



Bannock County, ID

September 25, 2024

SPP-24-6

Subdivision Preliminary
Plat Application
Status: Active
Submitted On: 9/12/2024

Primary Location

,

Owner

Applicant

Matt Baker
 208-380-9871
 matt.baker@sunrise-
eng.com
 600 E Oak St
Pocatello, Id 83201

Owner/Developer Information

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

Tanner Purser

Street Address*

14386 Attleboro Dr

City*

Herriman

State*

Utah

Zip Code*

84096

Phone Number*

801.696.9802

Email*

tannerpurser@gmail.com

Site Information

Proposed Subdivision Name* Purser Acres Subdivision
Parcel Number(s) * RPR 4227002007

Proposed Number of Lots* 3
Concept Plan Approval Date* 08/21/2024

Quarter* SW & NW
Section* 9

Township* 9S
Range* 38E

Total acreage of parcel(s)?* 16.33
Zoning of parcel(s)?* Recreational District

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

Steep slopes with some flatter areas

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

Depicted on Plat, There is a 50' wide access easement along the East boundary line and it has been widened to 60' per Bannock County Request

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

None

Engineer/Planner/Surveyor Information

| | |
|---------------------------------|---------------|
| Engineer/Planner/Surveyor Name* | Phone Number* |
| Matt Baker | 208.380.9871 |

Email *

matt.baker@sunrise-eng.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, except the cul-de-sac, due to the number of lots. The turn around will be built on the lots themselves

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

Just private drive ways

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.*

There is no road being constructed to access adjacent parcels

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]*
Matt Baker

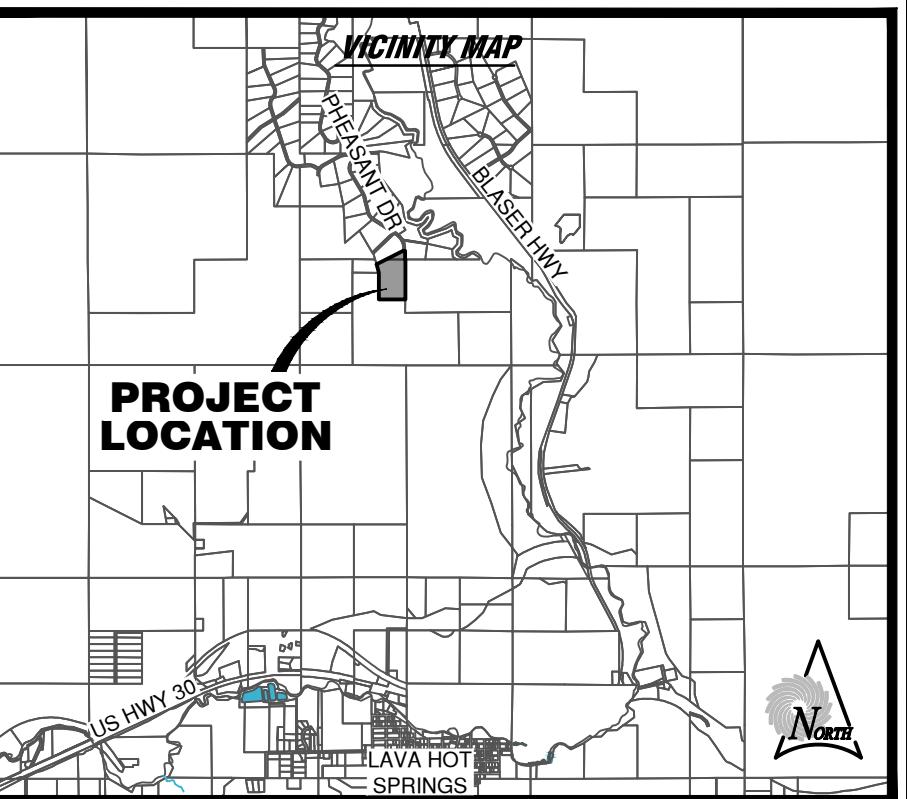
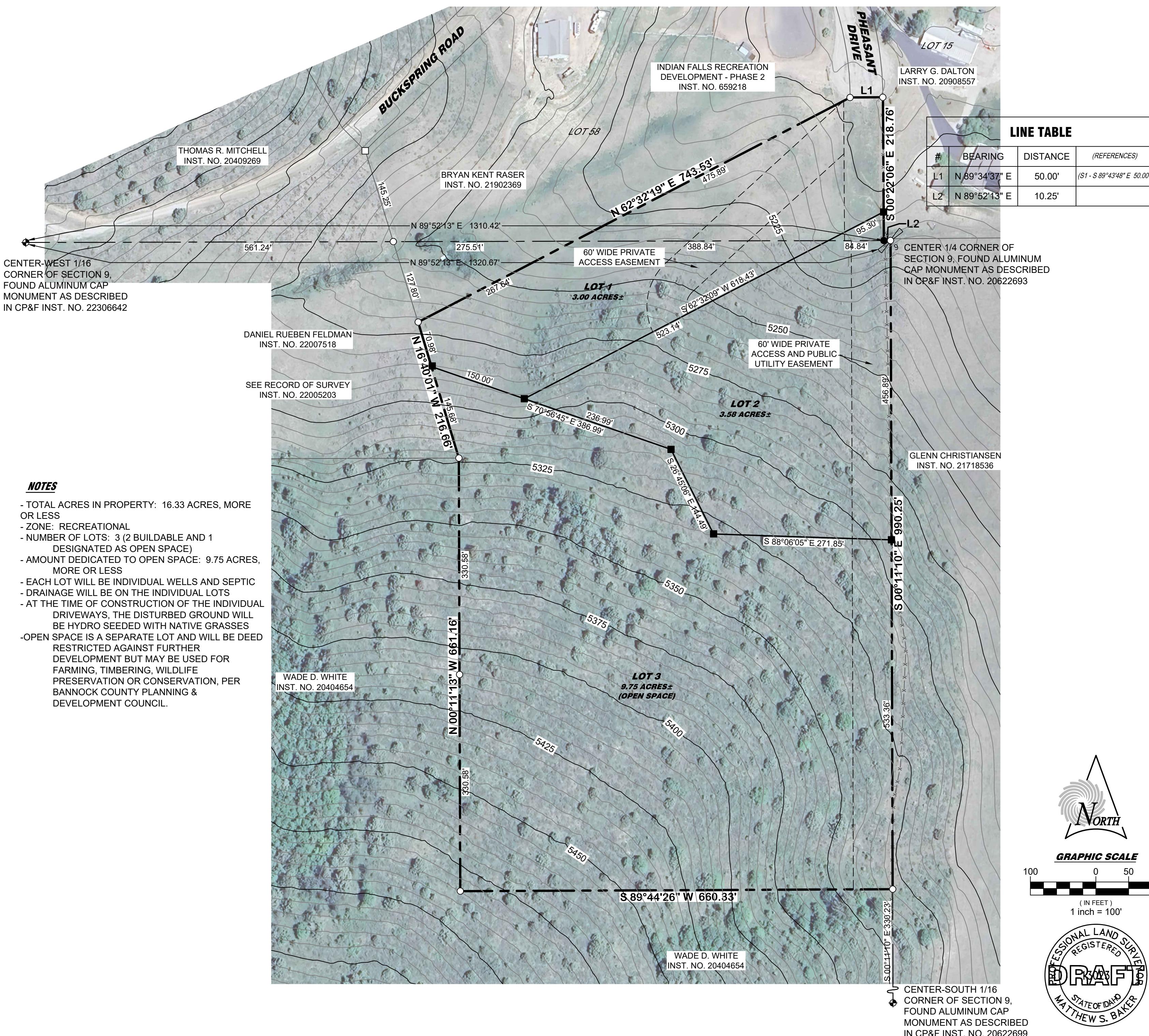
Date of Signature*

