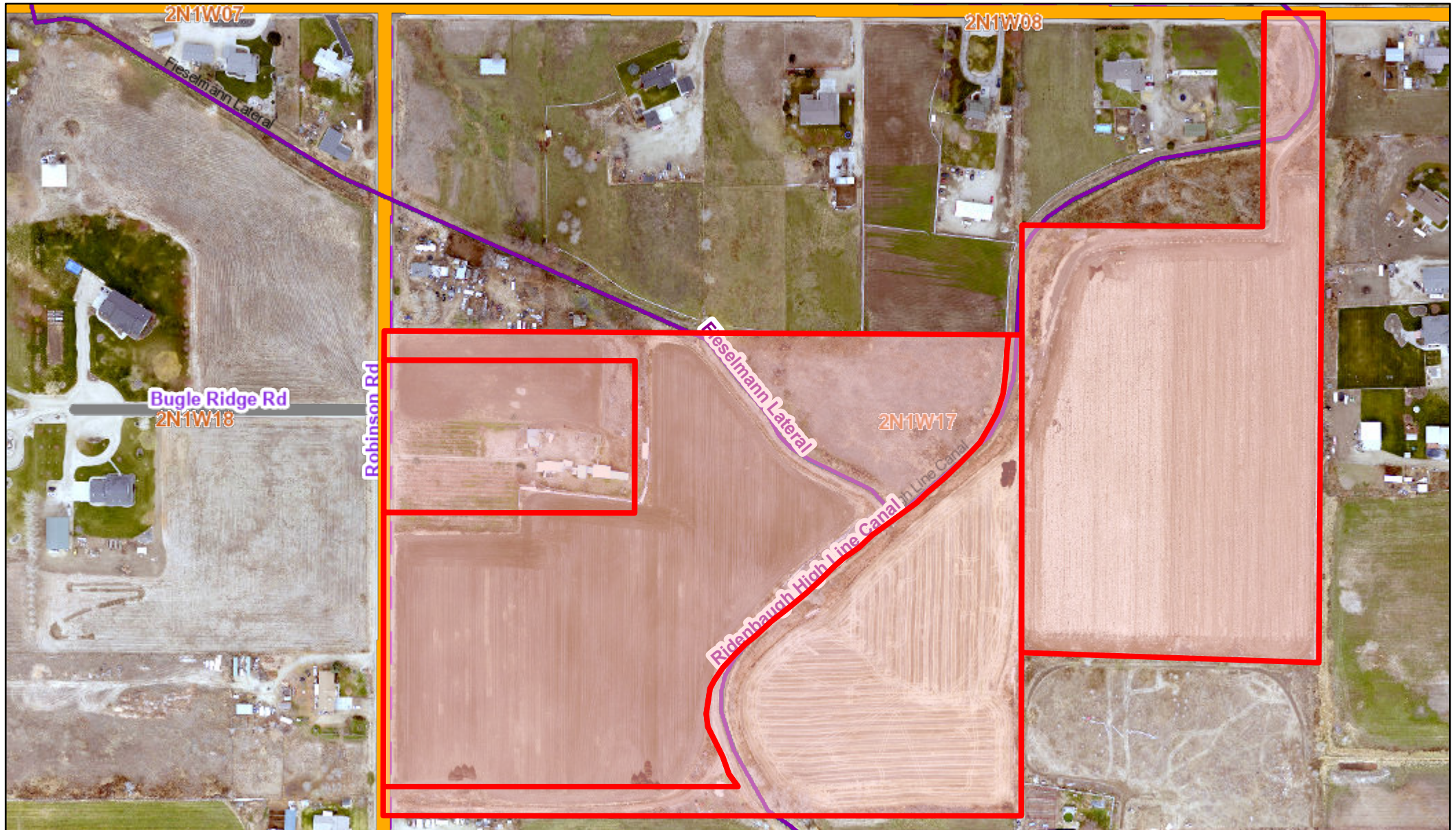
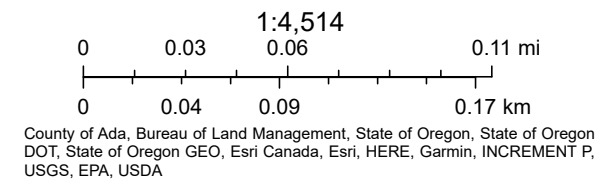
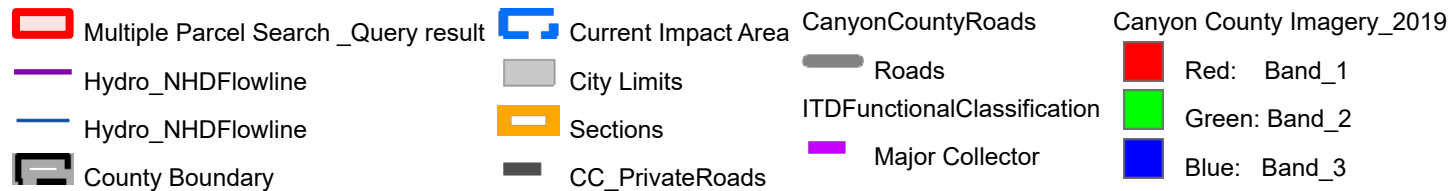


Canyon County, ID Web Map



6/30/2023, 9:17:22 AM



Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Tanner Verhoeks, Haven Idaho</u>
	MAILING ADDRESS: <u>521 N. 10th Ave., Caldwell, ID 83605</u>
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____

Date: 03/09/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Alec Egurrola</u>
	COMPANY NAME: <u>T-O Engineers</u>
	MAILING ADDRESS: <u>332 N. Broadmore Way, Nampa, ID 83687</u>
	PHONE: <u>(208) 442-6300</u> EMAIL: <u>aegurrola@to-engineers.com</u>

