



City of Bellevue

115 E Pine Street
P. O. Box 825 Bellevue, ID 83313
208-788-2128 Fax 208-788-2092

SUBDIVISION APPLICATION

SUBDIVISION INFORMATION		
Preliminary Plat <input type="checkbox"/>	Final Plat <input type="checkbox"/>	
Proposed Name of Subdivision:		
Street Address:		
Mailing address:		
Legal Description of property:		
Current Zoning of Property:		
Regular Plat- 5 or more residential parcels: <input type="checkbox"/>		
		Lot Line Adjustment <input type="checkbox"/>
Engineer Name & Contact:		
PROPERTY OWNER		
Property Owner Name:		
Mailing Address:		
Phone #:	Fax #:	Cell #:
Email Address:		
On behalf of Trust or LLC- Contact:		
<p>Property Owner Consent:</p> <p>By Signature hereon, the property owner acknowledges that the City Officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any <i>ex parte</i> discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.</p> <p>Property Owners Signature: _____ Date: ____/____/____</p>		
FEE SCHEDULE		
<p>* ALL LEGAL, ENGINEERING, MAILING, PUBLICATION AND ALL OTHER CONSULTANT REVIEW FEES SHALL BE REIMBURSED 100% BY THE APPLICANT.</p>		
<input type="checkbox"/> Preliminary Plat- \$1000 +\$55/lot, sub-lot or unit	\$ _____	
<input type="checkbox"/> Final Plat- \$300 + \$25/lot	\$ _____	
<input type="checkbox"/> Lot Line Adjustment \$300	\$ _____	
<input type="checkbox"/> Final Plat Application \$25/lot	\$ _____	
<input type="checkbox"/> Publication: TBD	\$ _____	
<input type="checkbox"/> Mailing: TBD	\$ _____	
Total:	\$ _____	

PRELIMINARY PLAT CHECKLIST

Name: _____

Certified Complete by: _____

Date: ____/____/____

The following items must be submitted with the application for the application to be considered complete (✓):

The Administrator shall review the preliminary plat application and data as well as the recommendations received by the various departments and agencies to ensure the said application and plat are in conformance with all applicable rules and regulations.

- ____ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered **and easement holders** within the subject property.
- ____ Name of proposed Subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County.
- ____ Name and address of owner on record, the subdivider, the engineer, and the surveyor.
- ____ Legal Description of the area platted.
- ____ The scale, north point and date.
- ____ Name of all adjacent subdivisions.
- ____ Current title report shall be provided at the time the preliminary plat is filed, together with a copy of the owner's recorded deed to said property.
- ____ **One (1) 11" x 17"** copies of large plat. *One (1) if application is a Lot Line Adjustment*
- ____ PDF files of all required documents and 11" x 17" plats
- ____ **Three (3) copies** of the entire preliminary plat shall be filed with the Administrator.
- ____ **One (1) large plat, to scale, including:**
 - ____ Location of subdivision as forming a part of some larger tract or parcel of land referred to in the records of the Blaine County Recorder.
 - ____ North point, scale and date.
 - ____ Existing zoning of the tract, zoning requested for each area if not already zoned, or if a zone change is requested.
 - ____ Zoning district(s) and boundaries, including any overlay district(s) and boundaries.
 - ____ Boundary lines of tract to be subdivided. If applicable, existing and proposed lines, easements or building envelopes to be adjusted.
 - ____ Contour map of the subdivision, with contour lines having maximum interval of five feet (5') to show the configuration of the land based upon U.S. Geodetic Survey data, and other data approved by the City engineer.
 - ____ The scaled location of existing buildings, water bodies and watercourses and location of the adjoining or immediately adjacent dedicated streets, roadways, easements- public and private.
 - ____ The Proposed location of street right-of-way, lots and lot lines, and easements, including all approximate dimensions and including all proposed lot and block numbers.
 - ____ Boundary description and the area of tract.
 - ____ The location, approximate size, and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
 - ____ The Location of existing and proposed sanitary sewers, sewer services, storm drains, water supply mains, water services, fire hydrants and culverts within the property and immediately adjacent thereto.
 - ____ The proposed location of street right-of-way, lots and lot lines, and easements, including all approximate dimensions and including all proposed lot and block numbering and proposed street names.
 - ____ The plan and cross section of proposed streets and alleys showing widths of roadways, location of sidewalks, curb and gutter, location and species of street trees, drainage areas, parking areas, snow storage areas, and any other improvement proposed or require for the right-of-way.
 - ____ Direction of drainage flow and approximate grade of all streets.
 - ____ The location of all drainage canals and structures, proposed method of disposing runoff water, location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed

plat.

