



# BANNOCK COUNTY

## Planning & Development

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

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

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**VAR240001**

**Variance**

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**Status:** OPEN

**Date Created:** January 12, 2024

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**Case Name:**

Josh Ellis

**Location:**

, Pocatello, Idaho 83202

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## People

### Applicant

Josh Ellis

### Caller

Logun Mitchell

### Property Owner

Josh Ellis

### Surveyor

Matt Baker

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## Application Details

### Parcel Number(s)

Parcel Number(s)

RPR3803035516, RPR3803035512

### Parcel Zoning

Please select your parcel zoning

Residential Suburban

### Variance Information

I am seeking a variance from:

Setbacks

My Structure is:

dwelling

Please describe your variance request here:

Change in front right-of-way setback

**Address how your application meets the following: The applicant has shown that there is no reasonable alternative.**

The house was built before the redesigned road with cul-de-sac and now the road is constructed. We are in the process of platting and we are centering the as-built cul-de-sac in the center of the right-of-way.

**Address how your application meets the following: The variance is not conflict with the public interest.**

It is appx 600 feet off of Hawthorne road on Lovell Lane, being a dead-end road, making it less visible to the public.

**Address how your application meets the following: The variance will not adversely affect adjacent property**

The applicant owns the adjacent property to the North. There is the Reider Lateral canal to the East. The nearest dwelling is over 250 feet away.

**Address how your application meets the following: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site**

The applicant would suffer great hardship due to the cost of the already constructed dwelling and road. Per conversations with the director of Road & Bridge, they would prefer that the as-built cul-de-sac be in the center of the proposed right-of-way.

