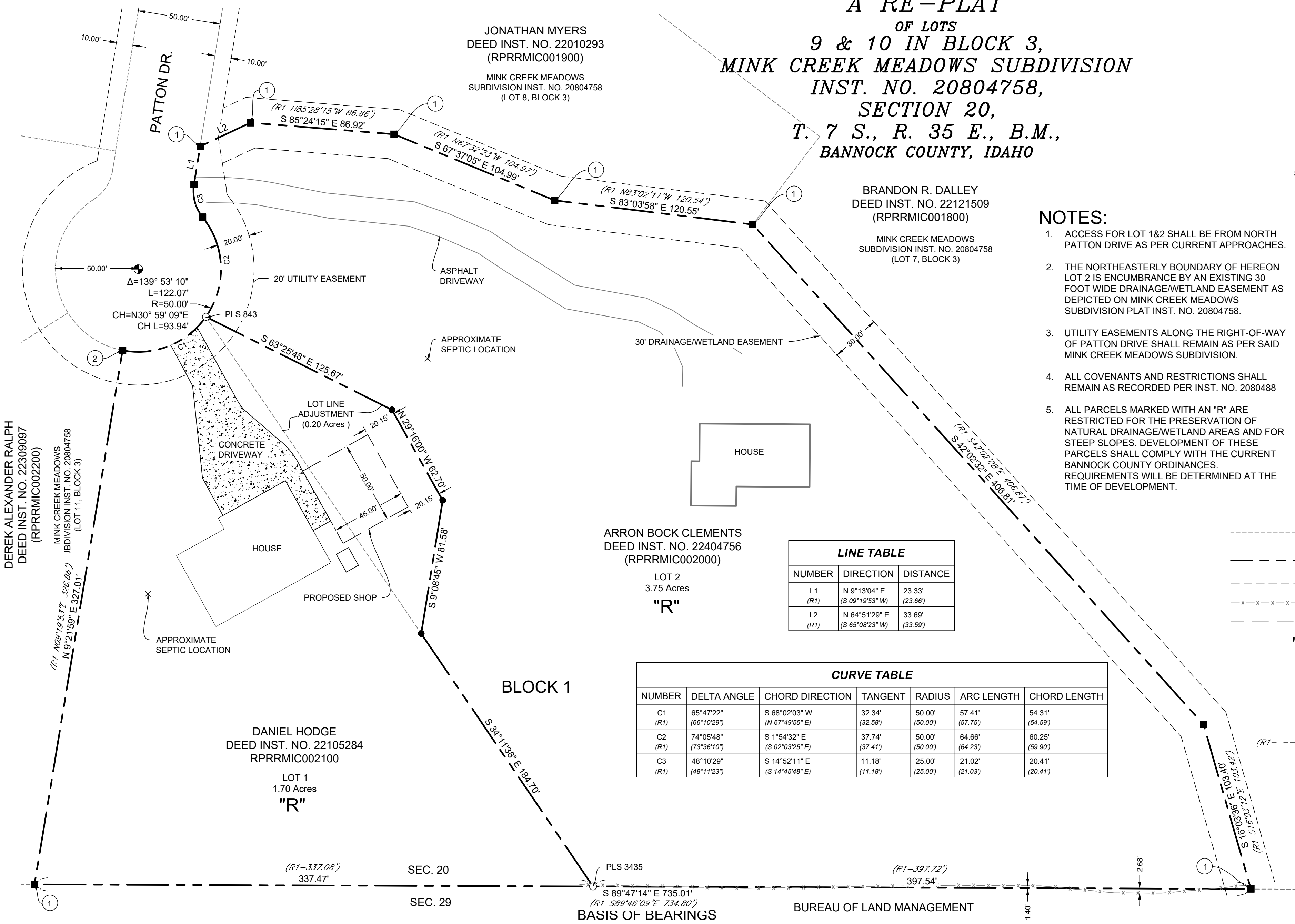


NOTES:

- ACCESS FOR LOT 1&2 SHALL BE FROM NORTH PATTON DRIVE AS PER CURRENT APPROACHES.
- THE NORTHEASTERLY BOUNDARY OF HEREON LOT 2 IS ENCUMBRANCE BY AN EXISTING 30 FOOT WIDE DRAINAGE/WETLAND EASEMENT AS DEPICTED ON MINK CREEK MEADOWS SUBDIVISION PLAT INST. NO. 20804758.
- UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY OF PATTON DRIVE SHALL REMAIN AS PER SAID MINK CREEK MEADOWS SUBDIVISION.
- ALL COVENANTS AND RESTRICTIONS SHALL REMAIN AS RECORDED PER INST. NO. 2080488
- ALL PARCELS MARKED WITH AN "R" ARE RESTRICTED FOR THE PRESERVATION OF NATURAL DRAINAGE/WETLAND AREAS AND FOR STEEP SLOPES. DEVELOPMENT OF THESE PARCELS SHALL COMPLY WITH THE CURRENT BANNOCK COUNTY ORDINANCES. REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT.

LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- FOUND 1/2" IRON PIN W / PLASTIC CAP INSCRIBED AS NOTED
- SET 5/8" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- FOUND 2" ALUMINUM CAP MONUMENT INSCRIBED PLS 843 AT THE CENTER OF PATTON DRIVE CUL-DE-SAC
- MINK CREEK MEADOWS LOT LINES
- PROPOSED BOUNDARY
- EASEMENT SIDELINE AS NOTED
- EXISTING FENCE
- PROPOSED SHOP LOCATION
- "R" SEE NOTE 5
- FOUND 1/2" IR MARKED 3435, REPLACED WITH 5/8 IR AND PLASTIC CAP MARKED PLS 19356
- FOUND 1/2" IR MARKED 843, REPLACED WITH 5/8 IR AND PLASTIC CAP MARKED PLS 19356
- BEAR/DIST PER MINK CREEK MEADOWS SUBDIVISION PLAT INST. NO. 20804758



| LINE TABLE |                                  |                    |
|------------|----------------------------------|--------------------|
| NUMBER     | DIRECTION                        | DISTANCE           |
| L1<br>(R1) | N 9°13'04" E<br>(S 09°19'53" W)  | 23.33'<br>(23.66') |
| L2<br>(R1) | N 64°51'29" E<br>(S 65°08'23" W) | 33.69'<br>(33.59') |

| CURVE TABLE |                          |                                  |                    |                    |                    |                    |
|-------------|--------------------------|----------------------------------|--------------------|--------------------|--------------------|--------------------|
| NUMBER      | DELTA ANGLE              | CHORD DIRECTION                  | TANGENT            | RADIUS             | ARC LENGTH         | CHORD LENGTH       |
| C1<br>(R1)  | 65°47'22"<br>(66°10'29") | S 68°02'03" W<br>(N 67°49'55" E) | 32.34'<br>(32.58') | 50.00'<br>(50.00') | 57.41'<br>(57.75') | 54.31'<br>(54.59') |
| C2<br>(R1)  | 74°05'48"<br>(73°36'10") | S 1°54'32" E<br>(S 02°03'25" E)  | 37.74'<br>(37.41') | 50.00'<br>(50.00') | 64.66'<br>(64.23') | 60.25'<br>(59.90') |
| C3<br>(R1)  | 48°10'29"<br>(48°11'23") | S 14°52'11" E<br>(S 14°45'48" E) | 11.18'<br>(11.18') | 25.00'<br>(25.00') | 21.02'<br>(21.03') | 20.41'<br>(20.41') |

SUBDIVISION  
INFORMATION  
TOTAL LOTS: 2

AVERAGE SIZE: 1.70 - 3.75 ACRES  
(DEVELOPABLE LOTS)

TOTAL ACREAGE: 5.45 ACRES

ZONING

CURRENT: RESIDENTIAL RURAL

OWNER / DEVELOPER

OWNER: DANIEL HODGE  
ADDRESS: 2066 NORTH PATTON DR.,  
POCATELLO, ID 83204

SURVEYOR

GVE DRAFTING & LAND SURVEYING  
1290 MOUNTAINWEST DR.  
POCATELLO, ID 83202  
(208)317-6189  
JOSE T. NAVA: SURVEYOR

FLOOD PLAIN

PROPERTY IS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN AND NOT WITHIN A  
FLOOD HAZARD AREA  
PER THE FLOOD INSURANCE RATE  
MAP PANEL # 16005C0370D  
EFFECTIVE JULY 7, 2009

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED ON  
EACH INDIVIDUAL LOT

SANITARY SEWER

LOTS WITHIN THIS SUBDIVISION HAVE  
INDIVIDUAL SEPTIC SYSTEMS AND DRAIN  
FIELDS

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE AND  
CURRENTLY RECEIVES WATER FROM THE  
EXISTING CITY OF POCATELLO MUNICIPAL  
WATER SYSTEM

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

CONCEPT PLAN  
MINK CREEK MEADOWS AMENDMENT  
A RE-PLAT  
OF LOTS 9&10 IN BLOCK 3 OF MINK  
CREEK MEADOWS SUBDIVISION, ALL IN  
SECTION 20, T. 7 S., R. 35 E., B.M.,  
BANNOCK COUNTY, IDAHO

|             |            |
|-------------|------------|
| DRAWN BY:   | JN         |
| PROJECT NO: | 24-003     |
| DATE:       | 08/14/2024 |
| SHEET:      | 1 of 1     |