- ___ All percolation tests and/or exploratory pit excavations required by State health authorities.
- ___ A copy of the provisions of the Articles of Incorporation and Bylaws of the Homeowners Association and/or condominium declarations to be filed with the final plat of the subdivision.
- ___ Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterial and collector streets.
- ___ Proposed names of all the streets, whether new or continuous (new street names must not be the same or similar to any other street names used in Blaine County).
- ___ The boundaries of the floodplain, floodway, and Avalanche Zoning District shall be clearly delineated and marked in the preliminary map.
- ___ Building envelopes shall be shown on each lot all or part of which is within a floodplain, floodway, or Avalanche Zone, or any lot that is adjacent to the Big Wood River or any tributary; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
- ___ Lot area of each lot.
- ___ Existing mature trees and establish shrub masses.
- ___ Parcel of land intended to be dedicated for required park space and proposed improvements thereon or written request to make voluntary cash contribution in-lieu of required park dedication and improvements.

PHASING PLAN, if applicable, including:

- ___ Numbers of lots in each phase.
- ___ Infrastructure planned for completion with each phase.
- ___ Amenities to be constructed with each phase.
- ___ Area Development Plan (if applicable).
- ___ Community Housing Plan (if applicable).
- ___ Flood Hazard Development Permit if property is located within or partially within the floodplain (if applicable)
- ___ Copy of draft CC&R's (if applicable)

See checklist(s) for items that must be submitted with this application in order for application to be considered complete. See the Bellevue Subdivision Ordinance for explanation of the review process.

FINAL PLAT CHECKLIST

Name: _____

Certified Complete by: _____

Date: ____/____/____

The following items must be submitted with the application for the application to be considered complete (✓):

*The final plat shall be drawn at such a scale and shall be in conformance with the provisions of Idaho Code title 50, chapter 13. After approval of the preliminary plat, the subdivider shall cause the subdivision to be surveyed and a final plat to be prepared in conformance with the preliminary plat as approved, and Idaho Code title 50, chapter 13. Upon completion of said final plat, the subdivider shall file same, together with the final plat application and all other documents required, with the Administrator including **EIGHT (8)** copies thereof.*

____ Three (3) copies of the final plat shall be filed with the Administrator **PRIOR** to being placed on the commission’s agenda. Three (3) copies of the final plat as approved by the Council and signed by the City Clerk shall be filed with the Administrator and retained by the City.

____ Copy of the recorded Plat.

____ Two (2) sets of as built drawings, certified as complete by the project engineer, of all public streets, public water system, the public sewer system and all utilities.

____ Point of beginning of subdivision description tied to at least two (2) government survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer.

____ Location and description of Monuments.

____ Tract boundary lines, property lines, lot lines, street right-of-way lines and centerlines, building envelopes as required in the preliminary plat, lot area of each lot, boundaries of all the floodplain and floodway and the Avalanche District, all with bearings of accurate dimensions in feet and decimals therefor, in degrees and minutes, all radii, arcs, central angles, tangents, and chord lengths of all curves to the above accuracy.

____ Names and locations of all adjoining subdivisions.

____ Name and right-of-way width of each street and other public right-of-way.

____ Location, dimension, and purpose of all easements, public and private.

____ The lots numbered consecutively throughout each block.

____ The outline of any property other than a street, alley, or easement which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked “Dedicated to the City of Bellevue for Public Use”, together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.

____ The title shall include the name of the subdivision, the name of the City, if appropriate, County and State, and the location and description of the subdivision referenced to section township and range.

____ Scale, north arrow and date.

____ Location, width and names of all existing and dedicated streets and other public ways within or adjacent to the proposed subdivision.