### 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. #**

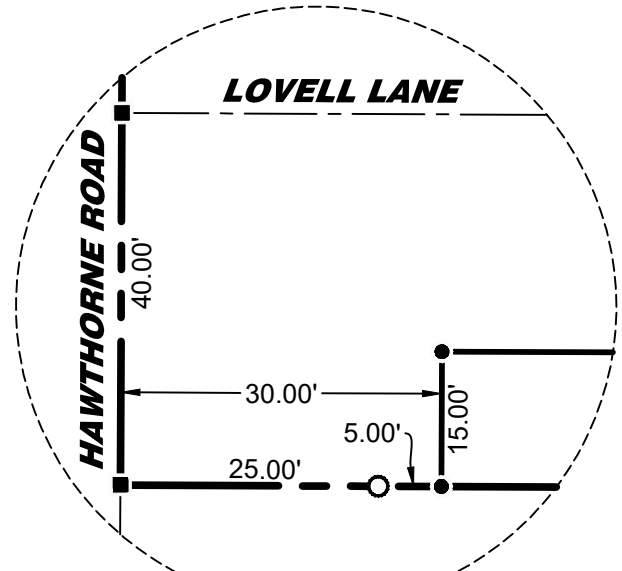
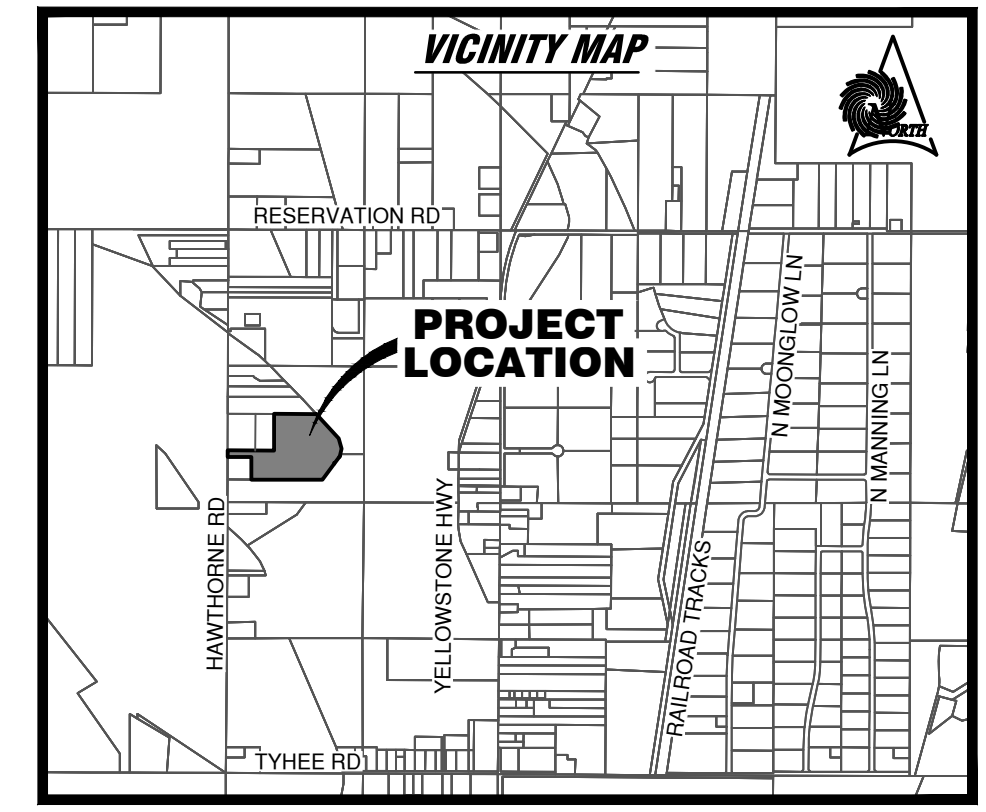
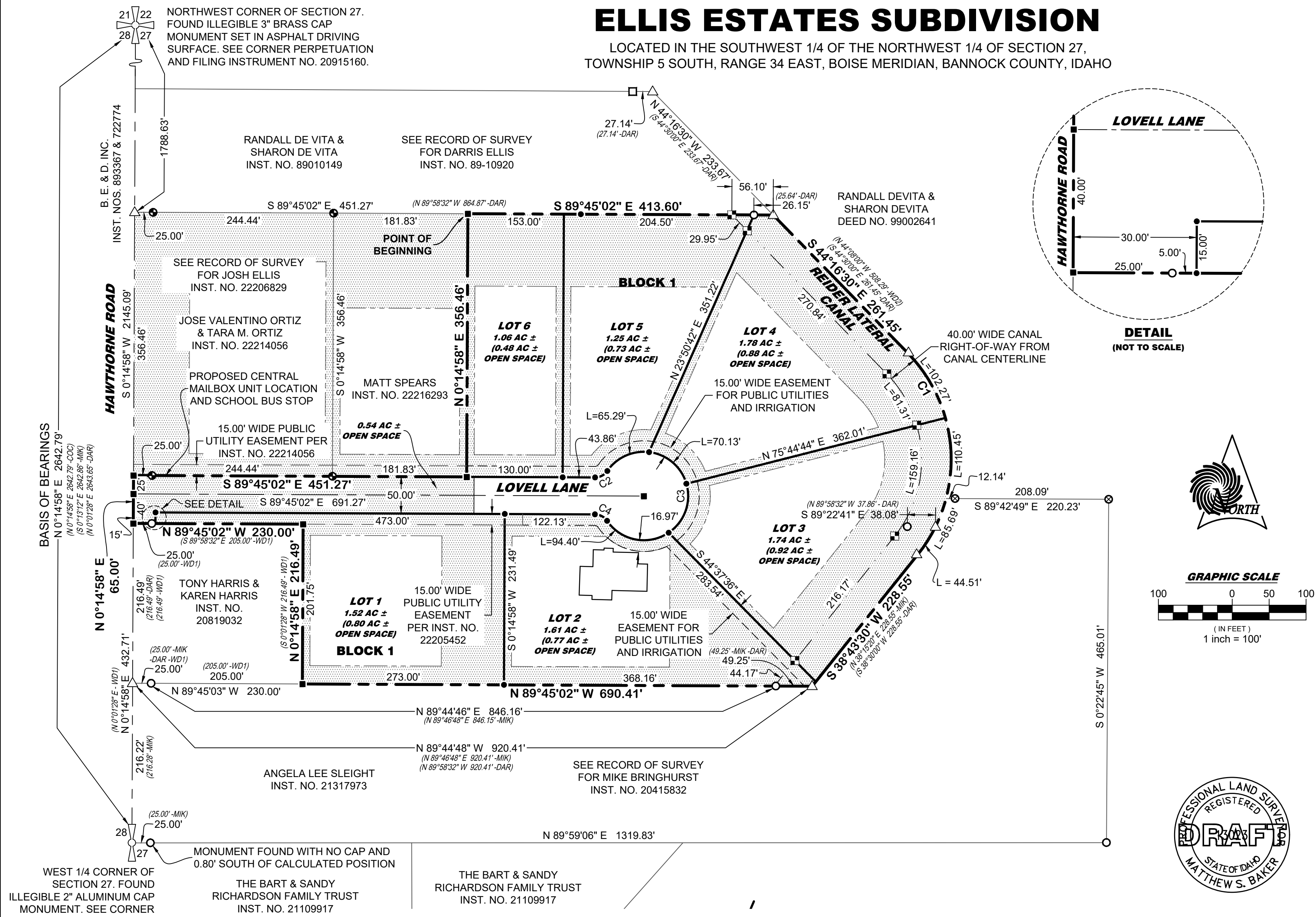
No Information