SITE INFO	STREET ADDRESS: <u>9814 & 9800 Robinson Rd., Nampa, ID</u>
	PARCEL #: <u>R2896300000, R2896101100, R2896100000, R2896101000</u> LOT SIZE/AREA: <u>±43.95 acres</u>
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: <u>N 1/2 of NW 1/4</u> SECTION: <u>17</u> TOWNSHIP: <u>2N</u> RANGE: <u>1W</u>
	ZONING DISTRICT: <u>Ag</u> FLOODZONE (YES/NO): <u>NO</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: CR2022-0005

DATE RECEIVED: 3-17-22

RECEIVED BY: SD2022-0013

APPLICATION FEE: 3065.00 CK MO ☒ CASH

HAVEN CREEK SUBDIVISION

Letter of Intent

Rezone and Preliminary Plat Submittal

March 14, 2022

To: Canyon County Planning and Zoning Staff

This letter outlines our thinking and, crucially, tradeoffs considered as part of our rezone and preliminary plat submittal. Our application attempts to balance the needs of all stakeholders while solving water, encroachment, and access issues that have been long standing issues for neighboring property owners.

Summary

We envision Haven Creek as a "Community in the Country" - the right combination of home and land so that owners have the privacy and space of rural living while keeping land maintainable and tidy. Located within the City of Nampa area of impact and targeted for future growth, we propose a gross lot density of 1.69 acres per lot (43.9 acres into 26 buildable lots) with meandering rural roads, landscaped medians, internal trail system, and three pocket neighborhood cul-de-sacs. While not the most economically optimized design, we aim to create a special place that promotes rural community by allowing residents and their families opportunities to meet and engage with each other when they wish to do so.

Trade-Offs

In preparing this design, we had to make several key trade-offs:

Canals

Both the Ridenbaugh Canal and Feiselman Lateral traverse through the subject land. While piping both of these was an option, we chose to embrace the Ridenbaugh as a main design element, designing the roads to mimic this meandering organic shape. The lots are designed along with the Canal to provide a natural privacy boundary. We propose piping the more angular Feiselman Lateral to decrease maintenance for future homeowners and neighbors.

Lot Size

Neighboring properties on all sides of the subject property - north, south, east, west - are residential use and vary in size. Most neighbors vocalized a preference for larger lots, while others vocalized concerns over new owners not using or maintaining land above a certain size. At the same time, we need the project to be economically viable and support the roads, bridge, and proposed voluntary enhancements in our application. The resulting 1.69 acre/lot density, along with other elements described later

(pressurized irrigation, proposed grading, water and septic design, etc) attempts to balance all of these needs by making necessary trade-offs.

Existing Problems Impacting Neighbors

During the Neighborhood Meetings, we heard about a number of practical issues that have impacted neighbors of the subject property for some time. These include irrigation water distribution from the 317 & 318, drainage in the NE corner area rendering land unusable, insufficient access to neighbors' land, and property line encroachment. The proposed plat provides enough economic cushion that we can commit to permanently solving these long-standing problems.

Technical Design Summary

We are submitting this rezone and preliminary plat application with a development agreement for your consideration. Below you will find the highlights of the proposed development.

- Zoning
 - Existing Zoning - Ag
 - Proposed Zoning - CR-R1
 - Canyon County FLUM - Residential
 - Nampa FLUM - Low Density Residential
 - City of Nampa Area of Impact: Yes
- ROW/Roads
 - 50' dedicated ROW along S Robinson Rd and E Lewis Lane
 - 56' ROW dedicated for internal public streets
 - Approved access variance w/ Nampa Highway District on Robinson Rd
- Landscaping
 - Landscape median at entryway street (E Rosecrest Dr)
 - Landscape median near corner of S Marquette Pl
 - Landscape median on S Sweetvine Pl
 - Landscape buffer adjacent to Robinson - 15'-20'
 - Three common lots: (1) Common Space/ Future connection (2) Storm drain and Irrigation facilities (3) Landscape Median
 - Recreational pathway through subdivision for future public use
- Density
 - 1.68 acres per lot gross density / 1.4 acres per lot buildable
- Geotech
 - Report completed - supports CR-R1 layout as proposed
- Groundwater
 - Report completed - supports CR-R1 layout as proposed
 - Further analysis performed demonstrating worst case scenarios based on 1st Neighborhood Meeting feedback
- Septic

- L1NP study completed - supports CR-R1 layout as proposed
- Highway District
 - Variance approved for access from S Robinson Road. Access off of E Lewis Lane not feasible due to irrigation easement along Ridenbaugh Canal.
- Irrigation Districts
 - Includes both Boise Projects and Nampa-Meridian Irrigation.
 - Preliminary design and diligence completed with both irrigation districts. Existing and proposed irrigation supports CR-R1 layout as proposed.

Conditional Rezone - R1 Zoning

As referenced earlier in the "Trade-Offs" section, we considered various densities for the project based on market demand, neighborhood context, groundwater and septic conditions, traffic patterns, existing property owner's needs, economics, needs of future owners, resolution of existing problems for neighbors, and our desire to execute a project we are proud of. The result is a proposed conditional R1 rezone with development agreement limiting development to 26 lots (1.69 ac/lot gross density).

In general, we feel that larger lots are appropriate for this particular area. However, pursuing the CR-R1 rezone at this density allows us to solve issues and include a number of desirable features that will improve the character of the neighborhood and the project. The proposed CR-R1 rezone enables:

A. Drainage in the NE Corner

Existing waste and stormwater collects in the NE area of the land, turning neighboring land into unusable swamp. With the CR-R1 zoning, we propose to fix this existing condition for neighbors by retaining, grading, and piping water so it correctly conveys to the drainage system north of Lewis Rd. This will involve, with permission, work on both our land and neighbors' land.

B. Landscaping on S Robinson Rd

We propose both landscaping and a pedestrian walkway along S Robinson Rd. The landscaping voluntarily meets City of Nampa code for future incorporation into the City. The proposed pathway would connect to other recreational pathway(s) within the project.

C. Public Roads

New roads in the project are proposed as public roads, opening the area to public access and ensuring long term road maintenance and conformance.

