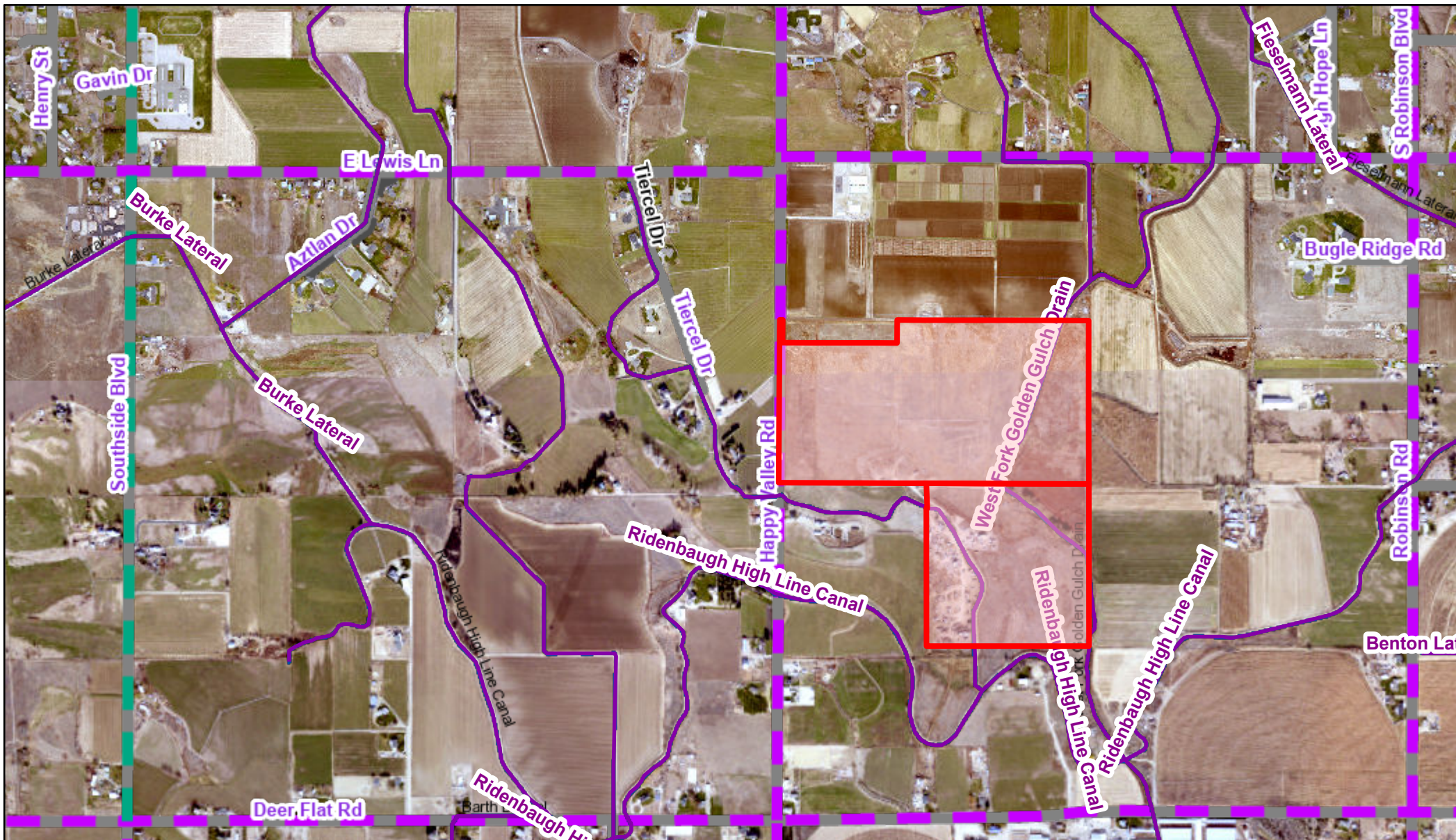
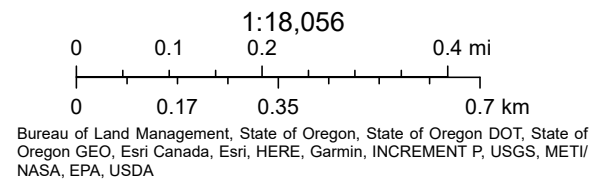


Canyon County, ID Web Map



6/27/2023, 10:26:01 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2



MASTER APPLICATION

- Supplement March 20, 2023



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: Springbok Development Inc
	MAILING ADDRESS: 398 S 9th Street Suite 250 Boise Idaho 83702
	PHONE: 4806956258 EMAIL: jeffrey9696@hotmail.com

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: *Jeffrey Holt* Date: _____

(AGENT) ARCHITECT ENGINEER BUILDER PLANNER	CONTACT NAME: Darin Taylor
	COMPANY NAME: Subdivision Make LLC
	MAILING ADDRESS: 1434 New York St., Middleton ID 83644
	PHONE: 208 899-7556 EMAIL: darin.taylor@subdivisionmake.com

SITE INFO	STREET ADDRESS:			
	PARCEL #:		LOT SIZE/AREA:	
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
	ZONING DISTRICT:		FLOODZONE (YES/NO):	

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 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: OR 2021-0006	DATE RECEIVED: 3/20/2023
RECEIVED BY: CR2021-0011	APPLICATION FEE: CK MO CC CASH

SD 2021-0010

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: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

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: _____

Signature Attached

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2899100000, R2898800000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Govt Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" 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: OR2021-0006 RZ2021-0011 SD2021-0010	DATE RECEIVED: 03-08-2021
RECEIVED BY: Julianne Shaw	APPLICATION FEE: CK MO <input checked="" type="checkbox"/> CASH

PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

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: Jeffrey J. Holt Date: 3.5-21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2059100000 R2628900000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: 304.01 25.3 SECTION: 15 TOWNSHIP: 21 RANGE: 25
	ZONING DISTRICT: AG FLOODZONE (YES/NO): 412

