




Variance Application

VAR-19-9

Applicant

 Cory Christ
 2086909938
 corychrist@live.com

Location

9440 W CARIBOU RD
Rural Subs , ID 832040000

Parcel & Variance Information

Parcel Number

RRCRR003000

I am seeking a variance from:

Other

Please describe what you are seeking a variance from.

Lot does not meet required size for a rural residential lot

Application for Variance

Narrative addressing how your application meets criterion 1

lot size is to small

Narrative addressing how your application meets criterion 2

property is already owned by applicant

Narrative addressing how your application meets criterion 3

property is already owned by applicant

Narrative addressing how your application meets criterion 4

property was purchased to build a home where one was already built but burned down. If not granted applicant will have lost thousands of dollars.

Certification

Electronic Signature [Typed name of applicant]

Cory Christ

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

05/20/2019

Internal Information

Scheduled Hearing Date

06/19/2019

Date of decision

--

Council Decision

--

Date of written decision recording

--

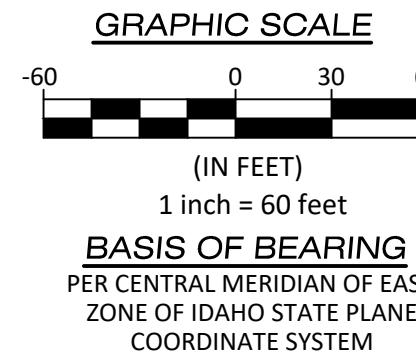
Instrument Number

--

Variance Conditions

--

**PRELIMINARY PLAT
ESCAPE ACRES
RE-PLAT OF LOT 9 AND A PORTION OF LOT 7,
BLOCK 3, CARIBOU ACRES (REPLAT)**
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M.,
BANNOCK COUNTY, IDAHO



- LEGEND**
- ◆ FOUND 1/16 CORNER OR AS NOTED
 - FOUND 1/2 INCH REBAR AS NOTED PER CARIBOU ACRES (REPLAT) INST. NO. 409424
 - ◆ FOUND 1/2 INCH REBAR AS NOTED PER CARIBOU ACRES (REPLAT) INST. NO. 409424, REPLACED WITH 5/8 INCH BY 24 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED (SLS LS 13023)
 - SET 5/8 INCH BY 24 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED (SLS LS 13023)

- SURVEYED BOUNDARY LINE
- STREET CENTERLINE
- - - EXISTING LOT LINES PER CARIBOU ACRES (REPLAT) INST. NO. 409424
- EXISTING SECTION LINES

- LOT 1** LOT/BLOCK NUMBERS
LOT 6 EXISTING LOT/BLOCK NUMBERS

REFERENCE DOCUMENTS

- (P1 -) BEARING AND DISTANCE PER CARIBOU ACRES (REPLAT) INST. NO. 409424
- (S1 -) BEARING AND DISTANCE PER RECORD OF SURVEY INST. NO. 20400430
- (D1 -) DISTANCE PER DEED INST. NO. 21901995

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE: I DO HEREBY CERTIFY THAT ALL THE COUNTY PROPERTY TAXES DUE, BOTH DELINQUENT AND CURRENT HAVE BEEN PAID ON THE PROPERTY DESCRIBED IN THE SHOWN LEGAL DESCRIPTION.

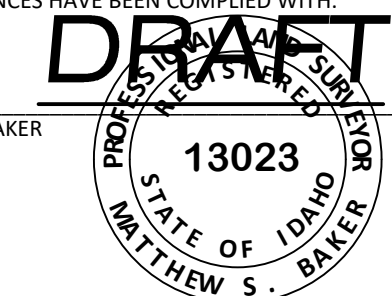
COUNTY TREASURER - RADENE BARKER DATE

COUNTY SURVEYOR'S CERTIFICATE

I, _____, SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENTS OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 2019.

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



MATTHEW S. BAKER DATE

COUNTY RECORDER'S CERTIFICATE

JASON DIXON CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS _____ DAY OF _____, 2019, AT _____ M. AT THE REQUEST OF MATTHEW S. BAKER, SUMMIT LAND SURVEYING AND WAS DULY RECORDED IN RECORD OF PLATS.