D. Road Median Landscaping

We propose three median landscaping areas with mature trees to provide a more organic and meandering feel to paved areas. This is intended to limit long sight lines

and help maintain a natural feel for the roadways that blend well with surrounding properties.

E. Varying Lot Sizes

Our application intentionally sites larger area lots on the exterior, adjoining existing neighbors. This is done to minimize the number of new neighbors each existing neighbor needs to interact with, while intentionally blending the proposed layout with existing neighbor parcels.

F. Micro Neighborhoods

The proposed CR-R1 zoning allows for the creation of three micro neighborhoods. These cul-de-sac areas provide a safe central shared space for neighbors (including, importantly, kids) to gather and interact. It promotes, for example, trick-or-treating at Halloween. It encourages serendipitous interaction. Enabling this sense of community in housing we design and build is core to what motivates us to undertake these projects.

G. Recreational Trail(s)

To further promote rural community, our application proposes approximately 1.4 miles of pathway suitable for walking, biking, or horse riding. These HOA-maintained areas are intentionally designed to enhance quality of living for future homeowners, connectability to future City of Nampa trail system, and overall community improvement.

H. Alignment with City of Nampa Subdivision Code

The above voluntary design elements serve to better align the built project for future City of Nampa annexation and are informed by discussions with the City.

I. Assist Neighbor in SE

Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

From a practical perspective, the proposed density...

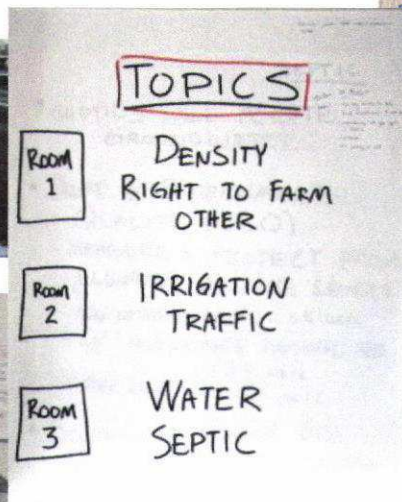
- (a) still meets intent of the proposed new FLUM for area of Transitional Ag
- (b) means marginally less farmland converted to housing, relative to lower density designs, for the same number of new residents
- (c) addresses neighborhood concerns about owners taking aesthetic care of larger lots. HOA maintenance of shared areas combined with 1.4ac buildable lots is intended to be a balance between density and maintainability.

The proposed CR-R1 zoning (1.69 ac/lot gross density) is not based on maximizing financial gain – it is based on maximizing the quality of life for future residents while maintaining community character. This is a lower gross density than we originally targeted, but we confidently feel the benefits enabled by this proposed density far outweigh the marginally higher density we are proposing relative to RR zoning. The land (water, septic) supports the proposed density. Infrastructure supports the proposed density. And, we feel, the proposed density would result in a far superior outcome for both current and future residents.

Neighborhood Meeting

Our primary neighborhood meeting was held on 12/02/2021 at New Horizons Dual Language School. It was well attended with 17 sign-ins and an estimated 35 people in attendance. At this meeting, we heard six themes discussed repeatedly, some of which we had data and answers for and some of which we did not.

Approximately 45 days later, on 01/21/2022, we voluntarily invited neighbors to a followup meeting. Based on feedback, we chose a location in central Nampa that was available later in evening hours. At this meeting, we prepared detailed data and information for the six themes we heard in the first meeting:



This meeting was also well attended and was organized such that consultants or experts on each topic were available in each room to further discuss each area of concern. This approach yielded some valuable 1-on-1 collaborative conversations that helped us identify specific issues and ideas that are addressed and included in our proposal. However, the majority of discussion was around groundwater and potential impact on neighboring wells. The primary and supplementary reports referenced in this letter were prepared by SPF Water based on these concerns – we are confident based on all available monitoring well data, historical data, geologic understanding of the aquifer, and conclusions in the Water Assessment report, that the proposed wells for this project will not adversely affect groundwater availability for neighbors in any meaningful way.

Based on worst case scenarios outlined in the Water Assessment Report, and to be double sure our proposed development does not adversely affect adjacent neighbors, we have begun a pre-development well monitoring effort to establish baseline water table numbers that can be compared to post-development numbers. We are committed to mitigating impact on adjacent parcel wells if data shows our proposed development does, in fact, negatively impact those existing adjacent wells within the first 18 months.

Specific feedback incorporated into project plans from this meeting include:

1. Multiple neighbors are concerned that new owners won't take care of or understand the amount of work required to maintain rural land in an attractive state. Proposed mitigations are (a) manageable lot sizes, (b) HOA maintenance of areas perceived to be common, (c) HOA rules requiring that land be maintained, whether irrigated or not, and (d) pressurized irrigation for simpler owner operation.
2. Concerns about new neighbors living in RVs. Proposed mitigation is enforcement of existing Canyon County rules, along with explicit HOA rules about RVs and 5th Wheels.
3. Further discussion about irrigation water rotation and waste water. Proposed mitigation is reflected in our current pressurized irrigation proposal. The irrigation pond is located and sized to provide maximum flexibility to neighbors who practice flood irrigation so that we can coordinate surface water scheduling to meet everyone's needs.
4. Existing condition issues, described in this document, that can be resolved as part of the CR-R1 proposal.

