



# BANNOCK COUNTY

## Planning & Development

5500 S. 5th Ave. \* Pocatello, ID 83204

(208)236-7230 \* Fax (208) 232-2185

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**SCP240001**

**Subdivision Concept Plan**

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**Status:** OPEN

**Date Created:** January 12, 2024

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**Case Name:**

Ellis Estates Subdivision

**Location:**

, Pocatello, Idaho 83202

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## People

### Caller

Logun Mitchell

### Developer

Josh Ellis

### Property Owner

Josh Ellis

### Surveyor

Matt Baker

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## Application Details

### Subdivision Current Site Information

Is the parcel(s) located in an Area of City Impact?

Yes

Yes, please indicate area of city impact.

Chubbuck

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

No Information

Date of Variance Approval

2/21/2024 12:00:00AM

Existing deed restrictions, easements, and rights-of ways

yes, Lovell Lane has been constructed. See easement on MLD inst. no. 22206829

Is there an existing mortgage?

Yes

Are any of the parcels located in the FEMA designated floodplain/floodway?

No

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

n/a

Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?

No

Parcel number(s)

RPR3803035516, RPR3803035512

Has the property been rezoned?

No

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

Yes

**Section, Township, and Range**

section 27, township 5S, range 34E

**Total acreage of parcel(s)?**

10.16

**Has there been a Variance applied for in regards to this property?**

Yes

**Zoning of parcel(s)?**

Residential Suburban District

**Concept Plan Information**

**1. Proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with all applicable provisions of the this Ordinance, other County Ordinances, and Idaho Code.**

Yes, Bannock County commissioners have reviewed the open space layouts on 01-04-24. After that, we meet the rest of the ordinances

**2. Proposed roads and bridges will be designed and constructed according to Section 402 of this Ordinance. If a design deviation is requested, it shall equal or exceed those standards for its purpose.**

Right of way of Lovell Lane is 50' , length of road to cul-de-sac and reduction of materials for road profile

**3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.**

No, There is no other access

**4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.**

No

**5. The blocks of lots are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.**

Yes

**6. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.**

Yes

**Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.**

public utility and access easement and canal easement

**2140.020.A.1. That literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objective of these Standards.**

The construction of the road is almost complete

**2140.020.A.2. That there are extraordinary site characteristics applicable to the property involved or to the intended use of the property, which does not generally apply to other properties.**

Access easement is 65 feet, which would allow for a 50 foot road and utilities

**2140.020.A.3. That literal interpretation and enforcement of the regulation would deprive the Applicant of privileges enjoyed by the owners of other properties.**

Would not be able to subdivide due to current ordinance restrictions

**2140.020.A.4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties.**

MLD already has the access restrictions

**2140.020.A.5. That the granting of the variance will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.**

Previous road standards were 50 feet wide and a approved fire turnaround has been built

**If this is an open space design subdivision, will you be requesting the following deviation: Section 404 Lots? If yes, please comment deviation details.**

No

**If this is an open space subdivision, will you be requesting the following deviation: Section 403 Blocks? If yes, please comment deviation details.**

No

**Proposed fire suppression and prevention measures.**

North Bannock Fire District

**Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.**

Lovell Lane, community mailbox, joint trench

**Number of Lots**

6.00

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

Yes

**Will this be a phased subdivision?**

No

**If so, please indicate the number of phases and describe the timing of the total project and intervals between phases.**

No Information

**Proposed road name(s)**

Lovell Lane

**Proposed uses of the property**

Residential

**If this is an open space design subdivision, will you be requesting a design deviation from Section 402 Roads, Bridges, Streets?**

Yes

**Subdivision Pre-Development Meeting Date**

7/21/2022 12:00:00AM

**Proposed Subdivision Name**

Ellis Estates Subdivision

**Proposed utilities and location/placement of utilities.**

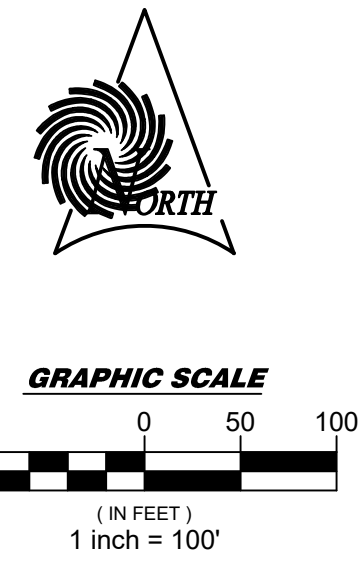
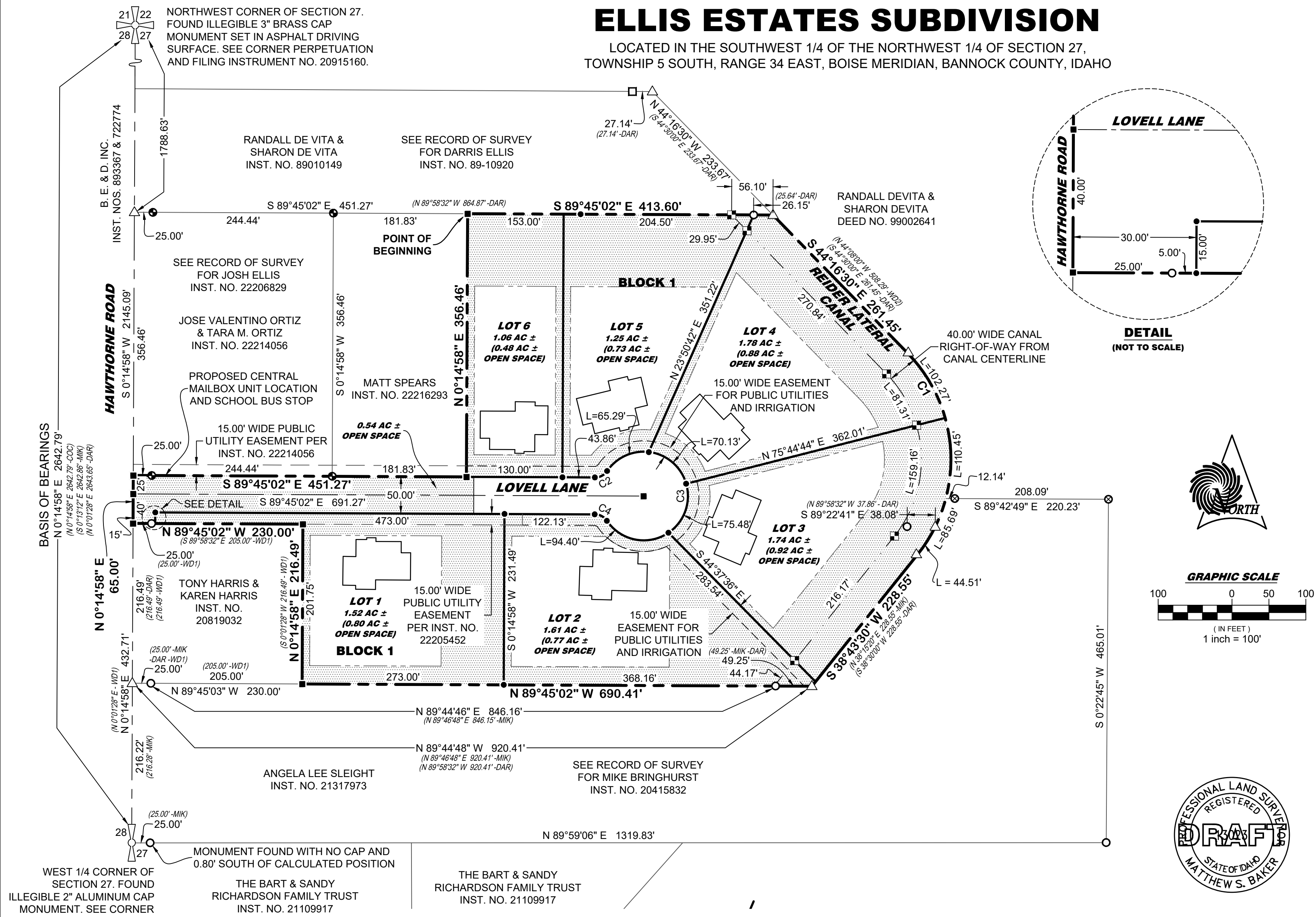
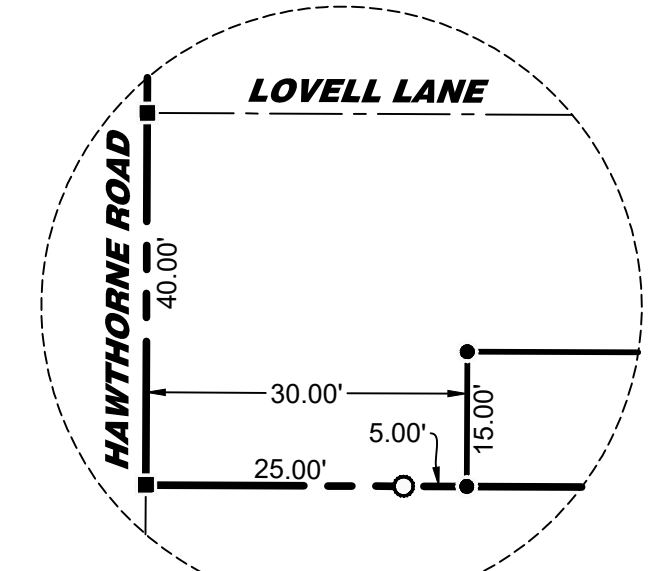
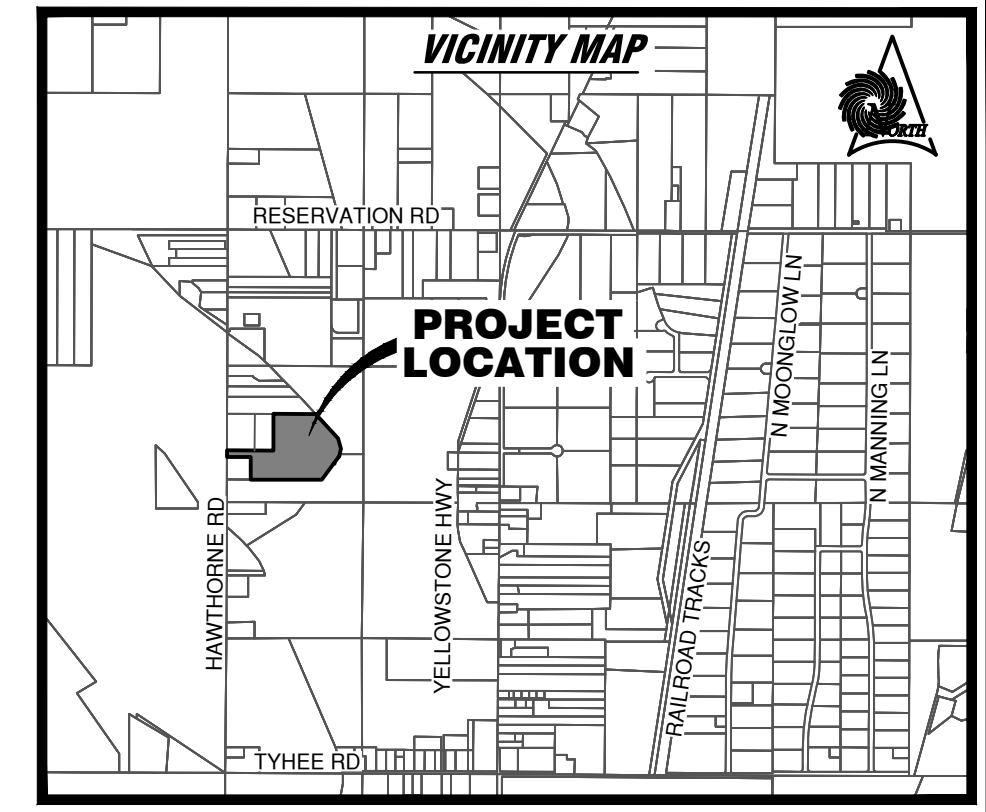
Joint trench along Lovell Lane

**Proposed water supply, sewage disposal, and drainage.**

well and septic

# ELLIS ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,  
TOWNSHIP 5 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



- LEGEND**
- SECTION CORNER AS NOTED
  - 1/4 CORNER AS NOTED
  - FOUND 1/2" REBAR WITH NO CAP
  - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 5360"
  - FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971"
  - FOUND 5/8" REBAR WITH ILLEGIBLE 2" ALUMINUM CAP MONUMENT
  - CALCULATED POSITION. NOTHING FOUND OR SET.
  - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023"
  - SET 5/8" BY 24" REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
  - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023" AS WITNESS MONUMENT (SEE NOTE 5)
  - 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
  - SUBDIVISION BOUNDARY LINE
  - SUBDIVISION LOT LINE
  - STREET CENTERLINE
  - SECTION LINE
  - EASEMENT SIDELINE
  - EXISTING EASEMENT SIDELINE
  - ADJACENT BOUNDARY LINE
  - CANAL RIGHT-OF-WAY LINE
  - OPEN SPACE

**BASIS OF BEARINGS**  
THE WEST LINE OF SECTION 27 WAS ASSUMED TO BE NORTH 0°14'58" EAST BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 27 AS SHOWN ON THE CONTROL SURVEY FOR THE CITY OF CHUBBUCK (INST. NO. 20915791) PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	206.00'	83°00'00"	298.42'	182.25'	S 02°46'30" E	273.00'
C2	20.00'	55°46'16"	19.47'	10.58'	N 62°21'50" E	18.71'
C3	60.00'	291°32'32"	305.30'	40.82'	N 00°14'58" E	67.50'
C4	20.00'	55°46'16"	19.47'	10.58'	N 61°51'54" W	18.71'

- REFERENCE DOCUMENTS**
- (--- COC) RECORD INFORMATION PER CITY OF CHUBBUCK CONTROL SURVEY (INST. NO. 20915791)
  - (--- DAR) RECORD INFORMATION PER RECORD OF SURVEY FOR DARRIS ELLIS (INST. NO. 89-10920)
  - (--- MIK) RECORD INFORMATION PER RECORD OF SURVEY FOR MIKE BRINGHURST (INST. NO. 20415832)
  - (--- WD1) RECORD INFORMATION PER WARRANTY DEED FOR TONY HARRIS AND KAREN HARRIS (INST. NO. 20819032)
  - (--- WD2) RECORD INFORMATION PER WARRANTY DEED FOR RANDALL DeVITA & SHARON DeVITA (INST. NO. 99002641)

- ELLIS ESTATES SUBDIVISION PRELIMINARY PLAT NOTES:**
- THE CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL SUBURBAN. THE PROPOSED USE OF THE PROPERTY IS FOR RESIDENTIAL DEVELOPMENT. LOTS 1-6, BLOCK 1 ARE FOR NEW RESIDENTIAL DEVELOPMENT.
  - LOVELL LANE HAS ALREADY BEEN BUILT TO BANNOCK COUNTY ROAD AND BRIDGE SPECIFICATIONS.
  - THE ROAD-SIDE SWALES WILL BE FOR STORM WATER RETENTION AND WILL BE LANDSCAPED WITH NATIVE GRASSES.
  - THE (6) SIX BUILDABLE LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

**COUNTY RECORDER'S CERTIFICATE**

**ELLIS ESTATES SUBDIVISION**  
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

**SUNRISE ENGINEERING**

REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MSB, MLM, SOB
2.	DATE: January 12, 2024
DRAWING: P:\Ellis, Josh\09700-Hawthorne Rd County Subdivision - 21-038\ SURVEY\CAD\01-10-24 Ellis Estates-FP (V4).dwg	
SCALE: 1 INCH = 100 FEET	PROJECT NO: 09700 SHEET 1 OF 2