

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>WAYNE LIPPERT / c/o DARIN KINDRICK</u>
	MAILING ADDRESS: <u>4626 GILBERT RD., MIDDLETON, ID 83644</u>
	PHONE: <u>208-761-6100</u> EMAIL: <u>darin@windermere.com</u>

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: Wayne Lippert Date: 2-24-23

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>DERRITT KERNER, P.E.</u>
	COMPANY NAME: <u>DAVID EVANS & ASSOCIATES</u>
	MAILING ADDRESS: <u>9175 W. BLACK EAGLE DR., BOISE, ID 83709</u>
	PHONE: <u>208-391-7682</u> EMAIL: <u>derritt.kerner@deainc.com</u>

SITE INFO	STREET ADDRESS: <u>4626 GILBERT RD., MIDDLETON, ID 83644</u>
	PARCEL #: <u>R37431010</u> LOT SIZE/AREA: <u>20 ACRES</u>
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: <u>SE 1/4, NE 1/4</u> SECTION: <u>21</u> TOWNSHIP: <u>5N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>CR-R-R</u> FLOODZONE (YES/NO): <u>NO</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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 checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input 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: <u>SD 2023-0006</u>	DATE RECEIVED: <u>2-24-2023</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>1,700</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

SHORT PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



ONLY USE THIS APPLICATION IF:

- A. The proposed subdivision does not exceed fourteen (14) lots,
- B. The proposed subdivision does not require construction drawing review for subdivision improvements,
- C. No major special development considerations are involved such as development in the floodplain, hillside development, etc., and
- D. All required information for both preliminary and final plat is complete and in acceptable form.

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Irrigation Plan Application
<input checked="" type="checkbox"/> Copy of Preliminary and Final Plat*
<input checked="" type="checkbox"/> Private Road application (if internal roads are private) with additional \$80 fee <i>N/A</i>
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee <i>N/A</i>
<input type="checkbox"/> Preliminary Drainage Plan*, if applicable <i>N/A</i>
<input type="checkbox"/> Preliminary Irrigation Plan*, if applicable <i>N/A</i>
<input type="checkbox"/> Preliminary Grading Plan*, if applicable <i>N/A</i>
<input type="checkbox"/> Final Drainage Plan*, if applicable <i>N/A</i>
<input type="checkbox"/> Final Irrigation Plan*, if applicable <i>N/A</i>
<input type="checkbox"/> Final Grading Plan*, if applicable <i>N/A</i>
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties
<input checked="" type="checkbox"/> \$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee

* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission or Hearing Examiner and the preliminary plat and final plat heard by the Board of County Commissioners.
2. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
3. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
4. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
- Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- Easement locations and dimensions
- Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- Areas of steep slopes, wetlands, and/or floodplain
- Existing or proposed fences
- Signs
- Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- Any other site features worth noting *N/A*

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- A description of the proposed use and existing uses
- A description of the proposed request and why it is being requested
- Expected traffic counts and patterns
- Phasing of development *N/A*
- How proposed use may affect neighboring uses
- A description or further explanation of the site features (see site plan list above)
- Explanation of any other permits through other agencies that may be required *N/A*
- Description of business operations, such as number of employees, hours of operation, delivery and shipping *N/A*
- A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- Any other items which may require further explanation

TO HAVE AND TO HOLD All and singular the a ve mentioned and described premises, together with the appurtenances, unto the said Grantee, and to his heirs and assigns forever.

The said Grantors WARRANT to the Grantee that they are lawfully seized of the above described real property in fee simple, that the same is free and clear of any and all encumbrances of every kind and description, except as herein specified, and that the Grantors have lawful right to convey the said property.

IN WITNESS WHEREOF the said Grantors have hereunto set their hands the day and year hereinabove first written.