Meeting #2 - Addressing the 6 Themes from Meeting #1

Density, Right to Farm, Irrigation, Water, Traffic, Septic

Too many new homes Density

$43.86 \text{ acres} / 26 = 1.69$

Nampa/County Comp. Plan
 -> Low Density Residential
 -> Transitional Ag
 -> = 1+ acre

Nampa Area of Impact
 -> Nampa is to annex into the future

Efficient/Traditional City Density #2

Rural Residential

RIGHT TO FARM

"NEW NEIGHBORS WILL COMPLAIN"

- LEGAL DISCLOSURE AT SALE
- MARKETING PROMOTES SURROUNDING CHARACTER
- PEOPLE WANT WHAT'S HERE

IRRIGATION

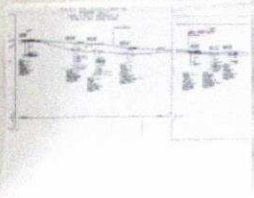
"THIS WILL AFFECT HOW I GET MY WATER"

- POND STORAGE FOR SEASONAL 24/7 WATER
- NO CHANGE TO ROTATION METHOD / SCHEDULE
- FIX WASTE DRAIN WATER

WATER

"My Well Will Go Dry"

- Single Aquifer (26 wells = community well)
- Monitoring Wells - DWR
- Well failure causes
- 24/7 Pumping \Rightarrow drawdown



TRAFFIC

"TOO MANY CARS"

- HIGHWAY DISTRICT REQUIRES TRAFFIC STUDY FOR DEVELOPMENT OVER 50 LOTS
- AVERAGE DAILY TRIP COUNT DOES NOT WARRANT ENTRANCE TURN LANE.
- INTERIOR ROADS ONLY CONNECT TO ROBINSON RD
- FUTURE PLANNING FOR ROBINSON WIDENING
- PUBLICALLY MAINTAINED ROADS

SEPTIC

"SEPTICS WILL POLLUTE GROUNDWATER"

- DEPT. OF ENVIRONMENTAL QUALITY (DEQ)
 - MEASURE & PROTECT FROM ELEVATED NITRATE LEVELS
 - AVG NITRATE LEVEL = 5.4 mg/L
 - W/ 40% NITRATE REMOVAL SYS = 6.4 mg/L
 - MAX LEVEL = 10.0 mg/L
- SOUTHWEST HEALTH DIST.
 - REVIEWS & APPROVES DESIGN PRIOR TO INSTALL

Map Amendment Criteria

Per application submittal requirements, the following addresses criteria outlined in CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
 - Yes. The current comprehensive plan has a land use of residential for these parcels.
- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Yes. There are residential single family dwellings to the north, south, east, and west. Directly to the east are 2-3 acre lots. Surrounded by residential use, there are no large-scale farming practices immediately adjacent to the project.
- Is the request compatible with surrounding land uses?
 - Yes. Surrounding land uses are residential homes, along with small acreage hobby farms. The project is within the City of Nampa area of impact.
- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - No. We believe the project will improve the character of the area and create single family homes that will be taken care of, architecturally blend into the neighborhood, and maintain consistency with City of Nampa's landscaping and subdivision requirements. While doing so, the project will retain the rural character of the area, including County style roads with borrow ditches instead of curb, gutter and sidewalk. We propose native tree planting along right-of-ways to further blend new and existing.
 - Mitigation #1: The project roads, lot layouts, and lot frontages with neighbors have been intentionally designed to blend with the character of the area.
 - Mitigation #2: An HOA will ensure maintenance is completed regularly, safeguard "Right to Farm" conditions, and provide a mechanism to ensure both County and community land use rules are enforced.
 - Mitigation #3: Pressurized irrigation will be supplied to all lots in the project, ensuring a simple irrigation experience for future homeowners. By making use of irrigation water simple, the project enables responsible use of shared groundwater resources.
- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Septic: Yes. L1NP assessment has been completed, indicating soil conditions are adequate to support individual septic for >26 lots. Report completed by Atlas.

- Domestic Water: Yes. Water Use Assessment has been completed, indicating adequate aquifer support for >26 lots. In the vicinity of the Haven Creek subdivision, reported static water levels in the drillers logs are consistent with closest IDWR wells which has shown steady water levels over the past 60+ years. Also the area around the subdivision within at least a 4 mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. In the worst case scenario using a conservative transmissivity rate of 10,000 gpd/ft for groundwater recharge, based on existing well drillers reports, drawdown for the 27 new individual wells would be 0.4 feet at 500 feet and 0.1 feet at a radius of one mile. Report and addendum completed by SPF Water.
 - Drainage: Yes. All drainage will be retained onsite and handled with drainage ponds.
 - Irrigation: Yes. Land has water rights adequate to support 26 lots, with excess water rights available to transfer to neighboring properties. Pressurized Irrigation supported by a storage pond supplied through Boise Project Control Board.
 - Utilities: Yes. Electric utilities are adjacent to and adequate to serve the project.
- Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Yes, we have an approved variance from the Highway District for access off of Robinson Rd.
- Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - No. Project is small in scale and does not require a traffic impact study. We are working with Highway District to install proper public improvements along S Robinson Rd and E Lewis Ln, along with deeding frontage for future road widening required by future development within this Area of Impact.
- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - No. The project is small enough in scale that we do not anticipate impact on public services and facilities.
- Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
 - See Preliminary Plat
 - Proposed Conditional Rezone with the following conditions:
 - Limits the number of new buildable lots to 26

- Landscaping requirements consistent with the preliminary plat
 - Consistent with City of Nampa Impact Area
 - Landscape Entryway and Trees throughout
- Right to Farm Disclosures
- Private Pressurized Irrigation
- Public Roadways

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or the hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION: When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Tanner Verhoeks', with a long horizontal flourish extending to the right.

Tanner Verhoeks, PE
Canyon County Resident
Principal, Haven Idaho

AUTHORIZATION

March 7, 2022

GRANTOR

Duston and Jacqueline Rose
4243 S Leanato Ave
Meridian, ID 83642

rosed987@hotmail.com / 208-891-2198

GRANTEE

Haven Idaho LLC
Tanner Verhoeks, Member
521 N 10th Ave #4
Caldwell, ID 83605

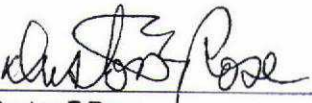
Tanner@HavenIdaho.com / 208-391-3838

WHEREAS,

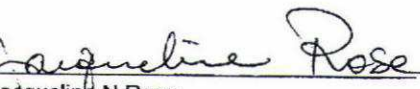
1. Grantee is an Idaho limited liability company with authorized members Tanner Verhoeks and Justin Ruthenbeck and,
2. Grantor is the owner of land as described in Exhibit 'A', totalling approximately 43.8 acres (generally, the "Robinson Rd Property") and,
3. Grantor and Grantee have entered into a private Purchase and Sale Agreement for said land, publicly disclosed by document #2021-059049 recorded with Canyon County Recorder on 8/23/2021 and,
4. Grantee intends to submit and process an application to subdivide and develop the Robinson Rd Property and,

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Grantor authorizes Grantee to submit applications, sign agreements, pay fees, and enter into design agreements with public or government agencies related to the subdivision and development of said land. This authorization shall remain in effect until December 31, 2022.


Duston E Rose

3/7/2022
Date


Jacqueline N Rose

3-9-2022
Date

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Canyon County Assessor Parcel No. R2896100000

+/- 3.73 acres

As set forth in that certain Quitclaim Deed recorded in the real property records of Canyon County, Idaho as Instrument No. 2015-001680

Canyon County Assessor Parcel No. R2896101000

+/- 9.34 acres

As set forth in that certain Quitclaim Deed recorded in the real property records of Canyon County, Idaho as Instrument No. 2015-001679

Canyon County Assessor Parcel No. R2896101100

+/- 17.03 acres

As set forth in that certain Quitclaim Deed recorded in the real property records of Canyon County, Idaho as Instrument No. 2015-001821

Canyon County Assessor Parcel No. R2896300000

+/- 13.76 acres

As set forth in that certain Quitclaim Deed recorded in the real property records of Canyon County, Idaho as Instrument No. 2015-001678,

EXCEPT the portion thereof conveyed pursuant to Warranty Deed recorded in the real property records of Canyon County, Idaho as Instrument No. 9935502

2015-001679
 RECORDED
01/16/2015 04:43 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=2 MBROWN \$13.00
 TYPE: DEED
 PIONEER TITLE CANYON - CALDWELL
 ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED, DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife

does hereby convey, release, remise and forever quit claim unto

DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife with rights of survivorship

whose current address is: 4243 S. Leanato Avenue, Meridian, Idaho, 83642

the following described premises:

See attached Exhibit A which by this reference of becomes a part hereto, and is comprised of one page.

Commonly known as: 0 Robinson Blvd, Nampa, Idaho

Parcel No. 28961011 0

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

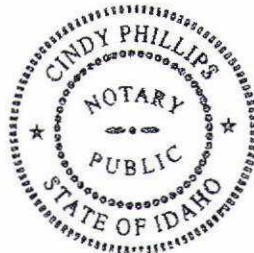
Date: 1/15/15
Duston E. Rose

Duston E. Rose

Jacqueline N. Rose
 Jacqueline N. Rose

State of Idaho)
) S.S.
 County of Ada)

On this 15TH day of JANUARY, in the year 2015, before me the undersigned, personally appeared Duston E. Rose and Jacqueline N. Rose, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she)(they) executed the same.



Cindy Phillips
 Notary Public
 Residing at: Boise
 My Commission Expires on 5.5.17

EXHIBIT "A"

That portion of the North One-Half of the North One-Half of the Southwest Quarter of the Northwest Quarter, and the South One-Half of the Northwest Quarter of the Northwest Quarter, all in Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, lying South and East of the centerline of the Ridenbaugh High-Line Canal; and that portion of the South 60 feet of the North One-Half of the North One-Half of the Southwest Quarter of the Northwest Quarter lying West of the centerline of the Ridenbaugh High-Line Canal.

2015-001680

RECORDED

01/16/2015 04:43 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 MBROWN \$13.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED,

DUSTON E. ROSE AND JACQUELINE ROSE, Husband and wife,

does hereby convey, release, remise and forever quit claim unto

DUSTON E. ROSE AND JACQUELINE ROSE, Husband and wife with rights of survivorship

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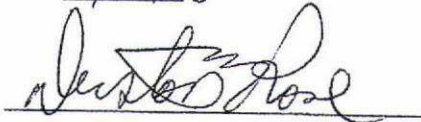
the following described premises:

See attached Exhibit A which by this reference becomes a part hereto and is comprised of one page.

Commonly known as 9814 Robinson Blvd, Kuna, Idaho

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 1/15/15



Duston E. Rose



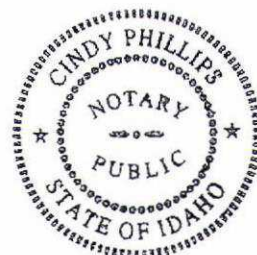
Jacqueline Rose

State of Idaho)

) S.S.

County of Ada)

On this 15th day of JANUARY, in the year 2015, before me the undersigned, personally appeared Duston E. Rose and Jacqueline Rose, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she)(they) executed the same.



Notary Public

Residing at: Boise

My Commission Expires on 5.5.17

EXHIBIT "A"

That portion of the South one-half of the Northwest Quarter of the Northwest Quarter of Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of said South one-half of the Northwest Quarter of the Northwest Quarter; thence South along the West line of Section 17 a distance of 60 feet to the REAL POINT OF BEGINNING; thence running East, parallel with the North line of said South one-half of the Northwest Quarter of the Northwest Quarter, a distance of 518 feet to a point; thence running South, parallel with the West boundary of said Section 17, a distance of 314 feet to a point; thence running West, parallel with the North line of said South one-half of the Northwest Quarter of the Northwest Quarter, a distance of 518 feet to a point on the West boundary of said Section 17; thence running North along said West boundary a distance of 314 feet to the POINT OF BEGINNING.

QUITCLAIM DEED

2015-001821
RECORDED
01/20/2015 02:27 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

FOR VALUE RECEIVED,

DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife

does hereby convey, release, remise and forever quit claim unto

DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife with rights of survivorship

whose current address is: 4243 S. Leanato Avenue, Meridian, Idaho, 83642

the following described premises:

See attached Exhibit A which by this reference of becomes a part hereto, and is comprised of one page.

Commonly known as: 9800 Robinson Blvd, Kuna, Idaho

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 1/15/15

Duston E. Rose

Duston E. Rose

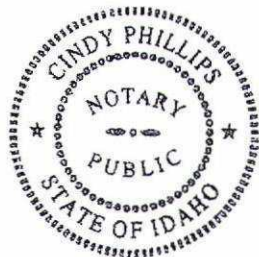
Jacqueline N. Rose

Jacqueline N. Rose

State of Idaho)
) S.S.

County of Ada)

On this 16th day of JANUARY, in the year 2015, before me the undersigned, personally appeared Duston E. Rose and Jacqueline N. Rose, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she)(they) executed the same.



[Signature]
Notary Public
Residing at: BOISE
My Commission Expires on 5.6.17

EXHIBIT "A"

The North One-Half of the North One-Half of the Southwest Quarter of the Northwest Quarter, and the South One-Half of the Northwest Quarter of the Northwest Quarter, all in Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

That portion thereof lying South and East of the centerline of the Ridenbaugh High-Line Canal; and that portion of the South 60 feet of the North One-Half of the North One-Half of the Southwest Quarter of the Northwest Quarter lying West of the centerline of the Ridenbaugh High-Line Canal.

ALSO EXCEPTING THEREFROM:

That portion of the North One-Half of the North One-Half of the Southwest Quarter of the Northwest Quarter and of the South One-Half of the Northwest Quarter of the Northwest Quarter of Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of said South One-Half of the Northwest Quarter of the Northwest Quarter, thence South along the West line of Section 17 a distance of 50 feet to the real point of beginning, thence running East, parallel with the North line of said South One-Half of the Northwest Quarter of the Northwest Quarter, a distance of 518 feet to a point, thence running South, parallel with the West boundary of said Section 17, a distance of 314 feet to a point, thence running West, parallel with the North line of said South One-Half of the Northwest Quarter of the Northwest Quarter, a distance of 518 feet to a point on the West boundary of said Section 17, thence running North along said West boundary a distance of 314 feet to the POINT OF BEGINNING.

2015-001678

RECORDED

01/16/2015 04:43 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MBROWN

\$13.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED, DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife

does hereby convey, release, remise and forever quit claim unto

DUSTON E. ROSE AND JACQUELINE N. ROSE, Husband and wife with rights of survivorship

whose current address is: 4243 S. Leanato Avenue, Meridian, Idaho, 83642

the following described premises:

See attached Exhibit A which by this reference of becomes a part hereto, and is comprised of one page.

Commonly known as: 0 E Lewis Lane

Parcel No. 28963000 0

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 1/15/15

Duston E. Rose

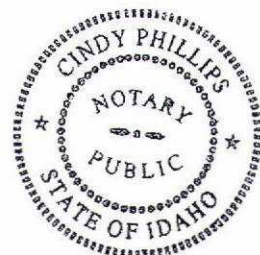
Duston E. Rose

Jacqueline N. Rose

Jacqueline N. Rose

State of Idaho)
) S.S.
County of Ada)

On this 15TH day of JANUARY, in the year 2015, before me the undersigned, personally appeared Duston E. Rose and Jacqueline N. Rose, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(he)(they) executed the same.



[Signature]

Notary Public

Residing at: Boise

My Commission Expires on 5.5.17

A part of the East half of the Northwest Quarter of Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho; more particularly described, to-wit:

Commencing at the Northwest corner of the East half of the Northwest Quarter of Section 17, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, the initial point, thence;

South $89^{\circ} 44' 20''$ East 622.69 feet along the north boundary of the East half of the Northwest Quarter; thence leaving the said North Boundary

South $0^{\circ} 15' 40''$ West 1337.56 feet, thence

North $88^{\circ} 12' 00''$ West 614.96 feet to a point in the West boundary of the said East half of the Northwest Quarter; thence

North $0^{\circ} 05' 03''$ West 1321.06 feet along the said West boundary to the initial point

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Tanner Verhoeks [Redacted]
Name _____ Daytime Telephone Number _____
521 N. 10th Ave Caldwell, ID 83605
Street Address _____ City, State _____ Zip _____

Representative Name Alec Egurrola / T-O Engineers (208) 442-6300 / aegurrola@to-engineers.com
Daytime Telephone Number / E-mail Address _____
332 N. Broadmore Way Nampa, ID 83687
Street Address _____ City, State _____ Zip _____

Location of Subject Property: SE of Robinson Rd & Lewis Ln Nampa
Two Nearest Cross Streets or Property Address _____ City _____

Assessor's Account Number(s): R 2896300000, 2896101100, Section 17 Township 2N Range 1W
2896100000, 2896101000

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Boise Projects Control Board

Drainage: Boise Projects Control Board

3. How many acres is the property being subdivided? ±43.93 acres

4. What percentage of this property has water? ±91%

5. How many inches of water are available to the property? 12

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe
7. How is the land to be irrigated after it is subdivided? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

The proposed system will extend the existing underground gravity irrigation piping to a storage pond and pump station which will maintain an underground piped pressurized system for all the lots. A connection the existing drainage will allow for used water to be discharged.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Storm water will be dealt with using surface/and or subsurface facilities including the use of historical runoff from the site for discharge to the existing drain system is nearby.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Runoff water will be directed through grassy swales, sand/oil traps, or settling basins in an effort to remove sediments, oils, and other similar containments.

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: _____ Date: ____/____/____
Property Owner (Application Submitted)

Signed: Alec Egunola Date: 03 / 10 / 22
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
Residential 26 Non-buildable 0 Common 3
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.41 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
☐ Irrigation Well ☒ Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? ±91% %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 12
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Storm water will be dealt with using surface/and or subsurface facilities including the use of historical runoff from the site for discharge to the existing drain system is nearby.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
Runoff water will be directed through grassy swales, sand/oil traps, or settling basins in an effort to remove sediments, oils, and other similar containments.