09/10/2024

PRELIMINARY PLAT FOR:

PURSER ACRES SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9
SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

**LEGEND**

FOUND 1/4 CORNER AS NOTED

FOUND 1/16 CORNER AS NOTED

FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED "PLS 9169"

FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 9169"

SET 5/8 BY 24 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 13023"

SET 1/2 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023"

5 BLOCK 1 SUBDIVISION LOT/BLOCK NUMBER

LOT 1/BLOCK 1 EXISTING SUBDIVISION LOT/BLOCK NUMBER

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINES

STREET CENTERLINE

SECTION LINES

ADJACENT PROPERTY LINES

NEW EASEMENT SIDELINE

EXISTING 50' WIDE ACCESS EASEMENT SIDELINE, SEE RECORD OF SURVEY INST. NO. 22005203

(-P1) RECORD INFORMATION PER INDIAN FALLS RECREATION DEVELOPMENT - PHASE 2 (INST. NO. 20915791)

(-S1) RECORD INFORMATION PER RECORD OF SURVEY FOR KELDON & BECKY BOREN (INST. NO. 22005203)

BASIS OF BEARING

THE LATITUDINAL CENTERLINE OF SECTION 9 WAS ASSUMED N 89°52'13" E BETWEEN THE CENTER-WEST 1/16 AND CENTER 1/4 CORNERS PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

COUNTY RECORDER'S CERTIFICATE

PRELIMINARY PLAT FOR:
PURSER ACRES SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SUNRISE
ENGINEERING

REVISIONS SURVEYED BY: MSB, RTS
1. OFFICE WORK BY: MSB, MLM
2. DATE: September 13, 2024
DRAWING: P:\Purser, Tanner\10368-Parcel #RPR4227002007 - Subdivision Plat\SURVEYCAD\Purser Base.dwg
SCALE: 1 INCH = 100 FEET PROJECT NO: 10368 SHEET 1 OF 2