INSTRUMENT NO. _____ JASON DIXON, COUNTY RECORDER

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 9 AND A PORTION OF LOT 7, BLOCK 3, CARIBOU ACRES (REPLAT) RECORDED INST. NO. 409424, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16 CORNER ON THE NORTH LINE OF SECTION 30 BEING MARKED BY A 3 INCH BANNOCK COUNTY BRASS CAP, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID CARIBOU ACRES (REPLAT); THENCE SOUTH 00°21'46" EAST, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE EAST 1/16 LINE OF SAID SECTION 30, A DISTANCE OF 600.88 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 3 OF SAID SUBDIVISION, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CARIBOU ROAD BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 00°21'46" EAST, ALONG SAID EAST 1/16 LINE OF SAID SECTION 30 AND THE EAST BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 448.45 FEET TO THE SOUTH CORNER OF SAID LOT 9, AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 3; THENCE SOUTH 87°42'57" WEST, ALONG THE SOUTH BOUNDARY LINE OF LOT 7, BLOCK 3, OF SAID SUBDIVISION, A DISTANCE OF 150.00 FEET; THENCE NORTH 11°38'54" WEST A DISTANCE OF 401.07 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CARIBOU ROAD BEING A POINT ON A NON-TANGENT 151.87 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 17°07'16" EAST; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CARIBOU ROAD FOR THE NEXT THREE (3) COURSES:

1. FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 52.57 FEET, THROUGH A CENTRAL ANGLE OF 19°50'00", (THE CHORD OF SAID CURVE BEARS NORTH 82°47'44" EAST A DISTANCE OF 52.31 FEET) TO A POINT OF REVERSE CURVATURE OF A 257.42 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 02°42'44" EAST;
2. FOLLOWING SAID CURVE IN A COUNTER CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 149.86 FEET, THROUGH A CENTRAL ANGLE OF 33°21'20", (THE CHORD OF SAID CURVE BEARS NORTH 76°02'04" EAST A DISTANCE OF 147.75 FEET), TO A POINT OF TANGENCY;
3. NORTH 59°21'24" EAST A DISTANCE OF 38.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.80 ACRES MORE OR LESS

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A BLOCK AND LOT AND DO HEREBY WARRANT AND SAVE THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE THE OWNERS TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCK AND LOT ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY.

IN WITNESS WHEREOF WE THE OWNERS DO HERETO SET OUR HANDS.

CORY CHRIST, (OWNER) JENNIFER CHRIST, (OWNER)

ACKNOWLEDGEMENT

STATE OF IDAHO, COUNTY OF BANNOCK,

ON THIS _____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF IDAHO, PERSONALLY APPEARED CORY CHRIST AND JENNIFER CHRIST, APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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.

NOTARY PUBLIC _____

RESIDING IN: _____

MY COMMISSION EXPIRES: _____

HEALTH DEPARTMENT CERTIFICATE

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 THROUGH 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDINGS, DWELLINGS, OR SHELTER SHALL BE ERRECTED UNTIL THE SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT IS APPROVED AND SANITARY RESTRICTIONS ARE SATISFIED AND LIFTED THIS _____ DAY OF _____, 2019.