____ A provision in the owner’s certificate referencing the County Recorder’s instrument number where the condominium declaration(s) and/or Articles of Incorporation of the Homeowners’ Association governing the subdivision are recorded.

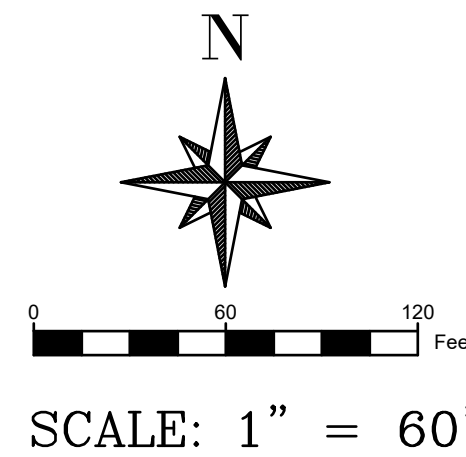
____ Certificate by a registered Engineer or surveyor preparing the map certifying to the accuracy of surveying plat.

____ A current title report of all property contained within the plat.

- ___ Certification of the owner(s) of record and all holders of security interest(s) of record with regard to said property.
- ___ Certification and signature of the engineer (surveyor) verifying that the subdivision and design standards meet all City requirements.
- ___ Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
- ___ Certification and signature of the City Clerk verifying that the subdivision has been approved by the Council.
- ___ Notation of any additional restrictions imposed by the City Council on the development of said subdivision to provide for the public health, safety and welfare.

A PLAT SHOWING
KARL MALONE SUBDIVISION
 WHEREIN LOT 1A, BLOCK 1, KMAM PLAT, IS SUBDIVIDED AS SHOWN HEREON
 LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO

JUNE 2025

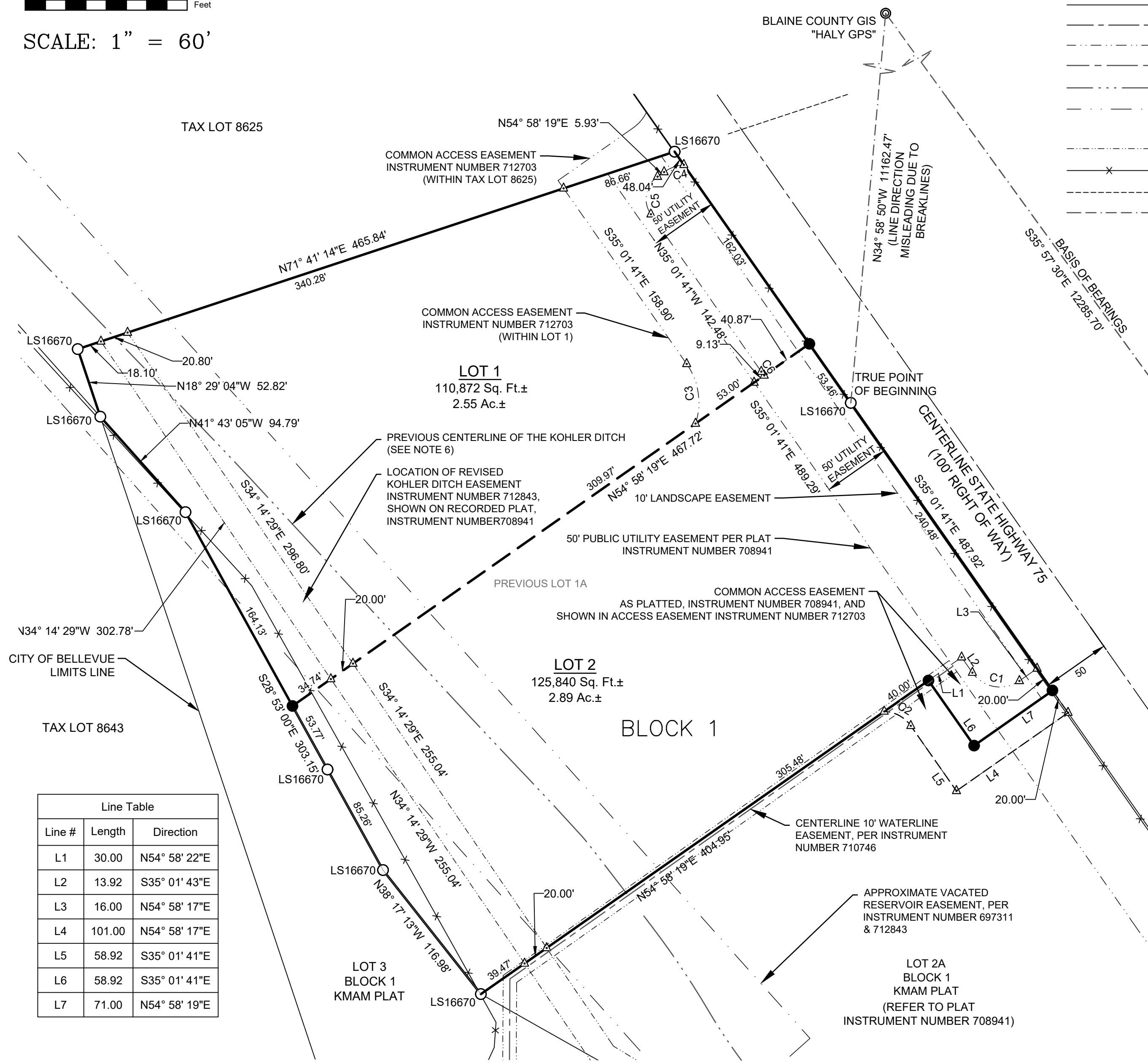


LEGEND

- Property Line
- Previous Lot Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Easement, type and width as shown
- Centerline 10' Waterline Easement
- Centerline Kohler Ditch (See Note 6)
- Approximate Vacated Reservoir Easement (See Note 6)
- Ditch Easement (See Note 6)
- Fence Line
- City of Bellevue Limits
- GIS Tie Line
- Found Aluminum Cap on Iron Pipe
- Found Steel Rod in Monument Well
- Found 5/8" Rebar
- 5/8" Rebar to be Set, P.L.S. 16670
- Calculated Point (Nothing Set)

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A, KMAM Plat, and subdivide said property as shown hereon. The boundary shown is based on found monuments, the plat of Lots 1A & 2A, Block 1, KMAM Plat, Instrument Number 708941, and the plat of KMAM Plat, Instrument Number 702962, records of Blaine County, Idaho. Additional documents that were used in the course of this survey include: (All records of Blaine County, Idaho)
 - Young Subdivision, Instrument Number 520587
 - Bend of the River Ranch Subdivision, Instrument Number 531248
 - Friedman Memorial Airport, Instrument Number 160629
 - Tenney-Anderson Subdivision, Instrument Number 285645
 - Stonecove Subdivision, Instrument Number 513333
 - Broadford Highlands Subdivision No. 1, Instrument Number 144273
 - Record of Survey for Frank and Shirley Moore, Instrument Number 442954
 - Chantrelle II Subdivision Phase 1, Instrument Number 387375
 - Chantrelle II Subdivision Phase 2, Instrument Number 393577
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
4. Unless Specifically shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, covenants, conditions, restrictions, encumbrances and other matters set forth in the records of Blaine County, Idaho, and building setbacks, subdivision, zoning and other governmental regulations.
5. A Lot Book Guarantee for the subject property has been issued by Old Republic National Title Insurance Company, File Number 1080362K, with a Commitment Date of February 15, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the exceptions listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
6. An Irrigation Ditch Easement Agreement for the relocation of the Kohler ditch shown within the subject property has been recorded under Instrument Number 712843, records of Blaine County, Idaho, with the owner of the Water Right, Water Right No. 37-885A. The Ditch Easement as shown hereon shown on the recorded plat of Lots 1A & 2A, Block 1, KMAM Plat, Instrument Number 708941, records of Blaine County, Idaho.
7. The current zoning of the subject property is Business. The Zoning Line between Business and Residential is along the Easterly boundary of Lot 3, Block 1, KMAM PLAT.



