# **Bingham County**

Planning & Development Department 490 N. Maple Suite "A", Blackfoot, ID 83221

Phone: (208) 782-3178



APPLICATION FOR SUBDIVISION PLA SUBDIVISION NAME: Marsha LVIE Phone: and Property Owner(s) Name: 700 N egmail.com Property Owner Email: Developer Name Vie Phone: 946 E. 1400 Address City/Zip Parcel # RP0539503 Location and Legal Description Acreage 21.162 Proposed # of Lots 33 R37E NOTE: ATTACH "RECORDED" DEED Township Range Section 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 appe	ar on the Preliminary Plat as per
Idaho Code §50-1304 and shall be verified p	rior to submittal to the Board:
NAMES/ADDRESSES	MISCELLANEOUS
Subdivision Name	Zone Classification(s)
Owner(s) Name, Address & Phone	Highways and/or Current Streets
Developer Name, Address & Phone	Right-of-Ways, Easements & Widths
Adjacent Property Owner/Development Names	Road Cross Sections
LOCATION MAP	PROPOSED
Vicinity Map Showing Relation to One (1) Mile Radius	Subdivision Acreage
Legal Description/Proof of Ownership	Number of Lots
Public Land Corners or Other Acceptable Monuments	Average Lot Size (Acreage)
North Point	Utility/Easement Locations & Widths
Scale (Minimum 1" = 400')	Type of Water/Septic System
TOPOGRAPHY	Approval from the Health Dept Pending
Contours	X Open Areas
Countour Intervals Noted (Minimum 5' Intervals)	Y Parking
GEOLOGY	Street Names (Numerical Designation Required)
Flood Plain Designation, If Applicable	Proposed Phasing Schedule
Attach Depth to Water/Drainage/Permeability	ENGINEERING DATA
Attach Soil Types & Depth	Name, Address & Phone
	Date Drawn
Appointment of Designated Agent  I, we the undersigned owner(s) of the property described through following person as my, our representative for all transactions myself/ourselves, as owner(s), and Bingham County:  Designated Agent:	egarding this Application between
Property Owner(s):  Signature  Wa Sha Tvie	6-22-3034 Date 6-22-2024
Signature	
<b>DECLARATION:</b> 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.	
Λ /	× 8
Property Owner(s):	6-22-2024
Signature //	Date
Marsha Ivie	6/22/2024
Signature	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" VICINITY MAP H AND M ESTATES GOSHEN ROAD BINGHAM COUNTY, IDAHO PART OF NORTH 1/4 COR. SEC. 33, T. 1 S., R. 37 E.B.M., FOUND ALUMINUM CAP CP&F INST. NO. 291791 H AND M ESTATES PROJECT SITE THE NE 1/4 OF THE NE 1/4 OF SECTION 33, T. 1 S., R. 37 E.B.M., BINGHAM COUNTY, IDAHO N.T.S. 700 NORTH 700 NORTH-4596 \_(R) 569.39'. 600 NORTH EXISTING IRRIGATION DITCH RECORDER'S CERTIFICATE JERRY J. IME AND MARSHA IME WARRANTY DEED, INST. NO. 405302 CODY L. ROWEN AND CHELSIE M. ROWEN WARRANTY DEED, ഴ INST. NO. 722111 EXISTING IRRIGATION DITCH 1/4 밀 NOTES 꾿 OWNER / DEVELOPER SEWER SYSTEM Jerry J. Ivie and Marsha Ivie 899 East 700 North Individual septic system. R WATER SYSTEM (208) 346-6914 Individual wells. Date of drawing 4-23-2024 STORM WATER DRAINAGE Storm water to be contained on SUBDIVISION INFORMATION individual lots. Total number of lots = 1 Average lot size = 14.66 acres. LOCATION OF NEAREST COMMUNITY SEWER AND WATER SYSTEM Basalt, Idaho 2.3 miles Northwest Total area = 14.994 acres. <u>INTENDED USE</u> Residential Single Family LOT 1, BLOCK 1 50 100 14.66 ACRES SCALE: 1" = 100' ZONING 3 ROAD FLOOD PLAIN A portion of the subject property lies within an AO Zone. Areas of SUGAR FACTORY R s0'07'55"E 2643.27' 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown hereon, but EXISTING IRRIGATION DITCH LOT 1, BLOCK 1 no flood hazard factors are determined. IVIE ACRES FEMA Flood Panel 1600180 290 B, Effective Date: November 15. AO ZONE 1 FOOT DEPTH AO ZONE 2 FOOT DEPTH FLOOD PLAIN-FLOOD PLAIN-ELEVATION DATUM: Elevations shown are NAVD88 elevations at 1 foot intervals. E 006 CODY L. ROWEN AND CHELSIE M. ROWEN WARRANTY DEED, INST. NO. 722111 **LEGEND** SECTION CORNER CONTROL. LOT 2, BLOCK 1 SET 1/2" X 24" IRON ROD WITH YELLOW CAP MARKED P.L.S. 7380. IVIE ACRES SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 7380. 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. INDICATES EXISTING FENCE LINES. 10 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE SHOWN. SECTION LINE. EXISTING ROAD CENTERLINE. 569.39' DISTANCES FROM WARRANTY DEED, INSTRUMENT NO. 722111. Terry R. Meppen Date 7380 License No. 7380 JUN 2 4 2024 BENCHMARK LAND SURVEYING S89'51'55"E 1319.46' (208) 313-2458 BYEAST 1/4 COR SEC. 33 T. 1 S., R. 37 E.B.M., FOUND HARROWS TOOTH CP&F INST. NO. 561989 789 NORTH 450 EAST FIRTH, IDAHO 83236 CODY L. ROWEN AND CHELSIE M. ROWEN WARRANTY DEED, INST. NO. 722111 tmeppen@gmail.com SHEET 1 OF 2

