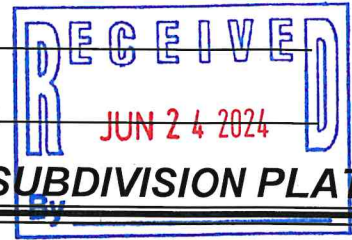


# Bingham County

Planning & Development Department  
490 N. Maple Suite "A", Blackfoot, ID 83221  
Phone: (208) 782-3178

File No. \_\_\_\_\_

Application Date \_\_\_\_\_



## APPLICATION FOR SUBDIVISION PLAT

**SUBDIVISION NAME:** Hand M Estates

**Property Owner(s) Name:** Jerry and Marsha Ivie Phone: 208-346-6914

**Address:** 899 E. 700 N **City/Zip:** Shelley, ID 83274

**Property Owner Email:** iviejje@gmail.com **Developer Email:** haileyevie@outlook.com

**Developer Name:** Matt and Hailey Ivie Phone: (208) 589-0263

**Address:** 940 E. 1400 N **City/Zip:** Shelley 83274

**Location and Legal Description**

Township T7S Range R37E Section 33 Acreage 21.162 Parcel # RP0539503

Proposed # of Lots one

**NOTE: ATTACH "RECORDED" DEED**

Existing Zone Agr

**Submit:**

- Completed Application
- Narrative: on a separate sheet of paper
  - Identifying existing use,
  - Intended use of subdivision,
  - Evaluating effects of proposed Subdivision on adjoining property,
  - General compatibility with other properties and uses.
  - Compliance with the Comprehensive Plan
- Subdivision Guarantee Policy from Title Company
- Three (3) soft copies of proposed Subdivision Plat: on 24" x 36" and one (1) on 11" x 17"
- Fees

**Application Fees:**

Application Fee 375  
Deposit for Mailings & Publication 75  
**Total = 450**

Attention: the applicant will be required to pay any additional fees that exceed the \$450 fee (example: second publication)

**Exhibit  
A-1**

**Subdivision Plat.** The following information / data must appear on the Preliminary Plat as per Idaho Code §50-1304 and shall be verified prior to submittal to the Board:

**NAMES/ADDRESSES**

- Subdivision Name
- Owner(s) Name, Address & Phone
- Developer Name, Address & Phone
- Adjacent Property Owner/Development Names

**LOCATION MAP**

- Vicinity Map Showing Relation to One (1) Mile Radius
- Legal Description/Proof of Ownership
- Public Land Corners or Other Acceptable Monuments
- North Point
- Scale (Minimum 1" = 400')

**TOPOGRAPHY**

- Contours
- Contour Intervals Noted (Minimum 5' Intervals)

**GEOLOGY**

- Flood Plain Designation, If Applicable
- Attach Depth to Water/Drainage/Permeability
- Attach Soil Types & Depth

**MISCELLANEOUS**

- Zone Classification(s)
- Highways and/or Current Streets
- Right-of-Ways, Easements & Widths
- Road Cross Sections

**PROPOSED**

- Subdivision Acreage
- Number of Lots
- Average Lot Size (Acreage)
- Utility/Easement Locations & Widths
- Type of Water/Septic System
- Approval from the Health Dept *pending*
- Open Areas
- Parking
- Street Names (Numerical Designation Required)
- Proposed Phasing Schedule

**ENGINEERING DATA**

- Name, Address & Phone
- Date Drawn

**Appointment of Designated Agent**

I, we the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my, our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County:

**Designated Agent:** Matt and Hailey Ivie

**Property Owner(s):** Jerry Ivie

Signature

Marsha Ivie  
Signature

6-22-2024  
Date

6-22-2024  
Date

**DECLARATION:** By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Planning and Development Director and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Commission. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

**Property Owner(s):** Jerry Ivie

Signature

Marsha Ivie  
Signature

6-22-2024  
Date

6/22/2024  
Date



March 4, 2024

**NARRATIVE  
FOR  
H AND M ESTATES**

H and M Estates is a proposed subdivision located 3.2 miles southeast of Firth, Idaho at 899 East 700 North, Shelley, Idaho 83274 in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 33, Township 1 South, Range 37 East of the Boise Meridian, Bingham County, Idaho and presently owned by Jerry J. Ivie and Marsha Ivie.