Line Table		
Line #	Length	Direction
L1	30.00	N54° 58' 22"E
L2	13.92	S35° 01' 43"E
L3	16.00	N54° 58' 17"E
L4	101.00	N54° 58' 17"E
L5	58.92	S35° 01' 41"E
L6	58.92	S35° 01' 41"E
L7	71.00	N54° 58' 19"E

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central District Health Dept., EHS

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	39.27'	25.00'	90° 00' 00"	25.00'	35.36'	S80° 01' 43"E
C2	23.18'	25.00'	53° 07' 33"	12.50'	22.36'	S61° 35' 33"E
C3	46.36'	50.00'	53° 07' 48"	25.00'	44.72'	N08° 27' 47"W
C4	15.78'	30.00'	30° 07' 53"	8.08'	15.60'	S69° 54' 22"W
C5	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	S09° 58' 19"W
C6	3.58'	50.00'	4° 05' 58"	1.79'	3.58'	S37° 04' 40"E
C7	24.87'	165.00'	8° 38' 14"	12.46'	24.85'	N70° 01' 21"E

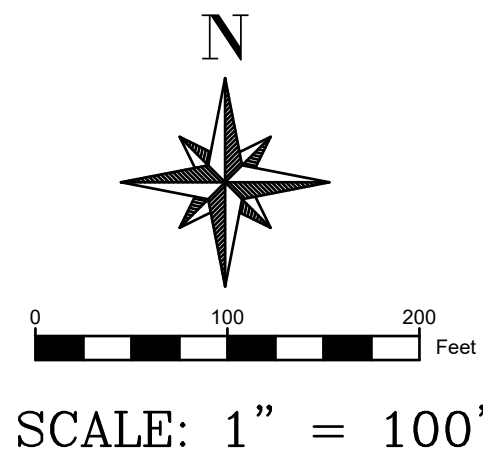


MARK E. PHILLIPS, P.L.S. 16670

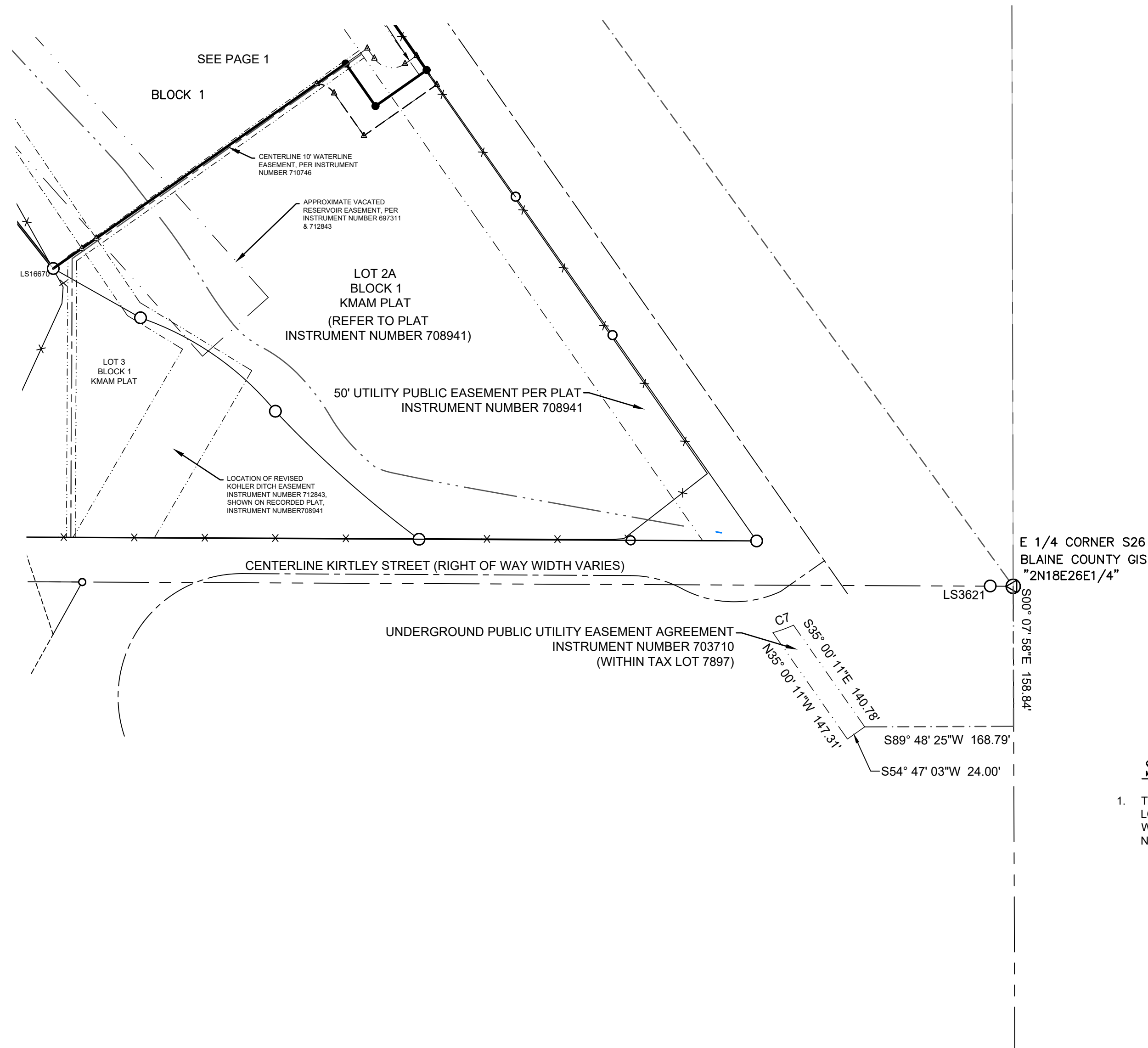
KARL MALONE SUBDIVISION
 PHILLIPS LAND SURVEYING, PLLC
 HAILEY, IDAHO

1 OF 3
 PROJECT: 2024-09

A PLAT SHOWING
KARL MALONE SUBDIVISION
 WHEREIN LOT 1A, BLOCK 1, KMAM PLAT, IS SUBDIVIDED AS SHOWN HEREON
 LOCATED WITHIN SECTION 26, T.2N., R.18E., B.M., CITY OF BELLEVUE, BLAINE COUNTY, IDAHO
 JUNE 2025



(OFFSITE EASEMENT MAP, NOT A PART OF THE SUBDIVISION)

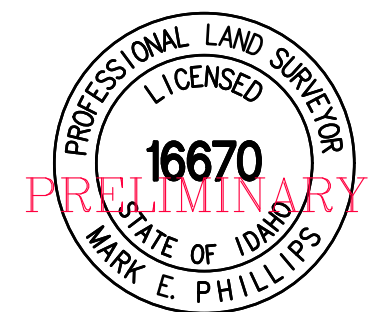


LEGEND

SEE PAGE 1

SURVEY NARRATIVE & NOTES (CONTINUED)