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
☒ Public ☐ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT N/A

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential _____ Non-Buildable _____ Common _____
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
☐ YES ☐ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING



APPLICATION TO VARY STANDARDS

NHD-005
Rev Sep 2015
Page 1 of 2

SECTION I – APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questionnaire*), and that the statements and representations made herein are true and correct.

Tanner Verhoeks (Haven Idaho)

NAME OF APPLICANT

521 N 10th Ave #4

ADDRESS

Caldwell

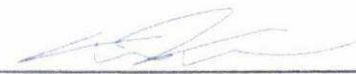
ID

83605

CITY

STATE

ZIP


SIGNATURE OF APPLICANT

08-23-2021

DATE

208-391-3838

PHONE (CELL NUMBER PREFERRED)

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

“The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control.”

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

“The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up to an additional six (6) months from the original date of approval. No additional extension will be allowed.”

An electronic version of the Standards can be found on the “Manuals, Forms and Maps” page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONNAIRE (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.020.A
2020.040, 3061.030
2. What specifically do you wish to do differently from what the Standards allow? Haven Idaho requests that a variance be approved to have new direct access
off of Robinson Rd (Rural Principal Arterial)

APPLICATION TO VARY STANDARDS

NHD-005

Rev Sep 2015

Page 2 of 2

3. Why do you wish to vary from the Standards? _____

The property (44 acres) with parcel numbers R2896100000, R2896101000, R2896101100, and R2896300000, currently owned by Duston Rose at the Southeast corner of Robinson Rd (Rural Principal Arterial) and Lewis Ln (Rural Minor Arterial) is in pursuit of a rezone and subdivision agreement and would need new private road, direct access off of either Robinson or Lewis.

Nampa-Meridian Irrigation has stated we cannot access property off of E Lewis Lane as this would conflict with their maintenance operations and easement. (Email attached)

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:

The rezone and subdivision agreement would be creating larger acreage lots and would be a minimal increased and impact on traffic numbers. The new private road direct access would be installed in place of the existing driveway access to 9814 Robinson Road. This would be a single entrance to the new acreage subdivision. This would be consolidating access to these new lots and is seeking to impact neighboring properties as little as possible.

5. What undue hardship would result if this variance were not granted? _____

The new large acreage subdivision would not have any access. If this variance and subsequent rezone and subdivision agreement were not approved, the current owner would be forced to sell the 44 acre property in various pieces which may result in multiple driveways off of Robinson road as opposed to a single consolidated entrance

6. Provide the following information regarding the property/site:

Street Address 9814 Robinson Road

Side of Road: ☐ North ☐ South ☒ East ☐ West

Between: E Lewis Lane

& Dye Lane

'NAMES OF CLOSEST CROSS STREETS'

SECTION IV – REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed



SIGNATURE – HIGHWAY DISTRICT STAFF

8-25-21

DATE

SECTION V – DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)

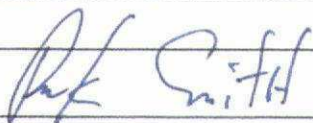
DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS):

Commissioners approved a
new single point of access to serve a private
subdivision onto Robinson Rd subject to a recorded
subdivision plat.

SIGNED: _____



CHAIRMAN OF THE BOARD

8-31-21

DATE

From: Elvis Herrera <herrerae@cityofnampa.us>
Sent: Monday, November 15, 2021 12:32 PM
To: Alec Egurrola; Addressing
Subject: RE: [External]FW: [External] Subdivision Name Reservation

Hi Alec,

Haven Creek is available and reserved.

Thank you

Elvis Herrera

GIS Technician, Engineering
O: 208.468.5475

[Nampa GIS](#), [Like us on Facebook](#)

From: Alec Egurrola <AEgurrola@to-engineers.com>
Sent: Monday, November 15, 2021 11:07 AM
To: Addressing <Addressing@cityofnampa.us>
Subject: [External]FW: [External] Subdivision Name Reservation

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Good morning,

Looks like Tony has forwarded me to you. Please let me know if the subdivision names below are available.

Thanks!

ALEC EGURROLA | *Land Use Planner*



T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

www.to-engineers.com



The Choice 
By Design

Idaho | Wyoming | Utah | Washington

From: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Sent: Monday, November 15, 2021 11:00 AM
To: Alec Egurrola <AEgurrola@to-engineers.com>
Cc: Addressing <Addressing@cityofnampa.us>
Subject: RE: [External] Subdivision Name Reservation

You will need to contact the City of Nampa since this is within their Impact Area.

Tony

From: Alec Egurrola <AEgurrola@to-engineers.com>
Sent: Monday, November 15, 2021 10:59 AM
To: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Subject: [External] Subdivision Name Reservation

Tony,

See attached exhibit for project site location. The project parcels are R2896300000, R2896101100, R2896101000, and R2896100000. We'd like seek approval and reserve a subdivision name. See the list below in preferential order:

1. Haven Creek
2. Haven Homestead
3. Rose Hollow
4. Rose Haven

Please let me know if you need anything else.