John W. Clark
Connie G. Clark

STATE OF IDAHO)
County of Canyon) ss.
)

On this 2nd day of August, 1988, before me, the undersigned, a Notary Public in and for said state, personally appeared JOHN W. CLARK and CONNIE Y. CLARK, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

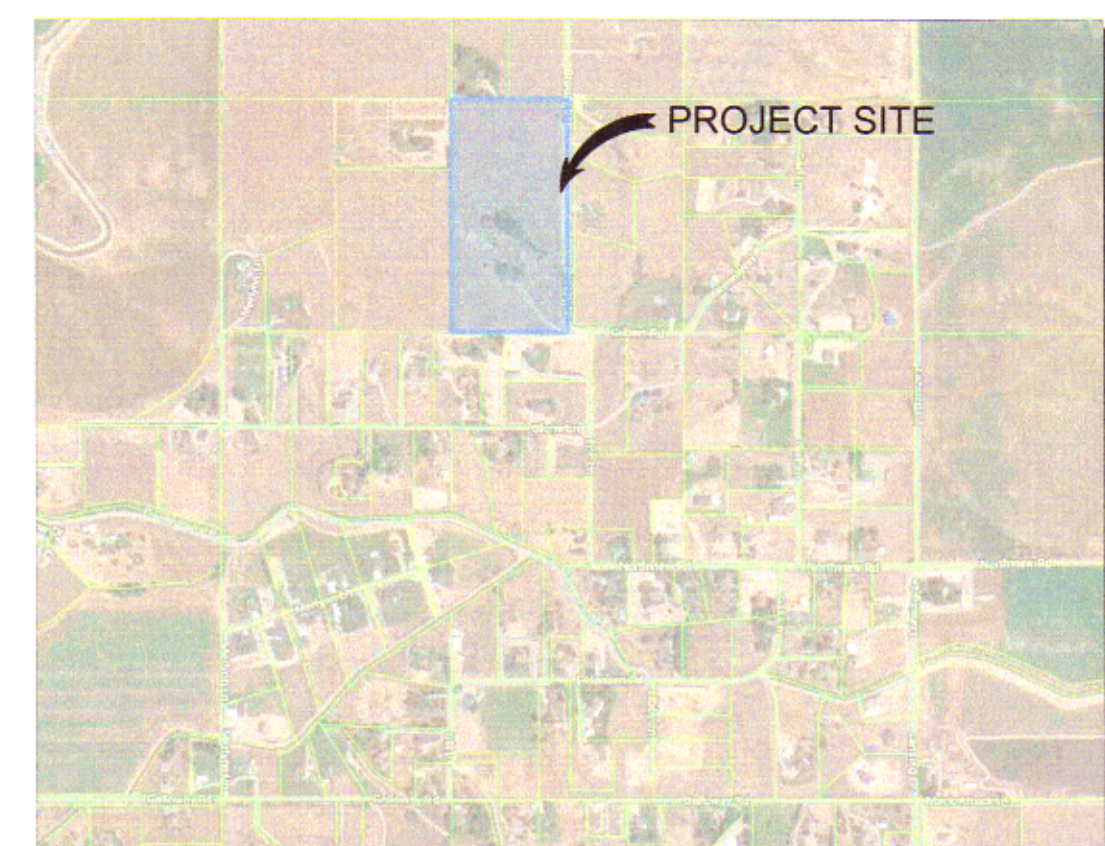
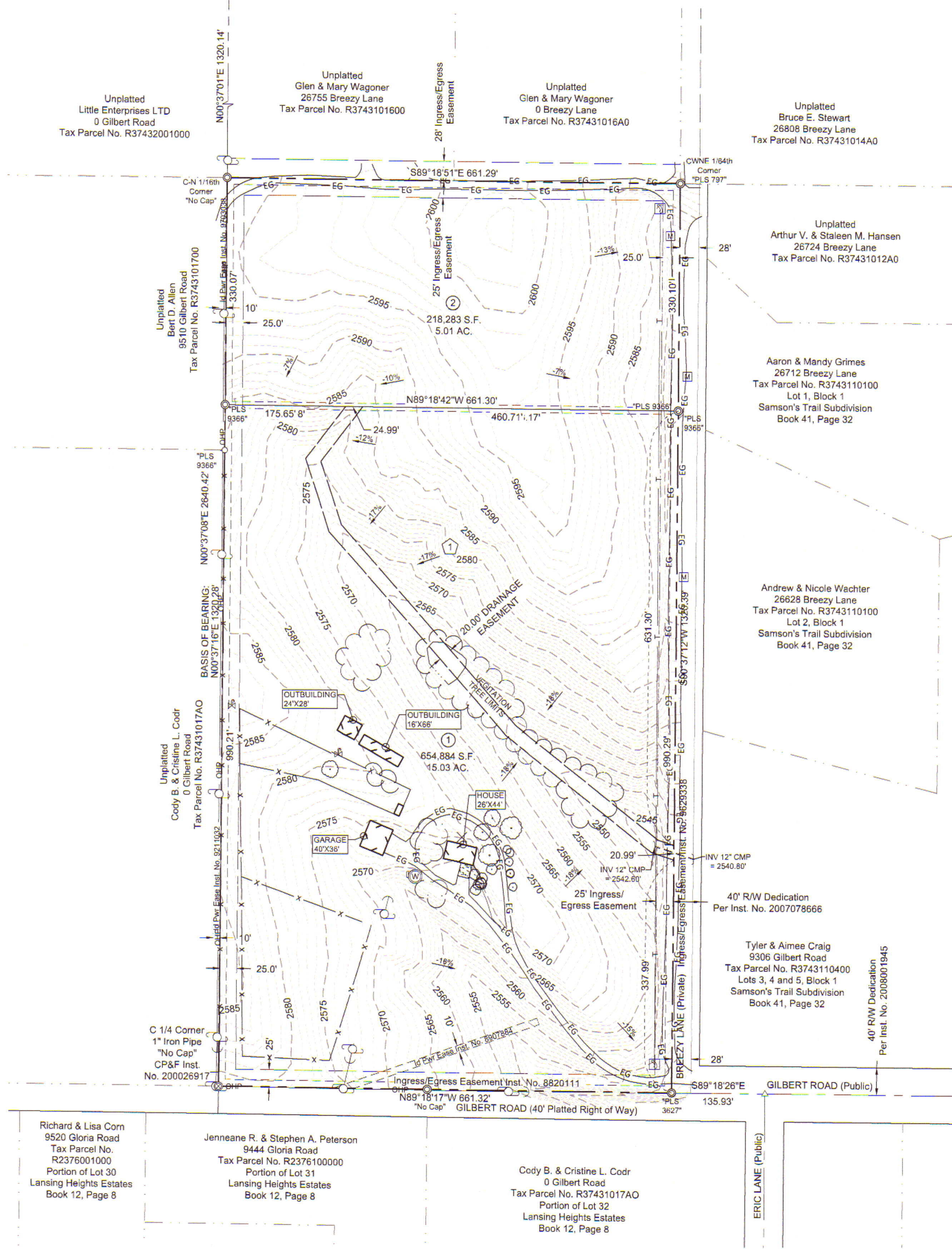
Shirley A. Mayhew
Notary Public in and for the state of Idaho, residing at Nampa therein.

My Commission expires 3-9-94

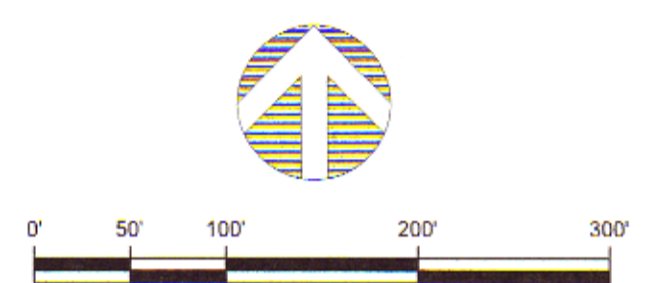


PRELIMINARY PLAT OF LIPPERT SUBDIVISION

THE W 1/2 SE 1/4 NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO
2023



VICINITY MAP
NOT TO SCALE



LEGEND

	Property Boundary Line
	Section Line
	Right-of-Way Line
	Easement Line
	Lot Line
	Existing Parcel/Lot Line of Record
	Existing Edge of Gravel
	Found Brass Cap Monument
	Found Aluminum Cap Monument
	Found 1" Iron Pipe
	Found 5/8" Iron Pin
	Found 1/2" Iron Pin
	Calculated Point
	Record Data

NOTES

- All Rear Lot Lines and Subdivision Boundary shall have a Ten (10') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement and Side Lot Lines shall have a Five (5') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement on each side of the Lot Line.
- Minimum Building Setbacks shall be in Accordance with the Canyon County Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits or as Specifically Approved and/or Required, or as shown on this Plat.
- Any Resubdivision of this Plat Shall Comply with the Applicable Zoning Regulations in Effect at the time of Resubdivision.
- This Development Recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which States: "No Agricultural Operation, Agricultural Facility or Expansion thereof shall be or become a Nuisance, Private or Public, by any Changed Conditions in or about the Surrounding Nonagricultural Activities after it has been in Operation for more than one (1) year, when the Operation, Facility or Expansion was not a Nuisance at the Time it began or was Constructed. The Provisions of this Section shall not apply when a Nuisance results from the Improper or Negligent Operation of an Agricultural Operation, Agricultural Facility or Expansion thereof."
- All Lots in this Subdivision will be Served by Individual Septic and Drainage Field Systems.
- Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
- In compliance with the disclosure requirements of Idaho Code 31-3805(2), Irrigation water has not been provided for by the owner, and the lots shown on this plat are Subject to Assessments from the Black Canyon Irrigation District.
- Maintenance of any Irrigation, Drainage Pipe or Ditch Crossing a Lot is the Responsibility of the Lot Owner unless such Responsibility is Assumed by an Irrigation/Drainage District.

Lippert
SD2023-0006
Short Plat

**DAVID EVANS
AND ASSOCIATES INC.**
9175 West Black Eagle Drive
Boise, Idaho 83709
208.900.9049

PRELIMINARY PLAT
LIPPERT SUBDIVISION
9626 E GILBERT ROAD
MIDDLETON, ID 83644

REVIEWED BY: SSCPR63
NO. DATE REVISION
DATE: SSCPR64
BY: CK



CHECKED BY: DEK
DESIGNED BY: DSS
DRAWN BY: DSS
FIRST SUBMITTAL DATE: 2/13/23
PROJECT NO.
OBOI01832255
SHEET NO. 1 of 1

PP1

Plot Date: 2/23/2023 8:08 AM
Save Date: 2/23/2023 7:52 AM
By: Drayth Slesfield
File: P:\OBOI01832255\OBOI01832255\BIBASESISV_PP_OBOI-1832255.dwg

FINAL PLAT OF LIPPERT SUBDIVISION

THE W 1/2 SE 1/4 NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO
2023



LEGEND

	Property Boundary Line
	Section Line
	Right-of-Way Line
	Easement Line
	Lot Line
	Existing Parcel/Lot Line of Record
	Found Brass Cap Monument
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	Found 1" Iron Pipe
	Found 5/8" Iron Pin
	Found 1/2" Iron Pin
	Calculated Point
	Record Data

