



BANNOCK COUNTY

Planning & Development

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

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

SPP230008

Subdivision Preliminary Plat

Status: OPEN

Date Created: December 13, 2023

Case Name:

South Hills

Location:

6200 S 5th Ave, Pocatello, Idaho, 83204

People

Applicant

JONATHAN VINCENT

Property Owner

GARY RATLIFF

Surveyor

MATT BAKER - SUNRISE ENGINEERING

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.

Pocatello

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

No Information

Date of Variance Approval

11/15/2023 12:00:00AM

Existing deed restrictions, easements, and rights-of ways

NO DEED RESTRICTIONS. EASEMENTS AND RIGHT - ALWAYS ARE SHOWN ON THE PRE PLAT

Is there an existing mortgage?

No

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.)

GRADUAL SLOPE FROM EAST TO WEST. NO NATURAL BODIES OF WATER LOCATED ON PARCEL.

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

No

Parcel number(s)

RPR4013005704

Has the property been rezoned?

No

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

No

Section, Township, and Range

S8-T7S-R35E

Total acreage of parcel(s)?

12.7 ACRES

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

Yes

Zoning of parcel(s)?

Multiple Use District

Preliminary Plat Information

Concept Plan Approval Date

11/15/2023 12:00:00AM

Number of Lots

19.00

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

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

YES

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.

YES

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

LOT LINES AND ROAD HAVE BEEN CONFIGURED IN THE BEST WAY POSSIBLE FOR THE SHAPE OF THE PARCEL.

Proposed Subdivision Name

SOUTH HILLS

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

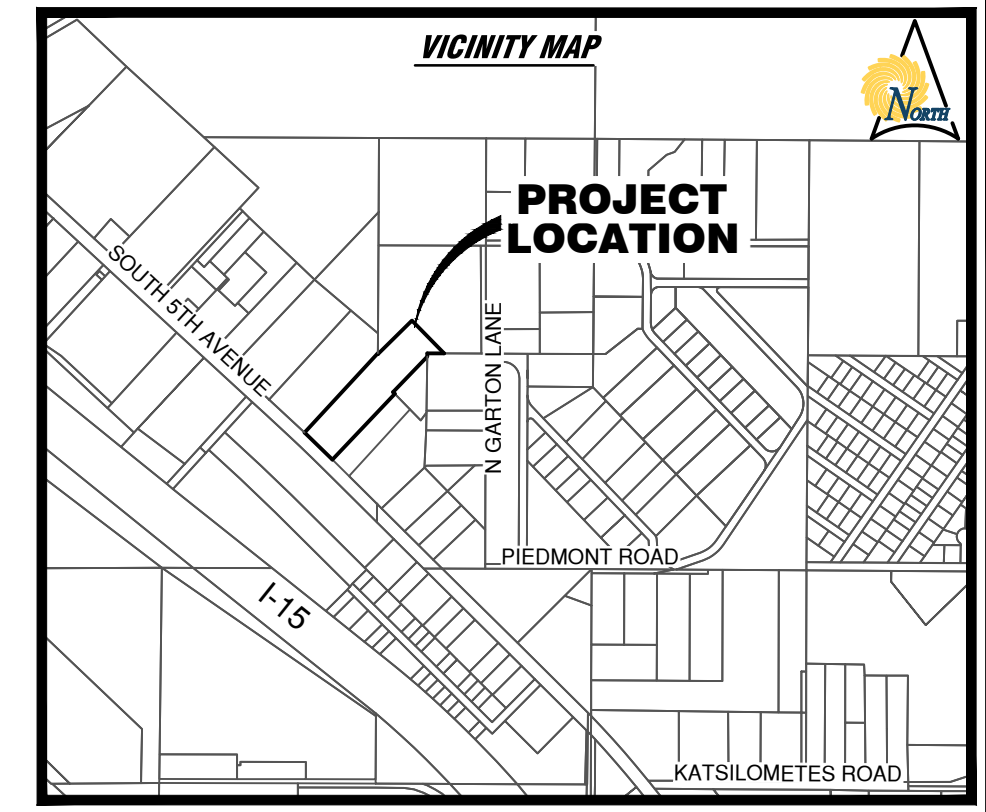
Hearing Date

No Information

PRELIMINARY PLAT SOUTH HILLS SUBDIVISION

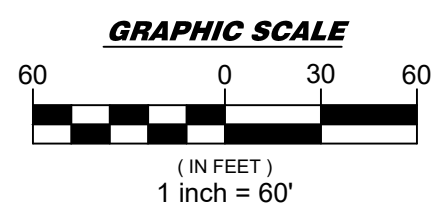
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

CENTER 1/4 CORNER OF SECTION 8.
FOUND 5/8" REBAR WITH CITY OF
POCATELLO HORIZONTAL CONTROL
MONUMENT PER CP&F INST. NO. 22103350.
SEE ALSO CP&F INST. NO. 691058.



CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	11500.00'	0°49'11"	164.51'	82.26'	N 45°35'15" W	164.51'
C2	11500.00'	0°07'55"	26.46'	13.23'	N 45°06'42" W	26.46'
C3	11500.00'	1°25'47"	286.95'	143.48'	N 46°42'44" W	286.94'

LINE TABLE		
#	BEARING	DISTANCE
L1	N 36°42'37" E	76.19'
L2	N 89°47'08" E	2.20'
L3	S 00°14'24" W	26.07'
L4	S 44°25'36" E	25.00'

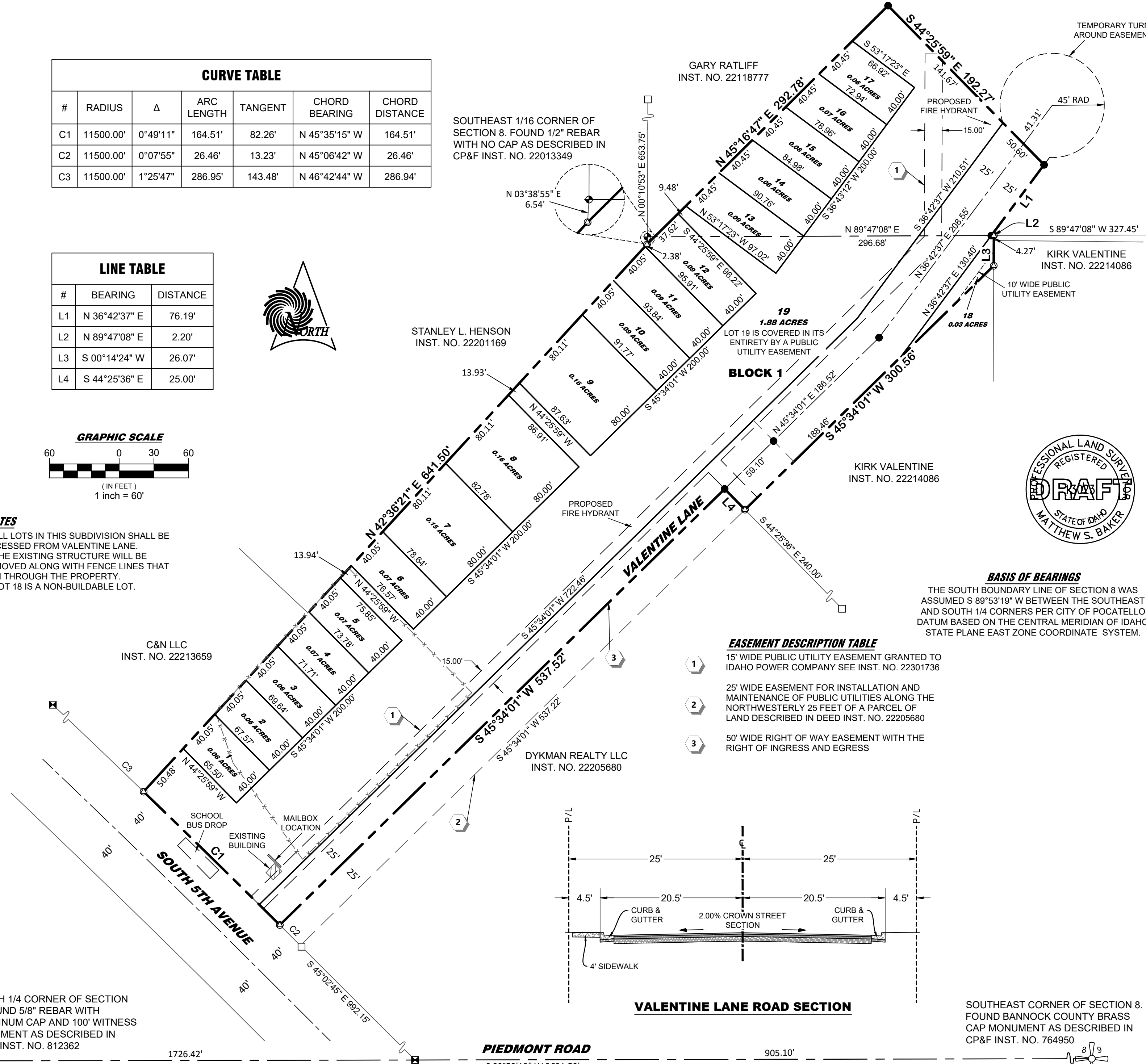


- NOTES**
- 1) ALL LOTS IN THIS SUBDIVISION SHALL BE ACCESSED FROM VALENTINE LANE.
 - 2) THE EXISTING STRUCTURE WILL BE REMOVED ALONG WITH FENCE LINES THAT RUN THROUGH THE PROPERTY.
 - 3) LOT 18 IS A NON-BUILDABLE LOT.