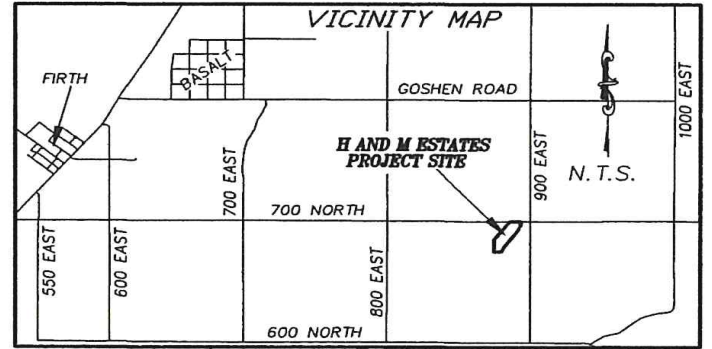
The current use of the proposed subdivision is pasture ground. We are proposing a division of the current 21.22 acre parcel into 1 lot with an average lot size of 14.66 acres to accommodate a single family dwelling which is compatible with the surrounding area. The proposed lot will all have access to an existing County Road, 700 North. The impact to current traffic on 700 North will be minimal.

The proposed lot within this subdivision will be served by an individual well and septic system which is consistent with surrounding properties.

The proposed subdivision of H and M Estates is compatible with Bingham County's comprehensive plan for the area.

**"PRELIMINARY PLAT"  
H AND M ESTATES  
BINGHAM COUNTY, IDAHO**

PART OF  
THE NE 1/4 OF THE NE 1/4 OF SECTION 33, T. 1 S., R. 37 E.B.M., BINGHAM COUNTY, IDAHO



**RECORDER'S CERTIFICATE**

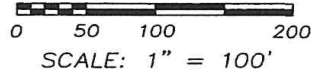
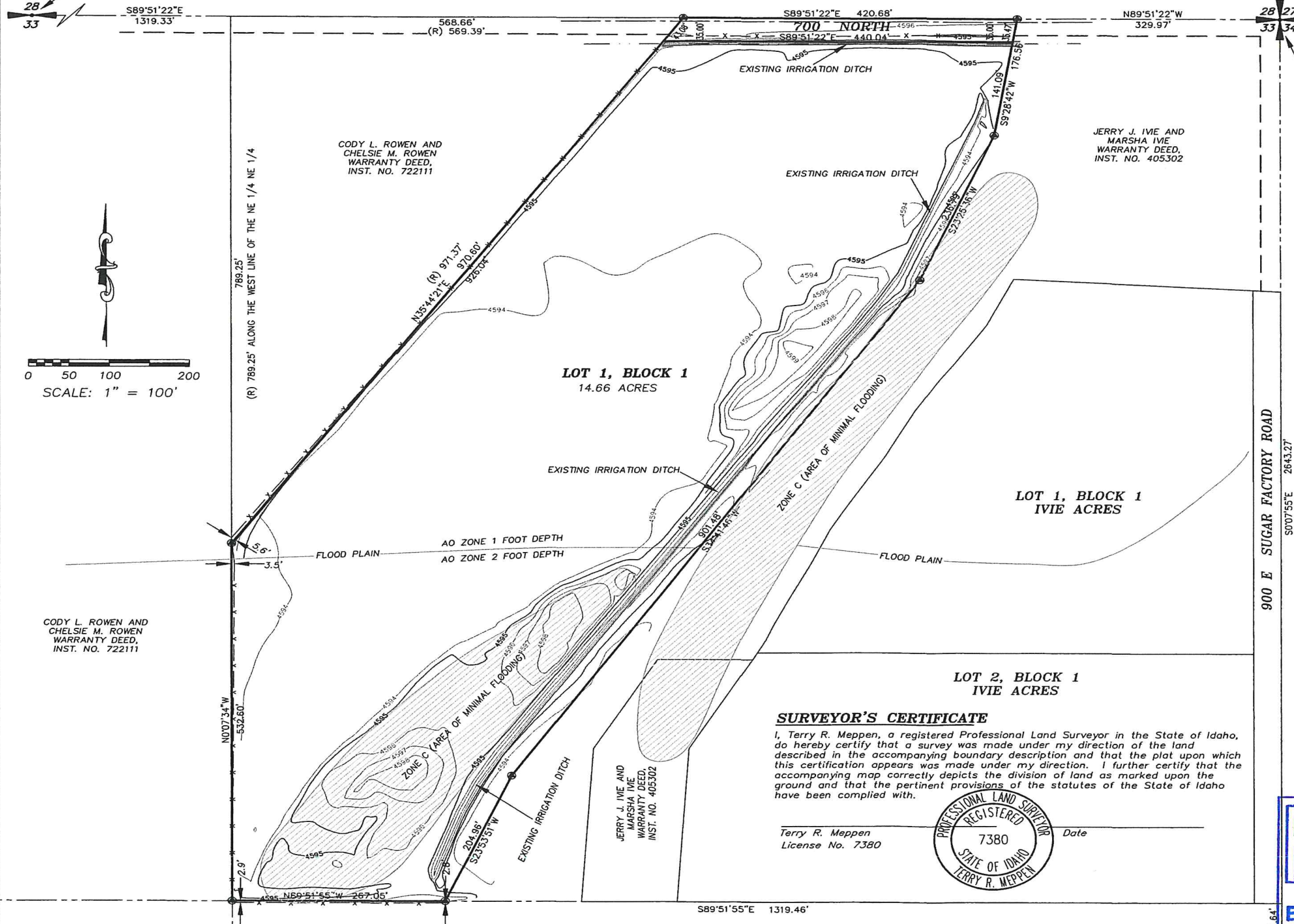
Blank area for the Recorder's Certificate.

**NOTES**

- OWNER / DEVELOPER**  
Jerry J. Ivie and Marsha Ivie  
899 East 700 North  
Shelley, Idaho 83274  
(208) 346-6914
- SEWER SYSTEM**  
Individual septic system.
- WATER SYSTEM**  
Individual wells.
- STORM WATER DRAINAGE**  
Storm water to be contained on individual lots.
- LOCATION OF NEAREST COMMUNITY SEWER AND WATER SYSTEM**  
Basalt, Idaho 2.3 miles Northwest
- Date of drawing 4-23-2024
- SUBDIVISION INFORMATION**  
Total number of lots = 1  
Average lot size = 14.66 acres.  
Total area = 14.994 acres.
- INTENDED USE**  
Residential Single Family
- ZONING**  
A
- FLOOD PLAIN**  
A portion of the subject property lies within an AO Zone. Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown hereon, but no flood hazard factors are determined.  
FEMA Flood Panel 1600180 290 B, Effective Date: November 15, 1979.
- ELEVATION DATUM:**  
Elevations shown are NAVD88 elevations at 1 foot intervals.

**Exhibit  
A-3**

NORTH 1/4 COR. SEC. 33,  
T. 1 S., R. 37 E.B.M.,  
FOUND ALUMINUM CAP  
CP&F INST. NO. 291791



CODY L. ROWEN AND  
CHELSIE M. ROWEN  
WARRANTY DEED,  
INST. NO. 722111

CODY L. ROWEN AND  
CHELSIE M. ROWEN  
WARRANTY DEED,  
INST. NO. 722111

JERRY J. IVIE AND  
MARSHA IVIE  
WARRANTY DEED,  
INST. NO. 405302

N.E. COR. SEC. 33,  
T. 1 S., R. 37 E.B.M.,  
FOUND ALUMINUM CAP  
CP&F INST. NO. 703254

**LOT 1, BLOCK 1**  
14.66 ACRES

**LOT 1, BLOCK 1**  
IVIE ACRES

**LOT 2, BLOCK 1**  
IVIE ACRES

**SURVEYOR'S CERTIFICATE**

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen  
License No. 7380



**LEGEND**

- SECTION CORNER CONTROL.
- SET 1/2" X 24" IRON ROD WITH YELLOW CAP MARKED P.L.S. 7380.
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 7380.
- INDICATES EXISTING FENCE LINES.
- 10 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE SHOWN.
- SECTION LINE.
- EXISTING ROAD CENTERLINE.
- DISTANCES FROM WARRANTY DEED, INSTRUMENT NO. 722111.



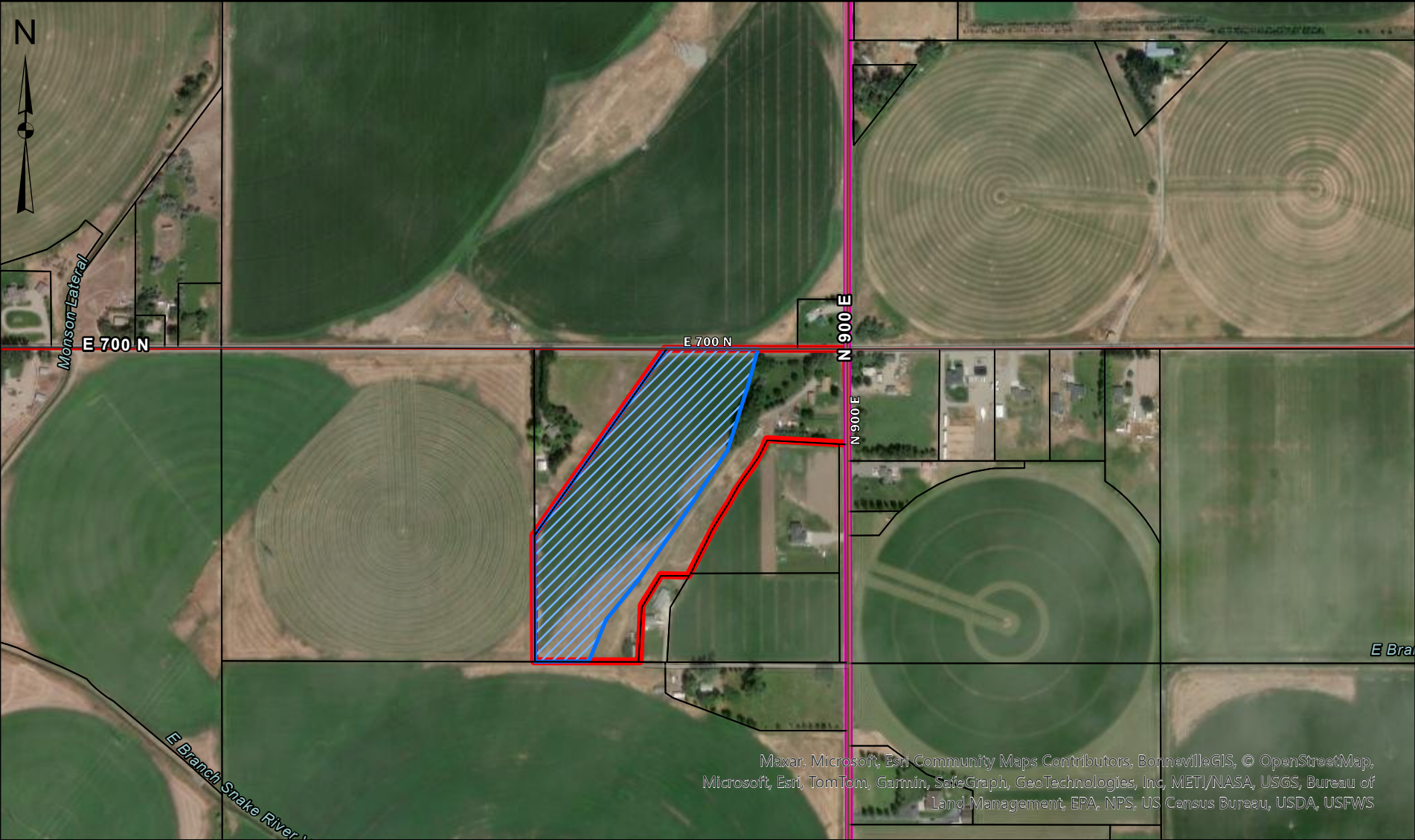
**By** EAST 1/4 COR. SEC. 33,  
T. 1 S., R. 37 E.B.M.,  
FOUND HARROWS TOOTH  
CP&F INST. NO. 561989

**BENCHMARK LAND SURVEYING**  
(208) 313-2458  
789 NORTH 450 EAST FIRTH, IDAHO 83236  
tmeppen@gmail.com  
**SHEET 1 OF 2**

CODY L. ROWEN AND  
CHELSIE M. ROWEN  
WARRANTY DEED,  
INST. NO. 722111



# H AND M ESTATES SUBDIVISION - ZONING MAP









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**Exhibit  
S-2**

0 0.030.06 0.12 Miles

## LEGEND

-  Applicant's Parcel
-  H and M Estates Subdivision
-  Roads
-  Parcels
-  A - Agriculture
-  Major Collector 70' ROW

