



Bannock County, ID

October 25, 2024

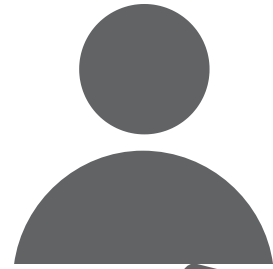
SPP-24-7

Subdivision Preliminary

Plat Application

Status: Active

Submitted On: 10/7/2024

Primary Location**Owner****Applicant**Jose
Nava208-317-
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 N PATTON DR, POCATELLO, ID
83204**City***

POCATELLO

State*

ID

Zip Code*

83202

Phone Number*

(208) 221-4540

Email*

Hodgeelectric@gmail.com

Site Information

Proposed Subdivision Name*

Shadow Ridge Estates

Parcel Number(s) *

RPRRMIC002100, RPRRMIC002000

Proposed Number of Lots*

2

Concept Plan Approval Date*

09/18/2024

Quarter*

SW

Section*

20

Township*

7S

Range*

35E

Total acreage of parcel(s)?*

5.45

Zoning of parcel(s)?*

Residential Rural District

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

steep slopes and drainage along northeasaterly boundary. No creeks or Streams

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

30' Drainage/wetland easement along northeast boundary. Utility easement adjoining Patton dr.

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

Existing homes and septic, lots currently obtain water from a community water system. Water use, rights and restrictions are as set forth in the Mink Creek Meadows Water Corporation by-laws, and resolutions.

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Jose T. Nava

Phone Number*

(208) 317-6189

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 the name change has been addressed as per the concept approval conditions.

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

No new street plan available. Existing approaches to North Patton Dr.

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.*

N/A

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*

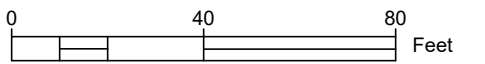
10/07/2024

SHADOW RIDGE ESTATES
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.
- CONTOURS SHOWN ARE AT 5FT INTERVALS.
- ALL STORM WATER SHALL BE RETAINED ON EACH INDIVIDUAL LOT.

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

JONATHAN MYERS
DEED INST. NO. 22010293
(RPRRMIC001900)
MINK CREEK MEADOWS
SUBDIVISION INST. NO. 20804758
(LOT 8, BLOCK 3)

BRANDON R. DALLEY
DEED INST. NO. 22121509
(RPRRMIC001800)
MINK CREEK MEADOWS
SUBDIVISION INST. NO. 20804758
(LOT 7, BLOCK 3)

ARRON BOCK CLEMENTS
DEED INST. NO. 22404756
(RPRRMIC002000)

LOT 2
3.75 Acres
"R"

DANIEL HODGE
DEED INST. NO. 22105284
RPRRMIC002100

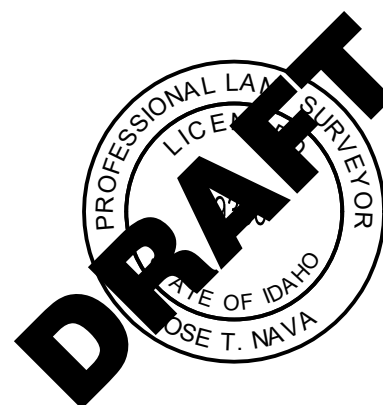
LOT 1
1.70 Acres
"R"

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

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

PLS 3435
S 89°47'14" E 735.01'
(R1 589°46'09" E 734.80')
BASIS OF BEARINGS

BUREAU OF LAND MANAGEMENT



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

**PRELIMINARY PLAT/
CONTOUR & DRAINAGE PLAN
SHADOW RIDGE ESTATES
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: 10/07/2024
SHEET: 1 of 1