N 00°15'14" E 2633.99'

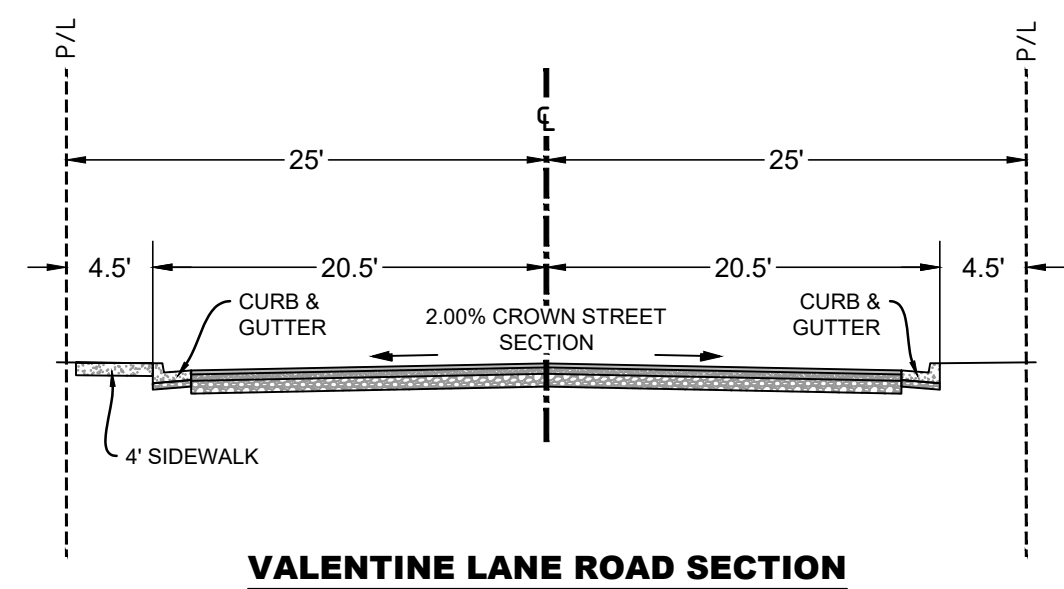
SOUTH 1/4 CORNER OF SECTION 8.
FOUND 5/8" REBAR WITH
ALUMINUM CAP AND 100" WITNESS
MONUMENT AS DESCRIBED IN
CP&F INST. NO. 812362

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BASIS OF BEARINGS
THE SOUTH BOUNDARY LINE OF SECTION 8 WAS ASSUMED S 89°53'19" W BETWEEN THE SOUTHEAST AND SOUTH 1/4 CORNERS PER CITY OF POCATELLO DATUM BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

- EASEMENT DESCRIPTION TABLE**
- 1) 15' WIDE PUBLIC UTILITY EASEMENT GRANTED TO IDAHO POWER COMPANY SEE INST. NO. 22301736
 - 2) 25' WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ALONG THE NORTHWESTERLY 25 FEET OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 22205680
 - 3) 50' WIDE RIGHT OF WAY EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS



PIEDMONT ROAD
S 89°53'19" W 2631.52'
BASIS OF BEARINGS

SOUTHEAST CORNER OF SECTION 8.
FOUND BANNOCK COUNTY BRASS
CAP MONUMENT AS DESCRIBED IN
CP&F INST. NO. 764950

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VICINITY MAP

PROJECT LOCATION

LEGEND

- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- CENTER 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED RMES LS 18971
- FOUND 3 INCH BANNOCK COUNTY BRASS CAP MONUMENT
- FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED RMES LS 18971, REPLACED WITH 5/8 X 24 INCH REBAR W/2 INCH ALUMINUM CAP STAMPED LS 13023
- SET 1/2 X 24 INCH REBAR W/PLASTIC CAP STAMPED LS 13023
- SET 5/8 X 24 INCH REBAR W/2 INCH ALUMINUM CAP STAMPED LS 13023
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- EXISTING EASEMENT SIDELINE
- ADJACENT BOUNDARY LINE
- REFER TO EASEMENT DESCRIPTION TABLE
- EXISTING FENCE

COUNTY RECORDER'S CERTIFICATE

PRELIMINARY PLAT
SOUTH HILLS SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SUNRISE ENGINEERING

REVISIONS	SURVEYED BY: SRM, PMS
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: January 17, 2024
DRAWING: P:\Vincent, Johnathon\09833-South Hill subdivision Phase 2	
\SURVEY\CAD\Vincent Base.dwg	
SCALE: 1 INCH = 60 FEET	PROJECT NO: 09833 SHEET 1 OF 2