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" 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:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

March 5, 2021

Ms. Jennifer Almeida, Planner
Canyon County Development Services
111 N. 11th Ave., Room 140
Caldwell, Idaho 83605
P: 208-454-7458

**RE: Entitlement Application for Shoshone Falls Subdivision –
Parcels: R2899100000, R2898800000, R2899000000
9466 S. Happy Valley Road, Canyon County, Idaho
Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendment, and Preliminary Plat**

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Sand Creek Investments, LLC. The intent of this entitlements process is to **1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels R2898800000 and R2899000000 from Agricultural to Residential, 2) do two Zoning Ordinance Map Amendment changing the zoning of Parcel R2899100000 from Agricultural to R-1 zoning (1-acre minimum lot size) and Parcels R2898800000 and R2899000000 from Agricultural to Rural Residential (Average minimum lot size of 2 acres for a residential lot), and, 3) subdivide all of the above referenced parcels into a 63-lot subdivision of one- to two-acre parcels.**

Enclosed you will find the required applications and required documents for Comprehensive Plan Map Amendment, the Zoning Ordinance Map Amendment, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

General Information

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently being used for a single-family residence, located on the southern parcel, along with the storage of old equipment, cars, trailers and other miscellaneous items. The remainder of the property is not being used. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.

Comprehensive Plan Map Amendment (CPMA)

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property, with an extensive area of the property is being used for storage of old cars, trucks, trailers, metal, and

other equipment. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential, and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

Zoning Ordinance Map Amendment (ZOMA)

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a ZOMA changing the northern 73-acre property Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.84 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

Preliminary Plat

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Zoning Ordinance Map Amendment(s)** the applicant proposes to subdivide the 114.4-acre property into 46 single-family residential lots and 6 common lots. The proposed lots range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:

- **Sewer service** will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts

anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.

- **Water service** will be provided by Nampa Water through an extension of the existing system located on Alma Lane. Water will be for domestic use and for fire protection. Homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. This requirement will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way dedicated to the public. Streets will be in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has not been conducted for this project. The study will be provided, if required, after approval of the preliminary plat.

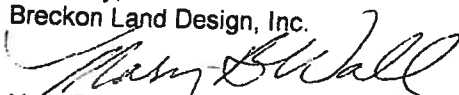
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

the proposed **Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendments, and the Preliminary Plat** for this property will support the orderly development of Canyon County and the City of Nampa Area of Influence in manner consistent with their respective Comprehensive Plans. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at mwall@breckonld.com.

Sincerely,
Breckon Land Design, Inc.


Mary B Wall, PE
Senior Civil Engineer

Attachment -
Enclosures – Comprehensive Plan Map Amendment Application & supporting documentation
Zoning Ordinance Map Amendment Application & supporting documentation
Preliminary Plat Application & supporting documentation

Cc: File, Sand Creek Investments 3, LLC

PRELIMINARY PLAT SUBMITTAL LIST

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Irrigation Plan
<input checked="" type="checkbox"/> Review and approval by Idaho Department of Water Resources and Southwest District Health <i>Preliminary soils testing conducted on March 2, 2021. SWDH report will be forthcoming.</i>
<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, improvements and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Neighborhood Meeting Sign-Up sheet and copy of neighbor letter
<input type="checkbox"/> Private Road Name application (if internal roads are private) <i>N/A</i>
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) <i>N/A</i>
<input checked="" type="checkbox"/> Preliminary Drainage Plan
<input checked="" type="checkbox"/> Preliminary Irrigation Plan
<input checked="" type="checkbox"/> Preliminary Grading plan
<input checked="" type="checkbox"/> Copy of Preliminary Plat
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$1440 + \$10/lot +\$100 (if in a city area of impact) non-refundable fee

NOTES:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

PROCESS: PUBLIC HEARING

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

- HOW MANY LOTS ARE YOU PROPOSING?**
Residential 62 Non-buildable _____ Common 6
- AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
1.37 ACRES

IRRIGATION

- IRRIGATION WATER IS PROVIDED VIA:**
 Irrigation Well Surface Water
- WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 100 %
- HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 70.91
- HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**
A requirement for development on each lot will be to retain storm and excess water on site. The on-lot stormwater facility design will be part of the building permit/lot development process and are not a part of the subdivision improvements.
- HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**
We will coordinate with the Boise Project Board of Control to provide any required treatment of the excess irrigation water prior to discharging into the Golden Gulch Drain.

ROADS

- 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

- OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**
Residential 10 Non-Buildable _____ Common 2
- WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**
 YES NO* *Except at the Golden Gulch Drain crossing immediately adjacent to the flow line.

*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

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) Jeffrey Holt - Sand Creek Investments 3, LLC 480-695-6258
Name Daytime Telephone Number
6297 S. Ruddsdale Avenue Boise, ID 83709
Street Address City, State Zip

Representative Name Mary Wall -Breckon Land Design 208-376-5153 mwall@breckonld.com
Daytime Telephone Number / E-mail Address
6661 N. Glenwood Street Garden City, Idaho 83714
Street Address City, State Zip

Location of Subject Property: 9466 S. Happy Valley Road, south of Nampa, Canyon County
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R2899100000, R28998800000 and R2899000000 Section 18 Township 2N Range 2W

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.

We are requesting that any required approvals be required as part of the projects conditions of approval.

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

Irrigation: Nampa & Meridian Irrigation District

Drainage: Boise Project Board of Control

3. How many acres is the property being subdivided? 114.6

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 70.91 shares

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. Currently the Niday Lateral and user ditches existing on the property are open ditches with standard head gates for the supply ditches. All existing laterals and user ditches on the property will be relocated and piped across the project site. Size of piping and design of head gates will be coordinated with the irrigation company. All design of the gravity irrigation improvements and the pressure irrigation system for the proposed subdivision will be designed by Breckon Land Design with review and approval provided by the Nampa Meridian Irrigation District. Design will be completed after conditional approval of the subdivision.