**Hearing Date**

No Information

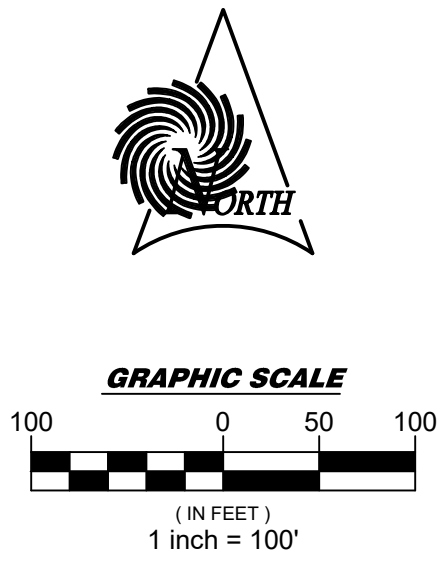
# ELLIS ESTATES SUBDIVISION

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.

CURVE TABLE						
#	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

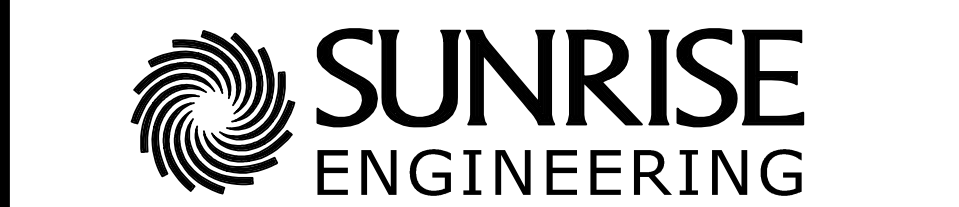
- (---COC) RECORD INFORMATION PER CITY OF CHUBBUCK CONTROL SURVEY (INST. NO. 20915791)
- (---DAR) RECORD INFORMATION PER RECORD OF SURVEY FOR DARRIS ELLIS (INST. NO. 89-10920)
- (---MIK) RECORD INFORMATION PER RECORD OF SURVEY FOR MIKE BRINGHURST (INST. NO. 20415832)
- (---WD1) RECORD INFORMATION PER 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:

1. 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.
2. LOVELL LANE HAS ALREADY BEEN BUILT TO BANNOCK COUNTY ROAD AND BRIDGE SPECIFICATIONS.
3. THE ROAD-SIDE SWALES WILL BE FOR STORM WATER RETENTION AND WILL BE LANDSCAPED WITH NATIVE GRASSES.
4. 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



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