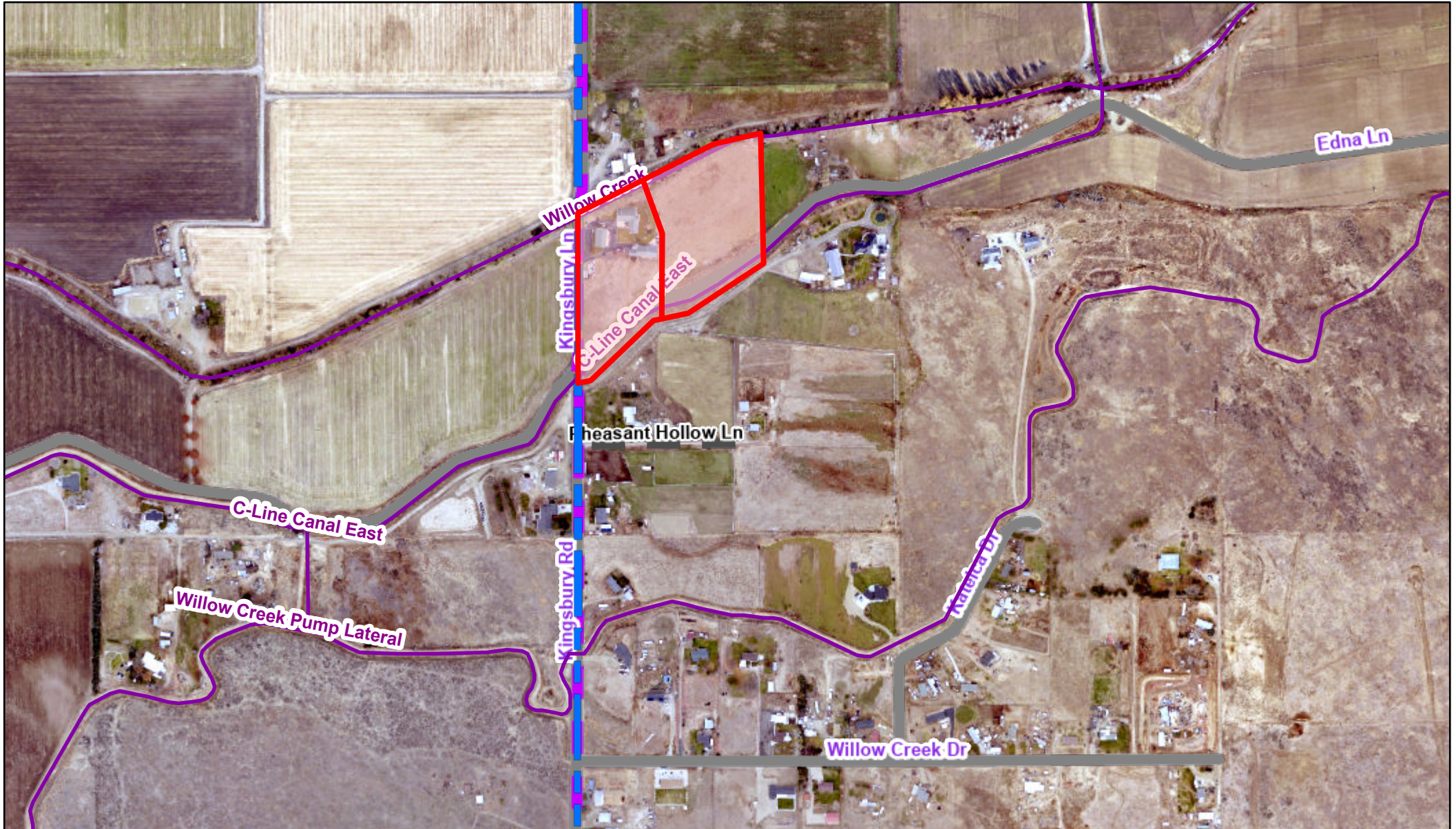
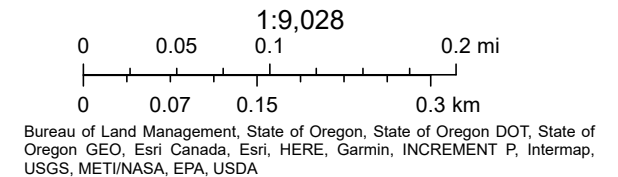


Canyon County, ID Web Map



5/1/2023, 9:43:07 AM

- | | | | | | |
|--|--------------------------------------|--|-------------------|--|-----------------------------|
| | Multiple Parcel Search _Query result | | City Limits | | ITDFunctionalClassification |
| | Hydro_NHDFlowline | | CC_PrivateRoads | | Major Collector |
| | County Boundary | | CanyonCountyRoads | | Red: Band_1 |
| | Current Impact Area | | Roads | | Green: Band_2 |





FINAL PLAT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Chris & Mary Jaggers & Avery Family Trust</u>
	MAILING ADDRESS: <u>25744 Kingsbury Ln. Middleton</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u><i>Chris & Mary Jaggers</i></u> Date: _____</p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Keri Smith</u>	
	COMPANY NAME: <u>Treasure Valley Planning</u>	
	MAILING ADDRESS: <u>17741 Linden Ln. Caldwell</u>	
	PHONE: <u>2089604844</u>	EMAIL: <u>KeriKay@hotmail.com</u>

SITE INFO	STREET ADDRESS: <u>25744 Kingsbury Ln. Middleton</u>	
	PARCEL NUMBER: <u>R37468012A1 & R37468012A</u>	
	PARCEL SIZE: <u>4.997 & 5.973</u>	
	NUMBER OF LOTS: <u>2</u>	
	PROPOSED SUBDIVISION NAME: <u>Bow-Tie Estates Subdivision</u>	
	FLOOD ZONE (YES/NO) <u>A</u>	ZONING DISTRICT: <u>Ag to R-R</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>SD2023-0013</u>	DATE RECEIVED: <u>4-28-23</u>
RECEIVED BY: <u>S. Hammond</u>	APPLICATION FEE: <u>1120.00</u> CK MO CC CASH <u>0</u>



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	<i>KS</i>	<input checked="" type="checkbox"/>
Copy of Final Plat: 1 Hard Copy, 1 Digital	<i>KS</i>	<input checked="" type="checkbox"/>
Final Drainage Plan, if applicable	<i>N/A</i>	
Final Irrigation Plan, if applicable	<i>N/A</i>	
Final Grading Plan, if applicable	<i>KS</i>	
Completed Final Plat Checklist	<i>KS</i>	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	<i>N/A</i>	
Condition Compliance Proof (Conditional Rezone/D.A.)	<i>N/A</i>	
Proof of approval from:		
Southwest District Health	<i>Enroute</i>	
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
City Impact Area		
Bonding Instructions	<i>KS</i>	
Deed or evidence of property interest to the subject property	<i>KS</i>	
Fee: \$1000.00		
+ \$10.00/lot	<i>\$1,120</i>	
+ \$100.00 for Area of City Impact		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

NOTES:

- Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
- Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.

Combined Application Request

April 28, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Combined Application Request Rezone, Preliminary and Final Plat Applications for Parcel
#R37468012A & R37468012A1

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

In accordance with the application requirements, this is a letter of intent to officially request a combined application process and fee for a rezone and subdivision of private property also known as Bow-Tie Estates Subdivision.

The full amount of fees per the adopted fee schedule are included with the application, but if the application is noticed jointly the County should have reduced costs in noticing, staff time and actual hearings being conducted. Thus, the request to officially consider them as a joint application and to reduce the fees be a fair percentage of work to be completed. If you need any additional information, I am happy to develop or provide upon request.

Thank you for this consideration.



Keri Smith
Treasure Valley Planning



Development Services

Department

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Final Plat Check-List

Applicant: <i>Treasure Valley Planning</i>	Case Number:
Subdivision Name: <i>Bow-Tie Estates Subdivision</i>	Plat Date:

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	<u>Meets Code / Comments</u>
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD <i>prior to submission</i> .	
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	
B. Name, address and official seal of the surveyor preparing the plat.	
C. North arrow.	
D. Date of preparation.	
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	

3. SURVEY DATA REQUIRED	<u>Meets Code / Comments</u>
<p>A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.</p> <ul style="list-style-type: none"> • <i>Check boundary measurements on plat with legal description measurements, verify they are the same</i> • <i>Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.</i> 	
<p>B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.</p>	
<p>C. Basis of bearing on the plat shall be referenced.</p> <ul style="list-style-type: none"> • <i>Make sure it matches the legal description</i> • <i>Reference to point of beginning</i> 	

4. DESCRIPTIVE DATA REQUIRED	<u>Meets Code / Comments</u>
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	
B. All drainage ways.	
<p>C. All easements provided for public services or utilities and any limitations of the easements.</p> <ul style="list-style-type: none"> • <i>Applicable description for easements</i> 	
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	
E. All sites to be dedicated to the public will be indicated and the intended use specified.	
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	
G. The area of each lot shall be stated in acres and decimals thereof.	
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	
I. A note as to the type of sewage disposal facilities to be provided.	

J. A note as to the type of water supply facilities to be provided.	
K. Required section and quarter-section line setbacks.	
5. DEDICATION AND ACKNOWLEDGMENT	<u>Meets Code / Comments</u>
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	
6. REQUIRED CERTIFICATIONS	<u>Meets Code / Comments</u>
A. Landowner's signature.	
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. <i>Make sure stamp is signed and dated.</i>	
C. Certification of plat approval by the County Surveyor.	
D. Certification of plat approval by the Board.	
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	

Canyon County Development Services111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 78941**Date:** 4/28/2023**Date Created:** 4/28/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Chris and Mary Jagers**Comments:** RZ2023-0003; SD2023-0012; SD2023-0013**CHARGES**

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	RZ2023-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	RZ2023-0003	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2023-0003	\$950.00	\$0.00	\$0.00

Sub Total: \$3,740.00**Sales Tax:** \$0.00**Total Charges:** \$3,740.00**PAYMENTS**

Type of Payment:	Check/Ref Number:	Amount:
Check	104	\$3,740.00

Total Payments: \$3,740.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

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