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?

On site storm water retention plans for the individual lots will be required as part of the on site improvements and are not a part of the subdivision plan.

Water retention on the lots will likely be through the use of swales and/or seepage beds.

On site road improvement plans will provide for the retention of stormwater by using borrow ditches along the roadway.

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) All stormwater will be retained onsite through the use of swales, borrow ditches or seepage beds. The only irrigation water that will flow through to the drainage system (Golden Gulch Drain) will be the excess irrigation water diverted from the Niday Lateral for the subdivisions irrigation system. The irrigation system will divert the allotted water rights through a series of waterfalls and ponds with a pressure irrigation pump station being fed by one pond. Any water not used for the pressure irrigation system will flow through to the Golden Gulch Drain. Requirements for treatment prior to discharge in the drain will be coordinated with the Boise Project Board of Control.

===== 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: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

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

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 All canals, ditches, and laterals with their respective names.
- 2 Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 Rise locations and types, if any.
- 4 Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 Slope of the property in various locations.
- 6 Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 Other information: Water rights summary for the Shoshone Falls Subdivision is attached.

Also, provide the following documentation:

- Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

NAMPA & MERIDIAN IRRIGATION DISTRICT
1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395
Assessment Number Report

Assessment #
 1706 - -

MailTo: SPRINGBOK DEVELOPMENT INC
 3815 W RICKENBACKER ST STE 203
 BOISE ID 83705-8099

Deeded_1: SPRINGBOK DEVELOPMENT INC

Property Address: S HAPPY VALLEY ROAD
 NAMPA ID

Canyon County Parcel #: 28989000 0, 28991000 0, 28989010 0, 28989011 0, 28989012 0

Legal Description:
 S-HF NW QTR SEC 18 2N 1W

Status: Active	Actual Acres: 76.64	Tax Roll 2020	
Roll: Tax Roll	District Land: No	Assessment Expense:	17.25
Tax Group: Regular	Urban Irrigation:	District Drainage:	209.94
TCCA: No	Pending Segregation: No	Ridenbaugh Maintenance:	0.00
LID:	Pending Exclusion: No	Project Maintenance:	4,627.77
Bankruptcy: No	Tax Deed: No	Urban Irrigation:	0.00
Delinquent: Yes			

Water and Drainage Rights:

Ridenbaugh Miner's Inches:		Ridenbaugh Drainage Acres:		Ridenbaugh Acre Feet:	
Ridenbaugh Acres:		Project Drainage Acres:	74.98	Project Acre Feet:	112.47
Project Miner's Inches:	46.86	Settlers Drainage Acres:		Arrowrock Acre Feet:	
Project Acres:	74.98	New York Drainage Acres:			

Water Delivery:

Delivery Agent	Lateral	Tap	Rotate	RMI	RA	PMI	PA
NMID	BURK	35728	No			7.87	12.59
NMID	NIDA	1872	No			37.11	59.39
NMID	NIDA	3002	No			1.88	3.00

Lateral	Rider Name	Primary Phone	Secondary Phone
BURK	Riley Seger	467-6006	
NIDA	Riley Seger	467-6006	

Comments:

JEFFREY HOLT, 480-695-6258 JEFFREY9696@HOTMAIL.COM

Notice Mailed to:

- 2020 SPRINGBROOK DEVELOPMENT INC
 3815 W RICKENBACKER ST STE 203
 BOISE ID 83705-8099
- 2019 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E
 1123 12TH AVE RD # 216
 NAMPA ID 83686-5738
- 2018 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E
 1123 12TH AVE RD # 216
 NAMPA ID 83686-5738
- 2017 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E
 1123 12TH AVE RD # 216
 NAMPA ID 83686-5738
- 2016 HAPPY VALLEY PLACE LLC
 2422 12TH AVE RD BOX 216
 NAMPA ID 83686-6300

7.87 MI } Burke
 24.05 MI }

31.92

= 287.28 gpm

= + 0.64 cfs

NAMPA & MERIDIAN IRRIGATION DISTRICT
1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395
Assessment Number Report

Assessment #
 1707 A - -

MailTo: SPRINGBOK DEVELOPMENT INC
 3815 W RICKENBACKER ST STE 203
 BOISE ID 83705-8099

Deeded_1: SPRINGBOK DEVELOPMENT INC

Property Address: 9466 S HAPPY VALLEY ROAD
 NAMPA ID

Canyon County Parcel #: 28990000 0

Legal Description:
 NE QTR SW QTR SEC 18 2N 1W

Status: Active	Actual Acres: 40.00	Tax Roll 2020	
Roll: Tax_Roll	District Land: No	Assessment Expense:	17.25
Tax Group: Regular	Urban Irrigation: No	District Drainage:	89.63
TCCA: No	Pending Segregation: No	Ridenbaugh Maintenance:	2,412.00
LID:	Pending Exclusion: No	Project Maintenance:	71.17
Bankruptcy: No	Tax Deed: No	Urban Irrigation:	0.00
Delinquent: Yes			

Water and Drainage Rights:

Ridenbaugh Miner's Inches: 24.05	Ridenbaugh Drainage Acres: 32.01	Ridenbaugh Acre Feet: 26.96
Ridenbaugh Acres: 32.01	Project Drainage Acres:	Project Acre Feet:
Project Miner's Inches:	Settlers Drainage Acres:	Arrowrock Acre Feet: 7.30
Project Acres:	New York Drainage Acres:	

Water Delivery:

Delivery Agent	Lateral	Tap	Rotate	RMI	RA	PMI	PA
NMID	BURK	35728	No	24.05	32.01		

Lateral	Rider Name	Primary Phone	Secondary Phone
BURK	Riley Seger	467-6006	

Comments:

JEFFREY HOLT, 480-695-6258 JEFFREY9696@HOTMAIL.COM

Notice Mailed to:

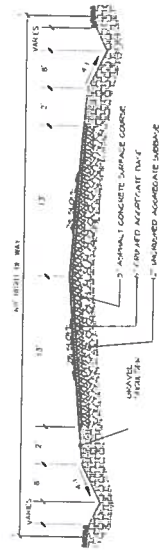
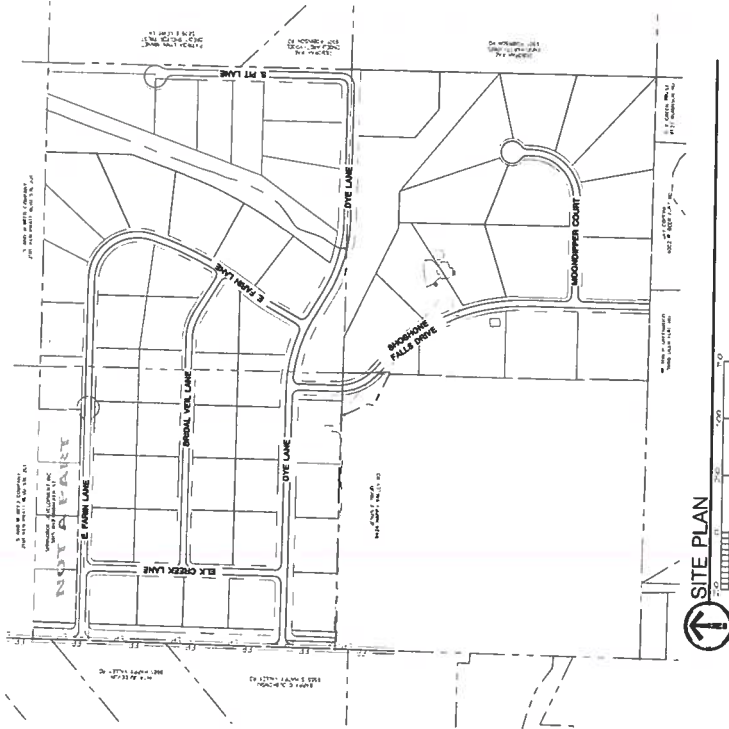
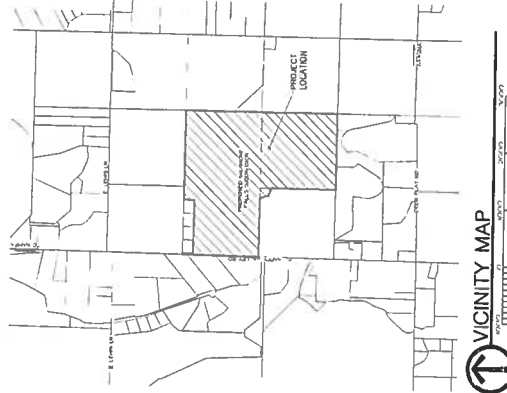
- 2020 SPRINGBROOK DEVELOPMENT INC
 3815 W RICKENBACKER ST STE 203
 BOISE ID 83705-8099
- 2019 HAPPY VALLEY PLACE LLC
 1123 12TH AVE RD # 216
 NAMPA ID 83686-5738
- 2018 HAPPY VALLEY PLACE LLC
 1123 12TH AVE RD # 216
 NAMPA ID 83686-5738
- 2017 GALLUES, CLARA RAE
 9466 S HAPPY VALLEY RD
 NAMPA ID 83686-9444
- 2016 GALLUES, CLARA RAE
 2422 12TH AVE RD PMB 383
 NAMPA ID 83686-6300
- 2015 GALLUES, CLARA RAE
 2422 12TH AVE RD PMB 383
 NAMPA ID 83686-6300

46.86 Assess# 1706
 24.05 Assess# 1707 A

 70.91 miners inch
 ⇒ 70.91 x 9 gpm
 = 638.19 gpm
 OR
 70.91 x 0.02 cfs
 = 1.418 cfs

SHOSHONE FALLS SUBDIVISION

ALL OF GOVT LOT 2, THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4 AND A PORTION OF GOVT LOT 3 SITUATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.



PRELIMINARY PLAT DEVELOPMENT FEATURES:

1. 1/4" & 1/2" SCALE PLATS
2. 1/4" & 1/2" SCALE PLATS
3. 1/4" & 1/2" SCALE PLATS
4. 1/4" & 1/2" SCALE PLATS
5. 1/4" & 1/2" SCALE PLATS
6. 1/4" & 1/2" SCALE PLATS
7. 1/4" & 1/2" SCALE PLATS
8. 1/4" & 1/2" SCALE PLATS
9. 1/4" & 1/2" SCALE PLATS
10. 1/4" & 1/2" SCALE PLATS

BENCHMARK & DATUM

1. ALL SURVEYING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MANUAL OF SURVEYING PRACTICE, 5TH EDITION, 1988, PUBLISHED BY THE NATIONAL SURVEYING SOCIETY, INC., AND THE NATIONAL BOARD OF STANDARDIZATION, INC., 1987 EDITION, 1987, PUBLISHED BY THE NATIONAL BOARD OF STANDARDIZATION, INC.
2. THE DATUM SHALL BE THE NATIONAL DATUM OF 1983 (NAD 83).
3. ALL ELEVATIONS SHALL BE IN FEET ABOVE SEA LEVEL.

CONTACTS

1. **OWNER:** SHOSHONE FALLS SUBDIVISION, INC.
2. **DESIGNER:** [Name]
3. **CLIENT:** [Name]
4. **DATE:** [Date]

NOTES

1. THIS PRELIMINARY PLAT IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT A FINAL PLAT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
3. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
4. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
5. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
6. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
7. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
8. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
9. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.
10. THE DESIGNER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND CONFORMS TO ALL APPLICABLE REGULATIONS.