1. THE UNDERGROUND PUBLIC UTILITY EASEMENT AGREEMENT LOCATION IS BASED ON THE METES AND BOUNDS DESCRIPTION WITHIN THE SIGNED AGREEMENT, RECORDED AS INSTRUMENT NUMBER 703710, RECORDS OF BLAINE COUNTY, IDAHO.



MARK E. PHILLIPS, P.L.S. 16670

KARL MALONE SUBDIVISION
 PHILLIPS LAND SURVEYING, PLLC
 HAILEY, IDAHO
 2 OF 3
 PROJECT: 2024-09

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

A parcel of land, located within Section 26, T.2N., R.18E., B.M., City of Bellevue, Blaine County, Idaho, being more particularly described as follows:

LOT 1A, BLOCK 1, KMAM PLAT

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

Andrew C. Madsen, Manager,
KMAM REAL ESTATE IDBEL, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

On this ___ day of _____, 2025, before me, a Notary Public in and for said State, personally appeared Andrew C. Madsen, Manager of KMAM Real Estate IDBEL, LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

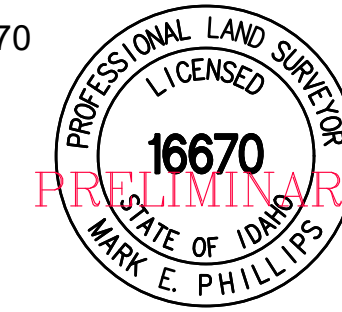
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

BELLEVUE CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Bellevue, on this ___ day of _____, 2025.

City Engineer

BELLEVUE CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Bellevue on this ___ day of _____, 2025.

City Clerk

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE