



SPP-24-5

Subdivision Preliminary
Plat Application

Status: Active
Submitted On: 8/19/2024

Primary Location

13855 N. Yellowstone Hwy
Chubbuck, ID 83202

Owner

Andrew Briscoe
5335 Kymball Drive Chubbuck,
Idaho 83202

Applicant

Brady Smith
 208-705-0798
 avyantbsmith@outlook.com
 161 Jefferson Avenue
Pocatello, Idaho 83201

Owner/Developer Information

Are the Owner and Developer the same?

☒

Owner Name*

Briscoe Holm Investments, LLC

Street Address*

5335 Kymball Drive

City*

Chubbuck

State*

Idaho

Zip Code*

83202

Phone Number*

208-223-1144

Email*

ryanholmconstruction@aim.com

Site Information

Proposed Subdivision Name*

Dallas Subdivision

Parcel Number(s) *

RPR3803038109

Proposed Number of Lots*

8

Concept Plan Approval Date*

06/05/2024

Quarter*

NE4 NW4

Section*

27

Township*

5 S

Range*

34 E

Total acreage of parcel(s)?*

15.26

Zoning of parcel(s)?*

Residential Suburban District

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

Site has undulating features, with a private ditch fed from the Ward Siphon Lateral that dissects the property

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

20' ROW for Ward Siphon Lateral / 80' ROW for Tyhee Wasteway

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

Yes, proposed lot 8 has an existing well and septic system

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Xcell Engineering / Avyant

Phone Number*

208-705-0798

Email *

avyantbsmith@outlook.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. *

Preliminary Plat is in conformance with all of the applicable codes and ordinances except for the lot size requirement for lot 8 on the proposed subdivision. To address this we have submitted a variance application as part of this project.

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

The street plan, although private, will meet the all of the pertinent county roadway requirements.

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. *

Due to the access restrictions set forth by the Idaho Transportation Department we are not allowed to connect the road all the way through the entire property. To make the best solution we can we have an appropriate sized turnaround that will facilitate proper traffic circulation throughout the development.

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

Lot lines and roads are consistent with the land shapes, roads and neighboring lots.

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. *

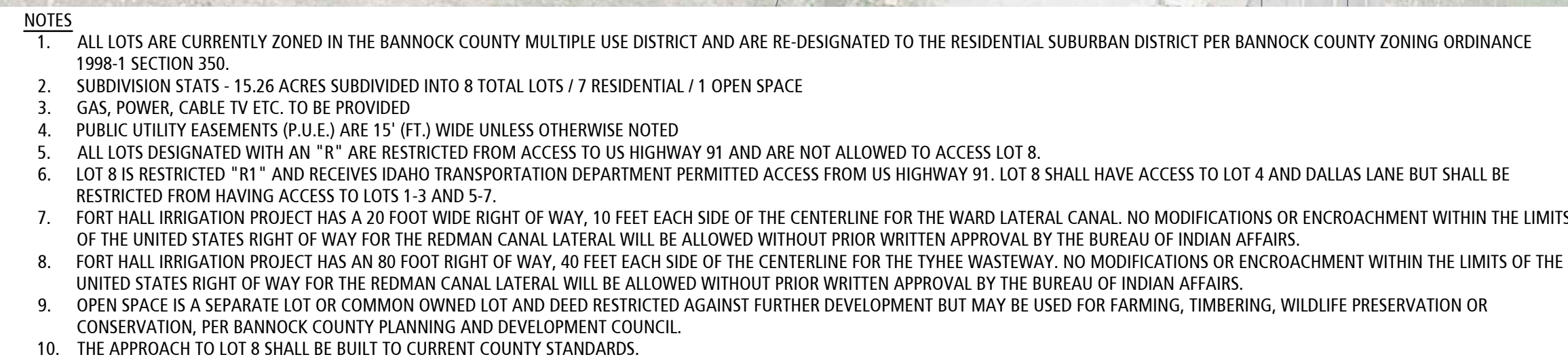
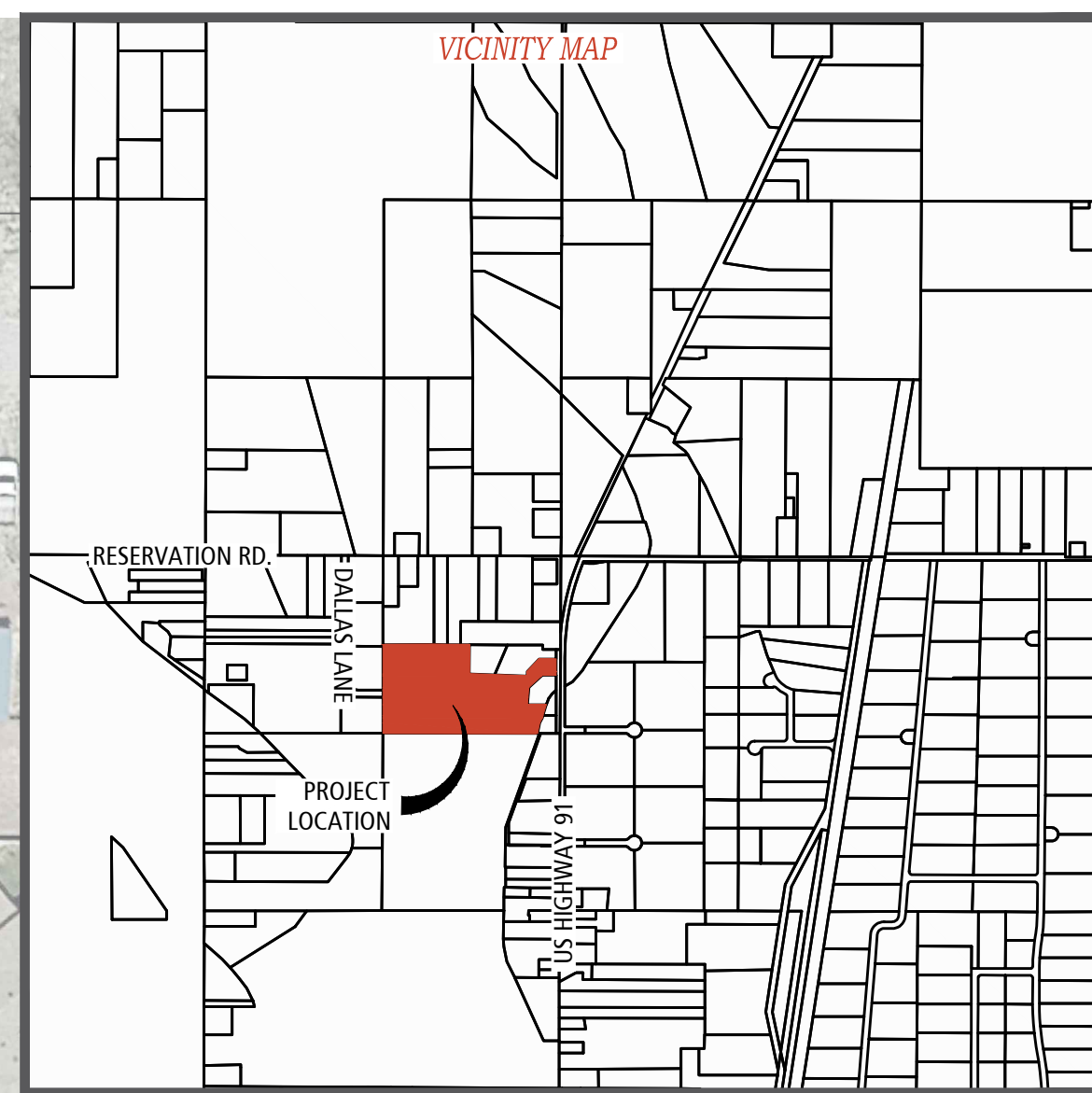


Electronic Signature [Typed Name of Applicant]*

Brady Smith

Date of Signature*

08/19/2024



SHEET INFORMATION			
DESIGNER:	B5	REVIEWER:	P8
REVISIONS			
#	DATE	BY	DESCRIPTION
1
2

INTELLECTUAL PROPERTY NOTICE

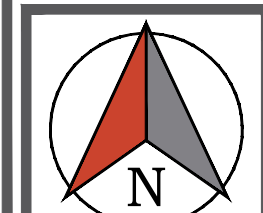
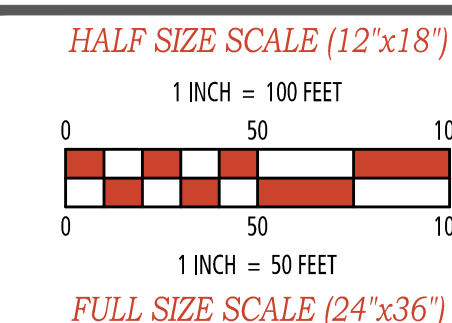
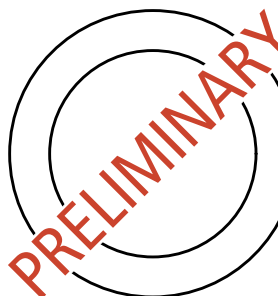
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BRISCOE HOLM INVESTMENTS, LLC

DALLAS SUBDIVISION

PRELIMINARY PLAT

PRELIMINARY



SHEET NUMBER

PP-1