# "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

#### **BOUNDARY DESCRIPTION**

Part of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) Section 33, Township 1 South, Range 37 East of the Boise Meridian, Bingham County, Idaho described as follows:

Beginning at a point that is N.89'51'22"W. 329.97 feet along the section line from a found aluminum cap at the Northeast corner of said Section 33 and running thence S.09'28'42'W. 176.56 feet; thence S.23'25'36"W. 236.79 feet; thence S.34'41'46"W. 901.48 feet; thence S.23'53'51"W. 204.96 feet to the south line of the Northeast Ouarter of the Northeast Ouarter (NE 1/4 NE 1/4) Section 33, Township 1 South, Range 37 East of the Boise Meridian; thence N.89'51'55"W. 267.05 feet to the Southwest corner of said Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) Section 33; thence N.00'07'34"W. 532.60 feet along the west line of said Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) Section 33 to the Southwest corner of the property as described in Warranty Deed, Instrument No. 722111; thence N.35'44'21'E. 970.60 feet along the east line of said Property to the north line of said Section 33; thence S.89'51'22"E. 420.68 feet to the point of beginning.

Parcel contain 14.994 acres.

have been complied with.

Terry R. Meppen

License No. 7380

#### OWNER'S CERTIFICATE

WINER S. CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are the owners of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into Lot and Block and Street, to be hereofter known as H AND M ESTATES, Bingham County, Idaho and we do hereby give, grant and dedicate to the public for public use all streets shown hereon and we do further certify that the lot shown hereon will be served by an individual well and individual septic system. Easements shown are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, roadway slopes, drainage, snow removal or for any other use designated on the plot and no structures other than those for such utility purposes are to be erected within the lines of said easements. We also certify that a suitable underground irrigation water delivery system will be provided to all lats within the subdivision and will be entitled to irrigation water rights from the Idaho Irrigation District in compliance with Idaho Code 31–3805(1b). All lots will be assessed from the Idaho Irrigation District.

IN WITNESS WHEREOF, we have hereunto set our hands
thisday.of,2024.
Jerry Ivie Marcia Ivie
<u>ACKNOWLEDGMENT</u>
STATE OF IDAHO ) COUNTY OF ;SS
On this
a notary public in and for said state, personally appeared Jerry Ivie and Marcia Ivie
husband and wife, known or identified to me to be the signers of the above Owners' Certificate and after first duly sworn acknowledged to me that they signed
said Owner's Certificate freely and voluntarily for the purpose mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.
and the year in this certificate hist above written.
Notary Public for the State of Idaho
Residing inCounty,
Commission Expiration Date:
PLANNING AND ZONING APPROVAL
The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the County of Bingham, Idaho thisday of
Zoning Administrator Date
25/10
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

7380

#### NARRATIVE

Benchmark Land Surveying PLLC was commissioned by Matt Ivie and Hawley Ivie on behalf of Jerry J. Ivie and Marsha Ivie to survey and prepare the subdivision plat shown hereon. The legal description for the subject parcel is contained in Warranty Deed, Instrument No. 405302.

Basis of Bearing: Idaho State Plane (NADB3) coordinate system, Idaho East Zone (1101). The coordinates used for the project were established using the National Geodetic Survey (NGS) Online Positioning User Service (OPUS). The files were processed with respect to Continuously Operating Reference Stations (CORS) IDBB Idaho Falls CORS, IDIF Idaho Falls CORS, and IDNL Idaho Nat Lab CORS.

## TREASURER'S CERTFICATE

l, the undersigned County Treasurer in and for the County of Bingham, State of Idaho, per the requirements of Idaho Code 50–1308, do hereby certify that all taxes due for the property included in this project are current.

County Treasurer Date

#### WATER RIGHTS DISCLOSURE

This property remains in the Snake River Valley Irrigation district and suitable irrigation water delivery will be provided in compliance with Idaho Code section 31–3805 subsection (1)(b).

## **COMMISSIONERS' CERTIFICATE**

Presented to the Bingham County Board of Commisioners on the following date at which time this subdivision was opproved and accepted.

Chairman County Commissioners Date

## HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50–1326, Idaho Code, by issuance of certificate of disapproval.

ate: Environmental Health Specialist

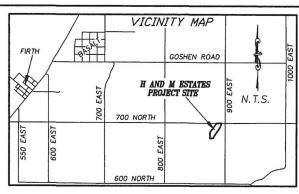
## EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.

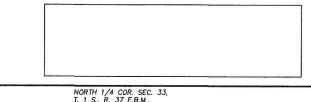
Date: Professional Land Surveyor Cert. No.

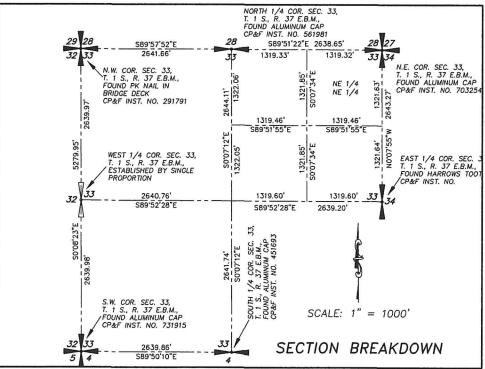
# ZONING APPROVAL

Zoning Administrator

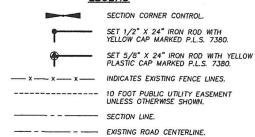


#### RECORDER'S CERTIFICATE





## **LEGEND**





789 NORTH 450 EAST FIRTH, IDAHO 83236 tmeppen@gmail.com

SHEET 2 OF 2

# **H AND M ESTATES SUBDIVISION - ZONING MAP**