SHOSHONE FALLS SUBDIVISION
CANYON COUNTY, ID
PRELIMINARY PLAT
COVER



100% CONSTRUCTION DRAWING

PROJECT NO.	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	
SHEET NUMBER	PP10

UNPLANNED SURVEY ONLY TO BE AS RECEIVED, SURVEYING AND MAPPING

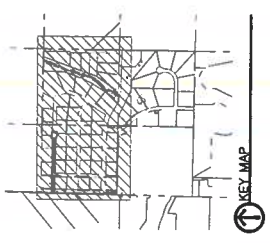
PRELIMINARY
NOT FOR
CONSTRUCTION



SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT

100% CONSTRUCTION DRAWING

PROJECT NO.	123120
TOWN	UNPLANNED
CITY	UNPLANNED
CREATED BY	UNPLANNED
DATE	03/05/21
SHEET NUMBER	PP11



PLAT LEGEND

- BOUNDARY SURVEY
- UNPLANNED SURVEY
- UNPLANNED LOT LINE
- UNPLANNED BOUNDARY LINE
- UNPLANNED CENTER LINE
- UNPLANNED FACE OF CURB
- UNPLANNED FACILITY
- UNPLANNED CONCRETE
- UNPLANNED AND
- UNPLANNED
- UNPLANNED



PRELIMINARY PLAT
SCALE: 1"=400'-0"



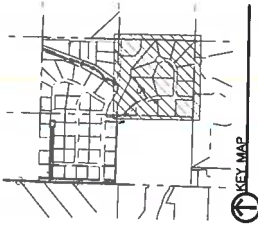
PRELIMINARY
NOT FOR
CONSTRUCTION



SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT

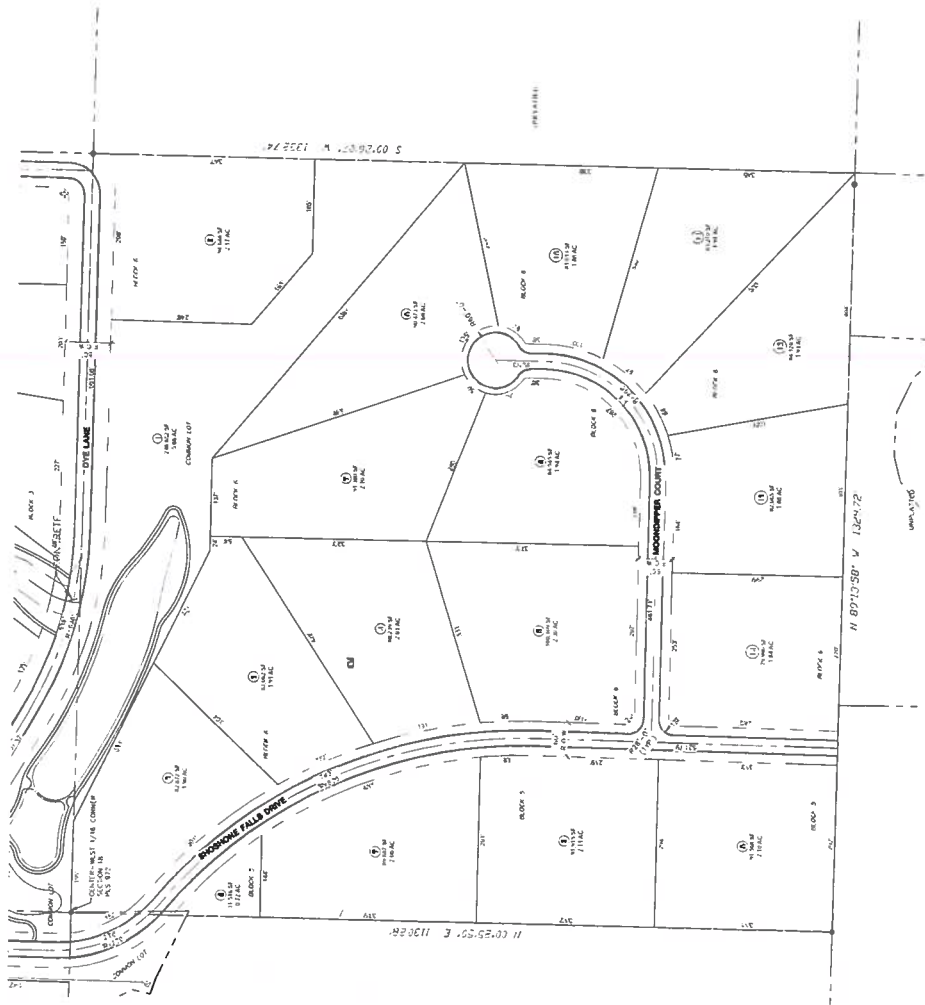
100% CONSTRUCTION DRAWING

PROJECT NO.	17070
TOWN	SHOSHONE
COUNTY	IDAHO
CREATED BY	DAVID
DATE	01/05/21
SHEET NUMBER	PP12



PLAT LEGEND

- UNIMPROVED LOT LINE
- IMPROVED LOT LINE
- IMPROVED CENTER LINE
- IMPROVED SIDE OF ROAD
- IMPROVED INTERSECTION
- IMPROVED CONCRETE DRIVEWAY
- LOT NUMBER AND ADDRESS
- BLOCK NUMBER



PRELIMINARY PLAT



SCALE: 1" = 100.00'

ORIGINAL SURVEY CORNER AT INTERSECTION OF EYE LANE AND MAPING

PRELIMINARY
NOT FOR
CONSTRUCTION

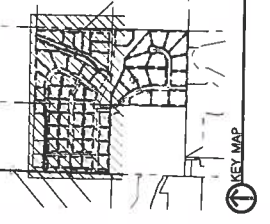


SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT
CONSTRAINTS MAP AND UTILITY PLAN

PROJECT NO
17250
DATE
11/22/23
DRAWN BY
JC
CHECKED BY
JC
SCALE
AS SHOWN
SHEET NUMBER
PP13

LEGEND

- BOUNDARY OF LOT
- BOUNDARY OF TRACT
- BOUNDARY OF BLOCK
- BOUNDARY OF SUBDIVISION
- BOUNDARY OF WETLAND
- BOUNDARY OF OPEN SPACE
- BOUNDARY OF ROAD RIGHT-OF-WAY
- BOUNDARY OF UTILITY RIGHT-OF-WAY
- BOUNDARY OF WETLAND RIGHT-OF-WAY
- BOUNDARY OF OPEN SPACE RIGHT-OF-WAY
- BOUNDARY OF ROAD RIGHT-OF-WAY
- BOUNDARY OF UTILITY RIGHT-OF-WAY
- BOUNDARY OF WETLAND RIGHT-OF-WAY
- BOUNDARY OF OPEN SPACE RIGHT-OF-WAY
- BOUNDARY OF ROAD RIGHT-OF-WAY
- BOUNDARY OF UTILITY RIGHT-OF-WAY
- BOUNDARY OF WETLAND RIGHT-OF-WAY
- BOUNDARY OF OPEN SPACE RIGHT-OF-WAY

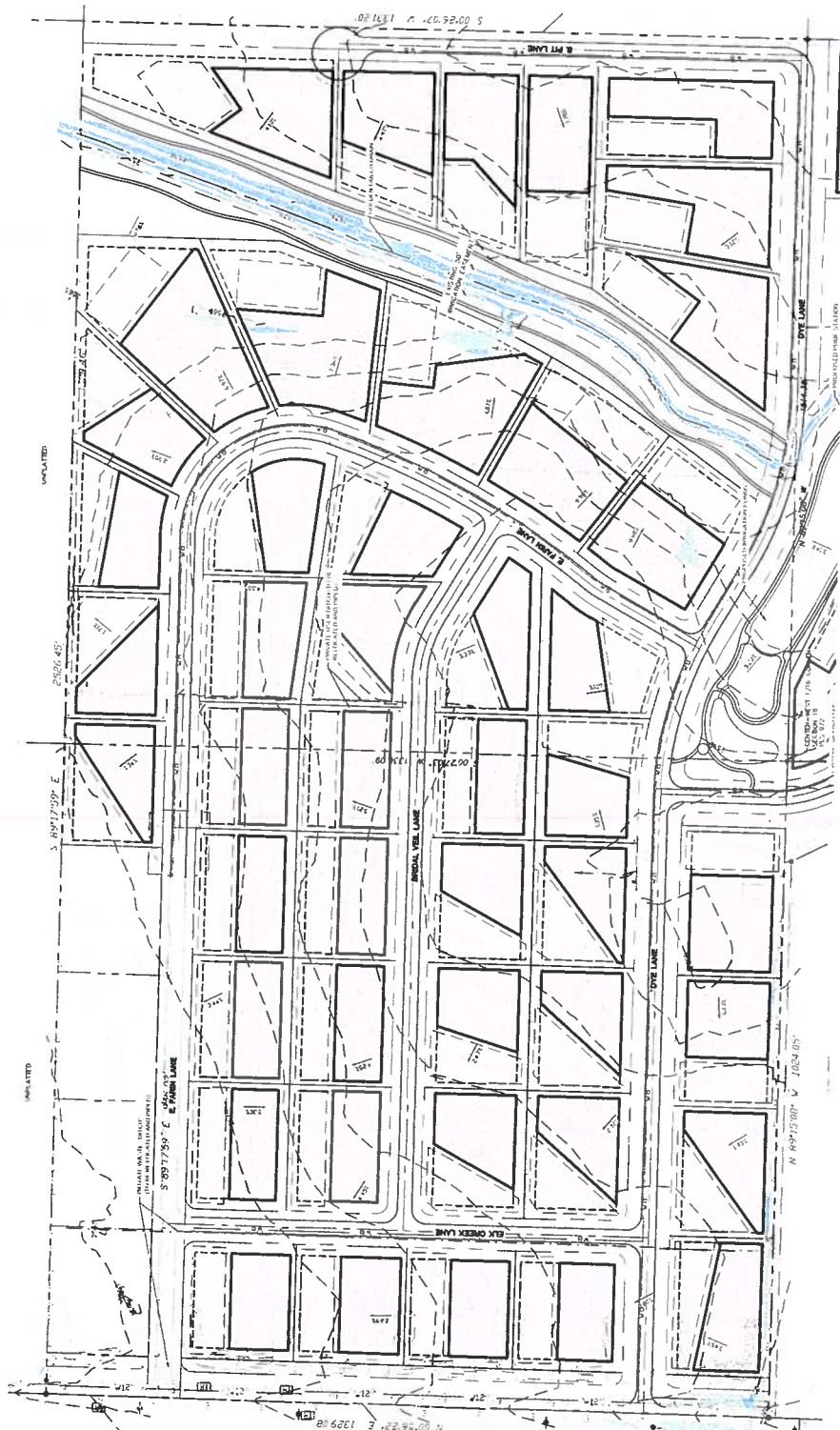


SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
2%	30%	[Green]
2%	30%	[Blue]

NOTES

- THESE NOTES APPLY TO THE ENTIRE SUBDIVISION UNLESS INDICATED OTHERWISE.
- THE SLOPES SHOWN ON THIS PLAN ARE THE MINIMUM SLOPES REQUIRED FOR CONSTRUCTION AND DO NOT REPRESENT THE ACTUAL SLOPES OF THE LAND.
- THE SLOPES SHOWN ON THIS PLAN ARE THE MAXIMUM SLOPES ALLOWED FOR CONSTRUCTION AND DO NOT REPRESENT THE ACTUAL SLOPES OF THE LAND.
- THE SLOPES SHOWN ON THIS PLAN ARE THE MINIMUM SLOPES REQUIRED FOR CONSTRUCTION AND DO NOT REPRESENT THE ACTUAL SLOPES OF THE LAND.
- THE SLOPES SHOWN ON THIS PLAN ARE THE MAXIMUM SLOPES ALLOWED FOR CONSTRUCTION AND DO NOT REPRESENT THE ACTUAL SLOPES OF THE LAND.