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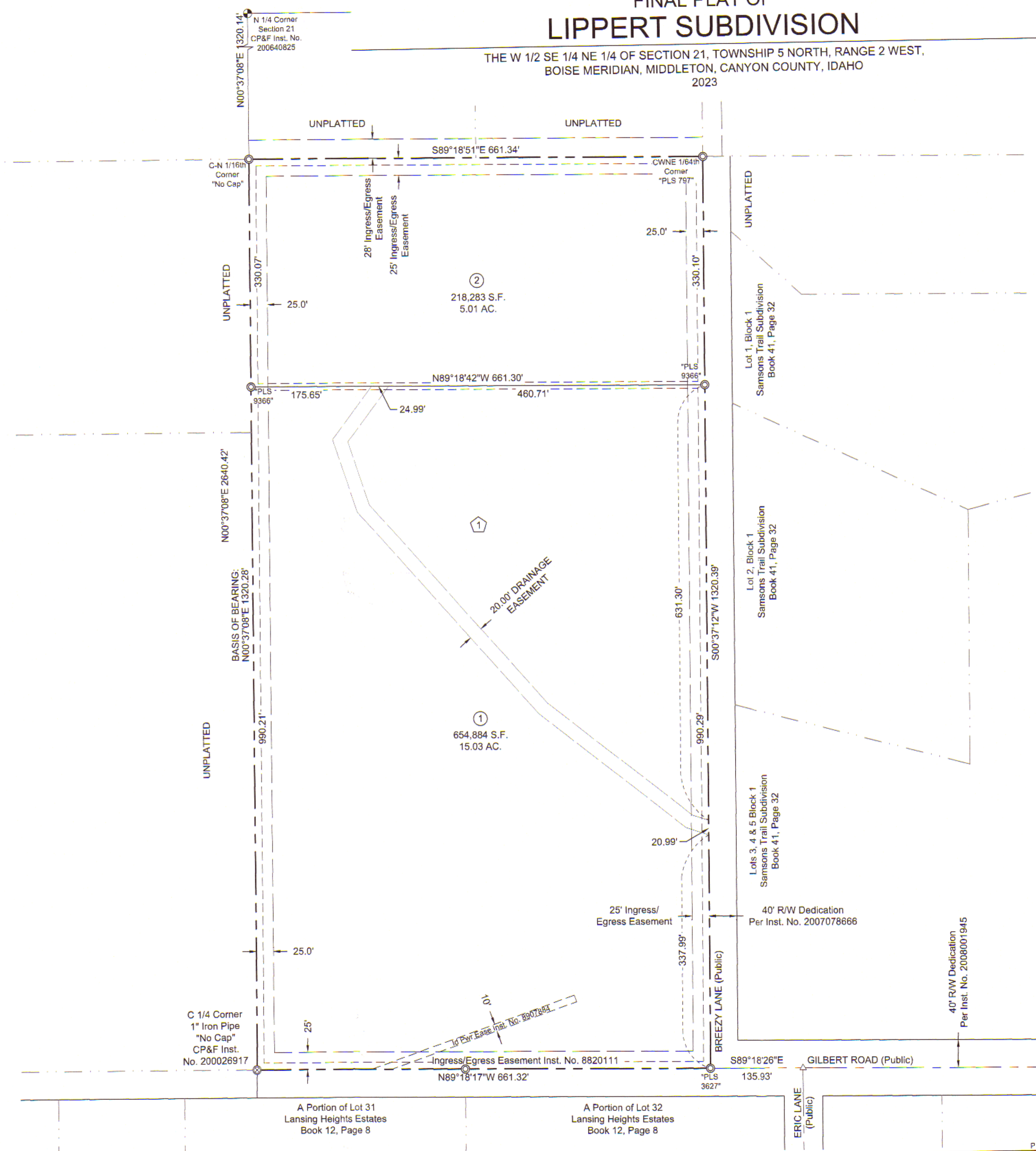


PROJECT NUMBER: OBOI-1832255
 DRAFTED BY: DSS
 CHECKED BY: LHK



**DAVID EVANS
AND ASSOCIATES INC.**
 9179 W. BLACK EAGLE DR.
 Boise Idaho
 Phone: 208-900-9049

SHEET NO. 1 OF 3



FINAL PLAT OF LIPPERT SUBDIVISION

2023

CERTIFICATE OF OWNERS

Know all men by these presents that Wayne A. Lippert is the Owner of a Real Parcel of Land herein after described and that it is his Intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being the West 1/2 of the SE 1/4 NE 1/4 of Section 21, Township 5 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County Idaho and more particularly described as follows:

BEGINNING at the Southwest Corner of the West 1/2 of the SE 1/4 NE 1/4 (Center 1/4 Corner) of said Section 21 which is being Monumented with a found 1 inch Iron Pipe with "No Cap"; From which, the North 1/4 Corner of said Section 21 which is being Monumented with a found Brass Cap bears, North 00°37'08" East, 2640.42 feet;

Thence along the Westerly Boundary Line of the West 1/2 of the SE 1/4 NE 1/4 of said Section 21, North 00°37'08" East, 1320.28 feet to Northwest Corner of the West 1/2 of the SE 1/4 NE 1/4 of said Section 21 being Monumented with a found 5/8" Iron Pin with "Illegible Cap";

Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of the West 1/2 of the SE 1/4 NE 1/4 of said Section 21, South 89°18'51" East, 661.34 feet to the Northeast Corner of the West 1/2 of the SE 1/4 NE 1/4 (CWNE 1/64th Corner) of said Section 21 being Monumented with a found 5/8" Iron Pin with Plastic Cap "PLS 797";

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of the West 1/2 of the SE 1/4 NE 1/4 of said Section 21, South 00°37'12" West, 1320.39 feet to the Southeast Corner of the West 1/2 of the SE 1/4 NE 1/4 (CWE 1/64th Corner) of said Section 21 being Monumented with a found 5/8" Iron Pin "PLS 3627";

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of the West 1/2 of the SE 1/4 NE 1/4 of said Section 21, North 89°18'17" West, 661.32 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 20.04 Acres, more or less.

The Public Utility and Drainage Easements as shown on this Plat are not dedicated to the Public, but the right to access to and use of Public Utility and Drainage required to Service all Lots and Parcels within this Plat are Perpetually Reserved. No Permanent Structures other than those for Public Utilities, Pressure Irrigation and Drainage Purposes, and for any other uses as designated hereon are to be Erected within the Limits of said Easements.

The Individual Lots Described in this Plat will not be served by any Water System Common to one (1) or more of the Lots, but will be Served by Individual Wells.

In witness whereof, we have here unto set our hands this _____ Day of 2023.

ACKNOWLEDGMENT

State of Idaho }
County of _____ } S.S.

On this _____ day of _____, 20____, before me, the undersigned a Notary Public in and for the State of _____, personally appeared Wayne A. Lippert, Known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

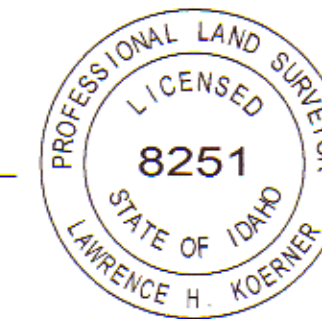
My Commission Expires _____

Notary public for the State of _____

CERTIFICATE OF SURVEYOR

I, Lawrence H. Koerner do Hereby Certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as Described in the Certificate of Owners and the attached Plat was Drawn from an Actual Survey made on the Ground, made by me or under my Direct Supervision and Accurately Represents the Points Platted hereon, and is in Conformity with State of Idaho Codes Relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

Lawrence H. Koerner



License No. 8251

PROJECT NUMBER: _____ X
DRAFTED BY: _____ X
CHECKED BY: _____ X



**DAVID EVANS
AND ASSOCIATES INC.**
9179 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

SHEET NO. 2 OF 3

FINAL PLAT OF
LIPPERT SUBDIVISION

BOOK _____, PAGE _____

2023

SATISFACTION OF SANITARY RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50 Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

Southwest District Health Department

Date

APPROVAL OF CANYON COUNTY HIGHWAY DISTRICT NO. 4

Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways, and rights-of-way as are depicted on this plat, in accordance with the provisions of Idaho Code 50-1312.

Commissioner, Canyon Highway District No. 4

Date

APPROVAL OF PLANNING AND ZONING COMMISSION

Accepted and approved this _____ day of _____, 20xx, by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

Chairman

Date

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 20xx, by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

Chairman

Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, a Licensed, Professional Land Surveyor for Canyon County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho code relating to plats and vacations.

Canyon County Surveyor

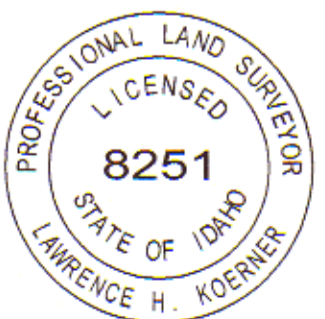
Date

CERTIFICATE OF THE COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 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.

County Treasurer

Date



**DAVID EVANS
AND ASSOCIATES INC.**
9179 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

PROJECT NUMBER: _____ X
DRAFTED BY: _____ X
CHECKED BY: _____ X