SOUTHEAST IDAHO PUBLIC HEALTH

IRRIGATION CERTIFICATE

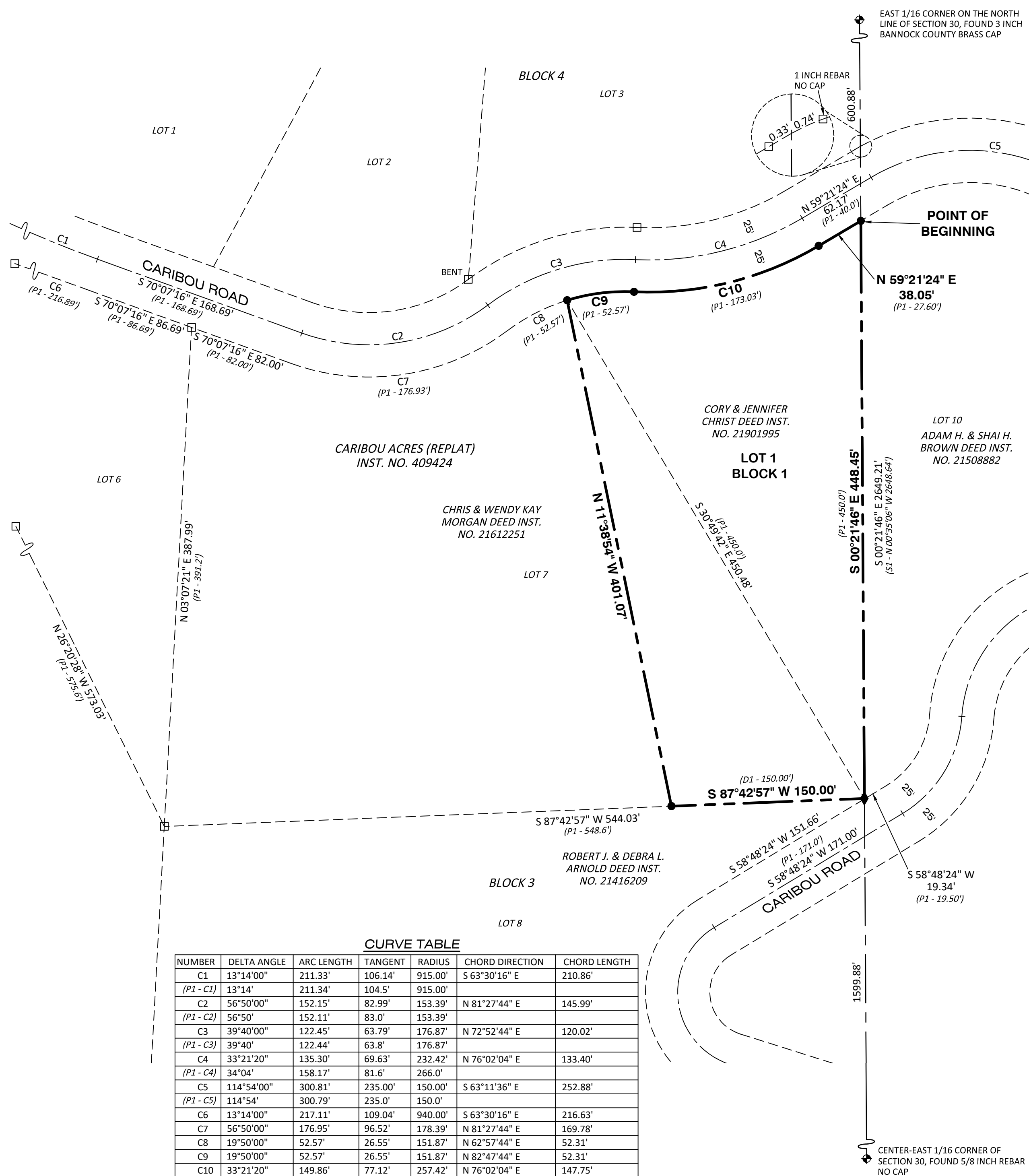
IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT.

COUNTY CERTIFICATE

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20 _____.

CHAIRMAN OF THE BOARD _____ COUNTY CLERK - JASON DIXON

COUNTY ENGINEER - _____



CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	TANGENT	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13°14'00"	211.33'	106.14'	915.00'	S 63°30'16" E	210.86'
(P1 - C1)	13°14'	211.34'	104.5'	915.00'		
C2	56°50'00"	152.15'	82.99'	153.39'	N 81°27'44" E	145.99'
(P1 - C2)	56°50'	152.11'	83.0'	153.39'		
C3	39°40'00"	122.45'	63.79'	176.87'	N 72°52'44" E	120.02'
(P1 - C3)	39°40'	122.44'	63.8'	176.87'		
C4	33°21'20"	135.30'	69.63'	232.42'	N 76°02'04" E	133.40'
(P1 - C4)	34°04'	158.17'	81.6'	266.0'		
C5	114°54'00"	300.81'	235.00'	150.00'	S 63°11'36" E	252.88'
(P1 - C5)	114°54'	300.79'	235.0'	150.0'		
C6	13°14'00"	217.11'	109.04'	940.00'	S 63°30'16" E	216.63'
C7	56°50'00"	176.95'	96.52'	178.39'	N 81°27'44" E	169.78'
C8	19°50'00"	52.57'	26.55'	151.87'	N 62°57'44" E	52.31'
C9	19°50'00"	52.57'	26.55'	151.87'	N 82°47'44" E	52.31'
C10	33°21'20"	149.86'	77.12'	257.42'	N 76°02'04" E	147.75'