CONSTRAINTS MAP AND UTILITY PLAN
SCALE: AS SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION



REGISTERED PROFESSIONAL ENGINEER
No. 00125-0001
Civil Engineering
State of Idaho

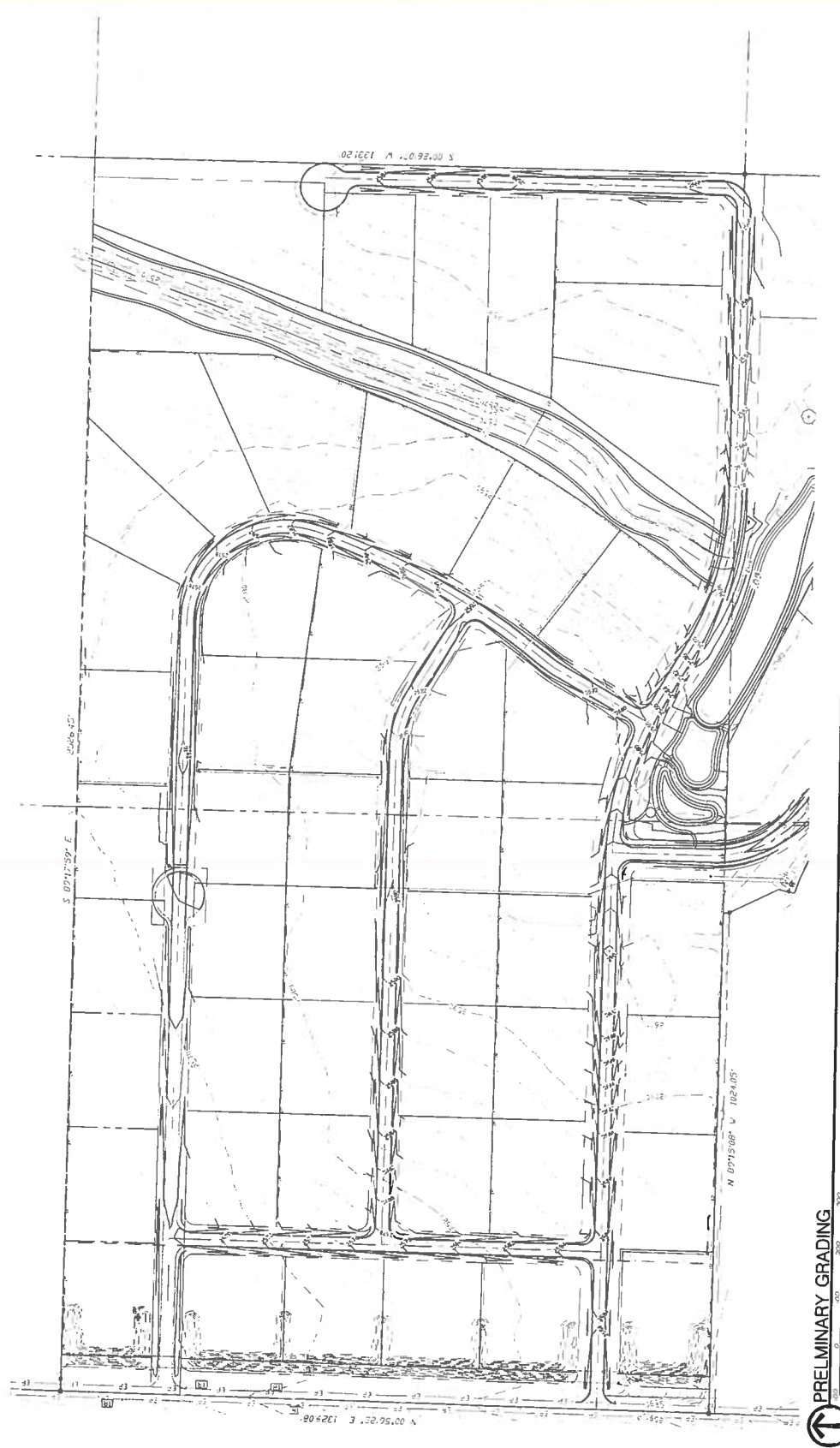
SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY GRADING

PROJECT NO. 2024-001
DATE: 08/20/24
SHEET NUMBER: PP15

DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 08/20/24
SHEET NUMBER: PP15