Thanks,

ALEC EGURROLA | *Land Use Planner*



T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

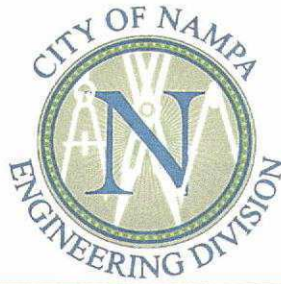
www.to-engineers.com



The Choice 
By Design 

Idaho | Wyoming | Utah | Washington

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651



(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

3/3/2022

Re: Haven Creek Subdivision

To: Alec Egurrola; T-O Engineers

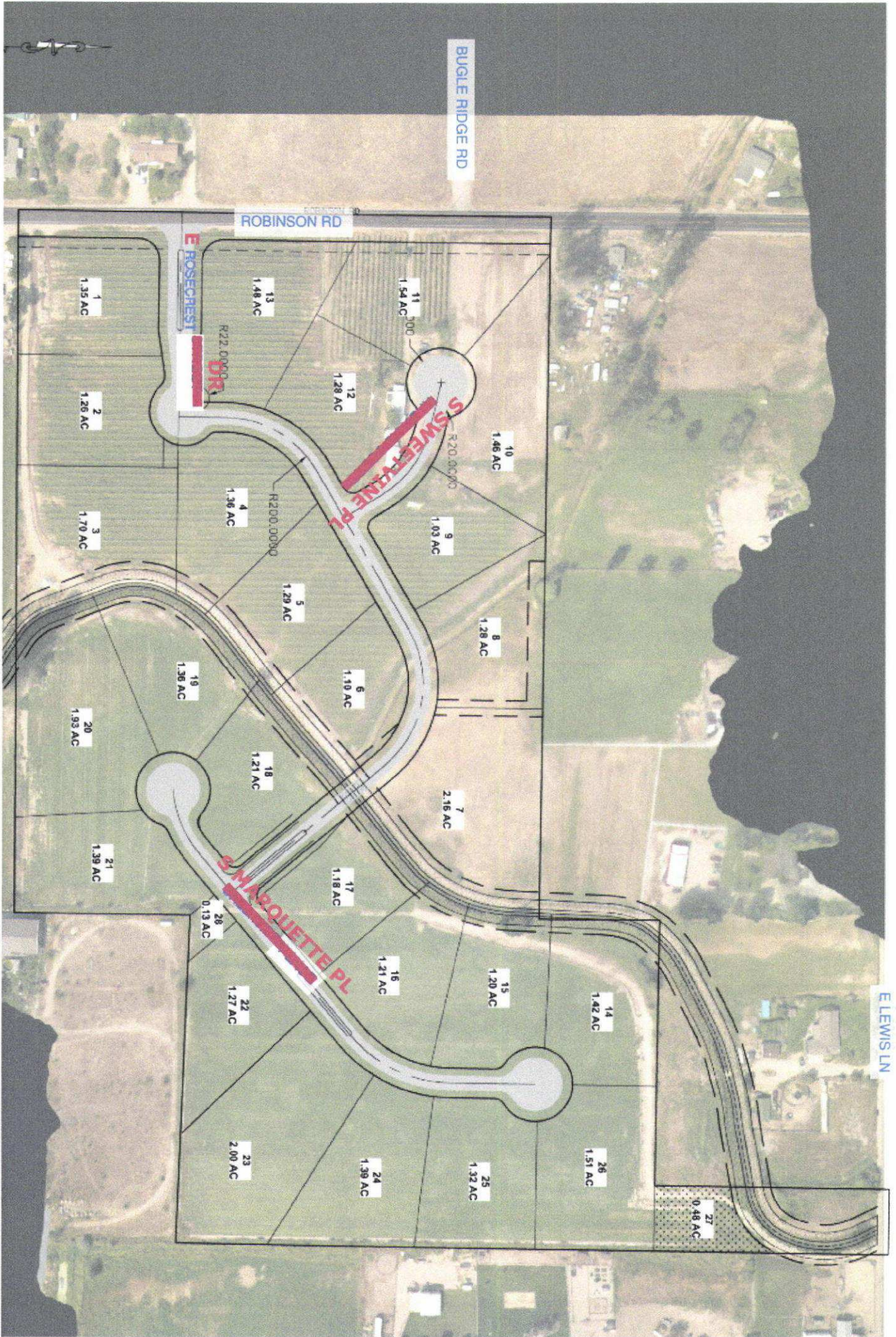
Cc: Caleb LaClair, P.E., City of Nampa Engineering; City of Nampa P&Z

The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering GIS staff reflecting these changes prior to final plat application submittal. (See attached exhibit for further explanation of changes).

- S Vineyard Ct should be S Vineyard Pl

Sincerely,

Elvis Herrera
GIS Tech I
Engineering Division
City of Nampa



**T-O ENGINEERS**

Consulting Engineers, Surveyors and Planners

332 N. BROADMORE WAY
 NAMPA, IDAHO 83676
 PHONE: (208) 442-6300
 FAX: (208) 466-0944

LETTER OF TRANSMITTAL

Date
 March 16, 2022

Job No.
 210590

ATTENTION
Cassie Lamb

RE:
 Haven Creek Subdivision – Preliminary Plat Review

TO:
Canyon County
Development Services
 111 N. 11th Ave
 Caldwell, ID 83605

WE ARE SENDING

☐

Attached

☐

Under separate cover _____ the following

☐

Shop drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of letter

☐

Change

☒~~Check~~ *Credit Authorization*

COPIES	DATE	NO.	DESCRIPTION
1	03-10-22		1 Credit Authorization Form
1			1 Full Sized Preliminary Plat
1			1 Master Application, Conditional Rezone & Preliminary Plat
1			1 Letter of Intent
1			1 Level 1 Nutrient Pathogen Study
1			1 Nampa Highway District Approved Variance
1			1 Set of Nampa GIS Review for Street & Subdivision Names
1			1 Property Owner Permit Approval
1			1 Set of Neighborhood Meeting Sing-in Sheets
1			1 SPF Water Study
1			1 Set of Property Deeds
1			1 Geotechnical Report

THESE ARE TRANSMITTED as checked below

☒

For approval

☐

Approved as submitted

☐

Resubmit _____ copies for approval

☐

For your use

☐

Approved as noted

☒

Submit _____ copies for distribution

☒

As requested

☐

Returned for corrections

☐

Return _____ corrected prints

☐

For review comment

☐☐

FOR BIDS DUE

20

☐

PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO _____

SIGNED: _____

Canyon County Development Services
111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 73420

Date: 3/17/2022

Date Created: 3/17/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Tanner Verhoeks

Comments: SD2022-0013 & CR2022-0005

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0013	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0013	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0013	\$290.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2022-0005	\$1,235.00	\$0.00	\$0.00

Sub Total: \$3,065.00

Sales Tax: \$0.00

Total Charges: \$3,065.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	110912596	\$3,065.00

Total Payments: \$3,065.00

ADJUSTMENTS

Receipt Balance: \$0.00