PLAT LEGEND

- EXISTING ELEVATION
- EXISTING SURFACE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING UTILITY
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING DRAINAGE
- EXISTING FENCE
- EXISTING WALL
- EXISTING ROAD
- EXISTING TRAIL
- EXISTING WATERWAY
- EXISTING WOODS
- EXISTING ROCKS
- EXISTING VEGETATION
- EXISTING OBSTACLE
- EXISTING STRUCTURE
- EXISTING FURNITURE
- EXISTING SIGN
- EXISTING LIGHTING
- EXISTING UTILITY POLE
- EXISTING UTILITY TOWER
- EXISTING UTILITY CROSSING
- EXISTING UTILITY VALVE
- EXISTING UTILITY MANHOLE
- EXISTING UTILITY BOX
- EXISTING UTILITY ENCLOSURE
- EXISTING UTILITY STRUCTURE
- EXISTING UTILITY EQUIPMENT
- EXISTING UTILITY MATERIAL
- EXISTING UTILITY ACCESS
- EXISTING UTILITY CLEARANCE
- EXISTING UTILITY PROTECTION
- EXISTING UTILITY RESTRICTION
- EXISTING UTILITY WARNING
- EXISTING UTILITY SIGNAGE
- EXISTING UTILITY MARKING
- EXISTING UTILITY IDENTIFICATION
- EXISTING UTILITY RECORDING
- EXISTING UTILITY MAINTENANCE
- EXISTING UTILITY OPERATION
- EXISTING UTILITY SAFETY
- EXISTING UTILITY SECURITY
- EXISTING UTILITY COMPLIANCE
- EXISTING UTILITY LEGAL
- EXISTING UTILITY ETHICAL
- EXISTING UTILITY SOCIAL
- EXISTING UTILITY ENVIRONMENTAL
- EXISTING UTILITY ECONOMIC
- EXISTING UTILITY CULTURAL
- EXISTING UTILITY HISTORICAL
- EXISTING UTILITY ARCHITECTURAL
- EXISTING UTILITY LINGUISTIC
- EXISTING UTILITY RELIGIOUS
- EXISTING UTILITY ETHNIC
- EXISTING UTILITY RACIAL
- EXISTING UTILITY GENDER
- EXISTING UTILITY AGE
- EXISTING UTILITY ABILITY
- EXISTING UTILITY SEXUAL ORIENTATION
- EXISTING UTILITY MARITAL STATUS
- EXISTING UTILITY FAMILY STATUS
- EXISTING UTILITY RELIGION
- EXISTING UTILITY BELIEFS
- EXISTING UTILITY VALUES
- EXISTING UTILITY ATTITUDES
- EXISTING UTILITY BEHAVIORS
- EXISTING UTILITY EMOTIONS
- EXISTING UTILITY THOUGHTS
- EXISTING UTILITY FEELINGS
- EXISTING UTILITY OPINIONS
- EXISTING UTILITY BELIEFS
- EXISTING UTILITY BELIEFS
- EXISTING UTILITY BELIEFS



PRELIMINARY GRADING
SCALE: 1" = 100'-0"



Copyright 2024 by Peckon Engineering, Inc. All rights reserved. This drawing is the property of Peckon Engineering, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Peckon Engineering, Inc.

PRELIMINARY
NOT FOR
CONSTRUCTION



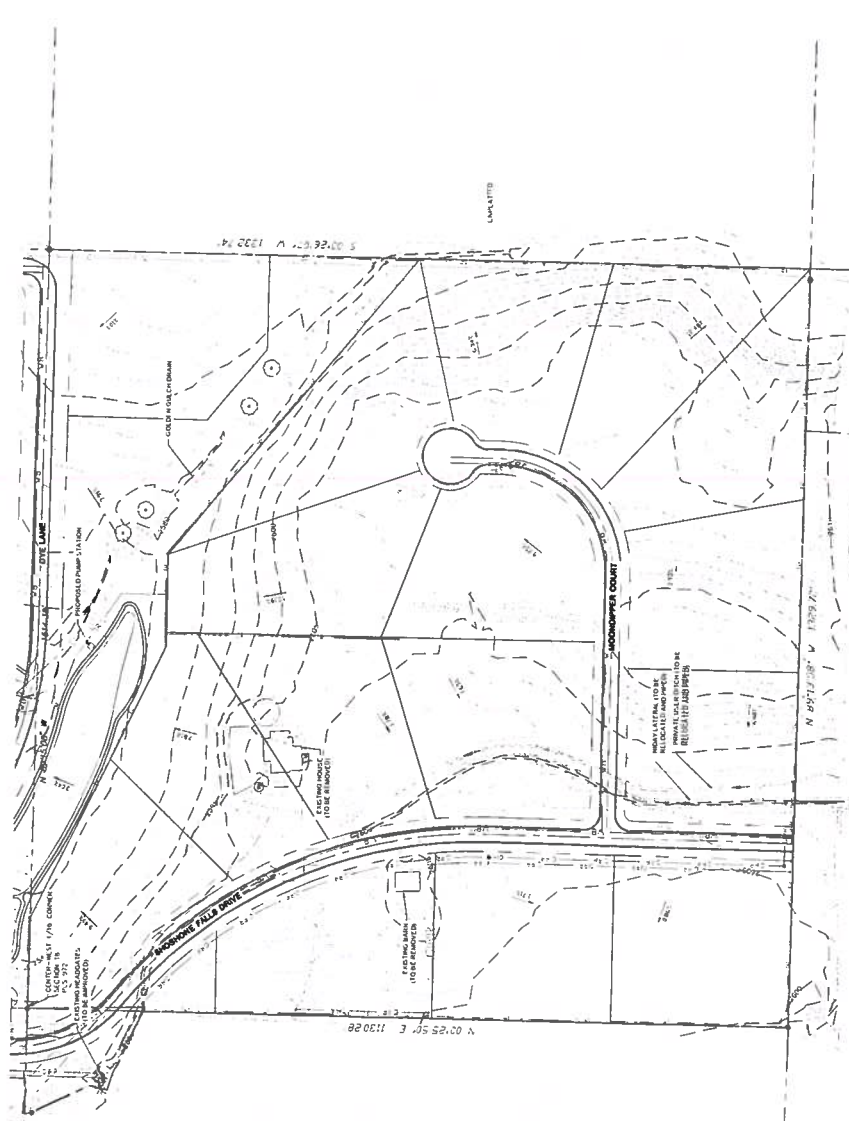
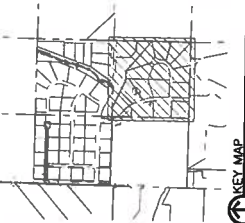
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
APP.
DATE

SHOSHONE FALLS SUBDIVISION
PRELIMINARY PLAT, ID
PRELIMINARY IRRIGATION PLAN

PROJECT NO.
TRIM
DATE
CHECKED BY
APP.
DATE

LEGEND

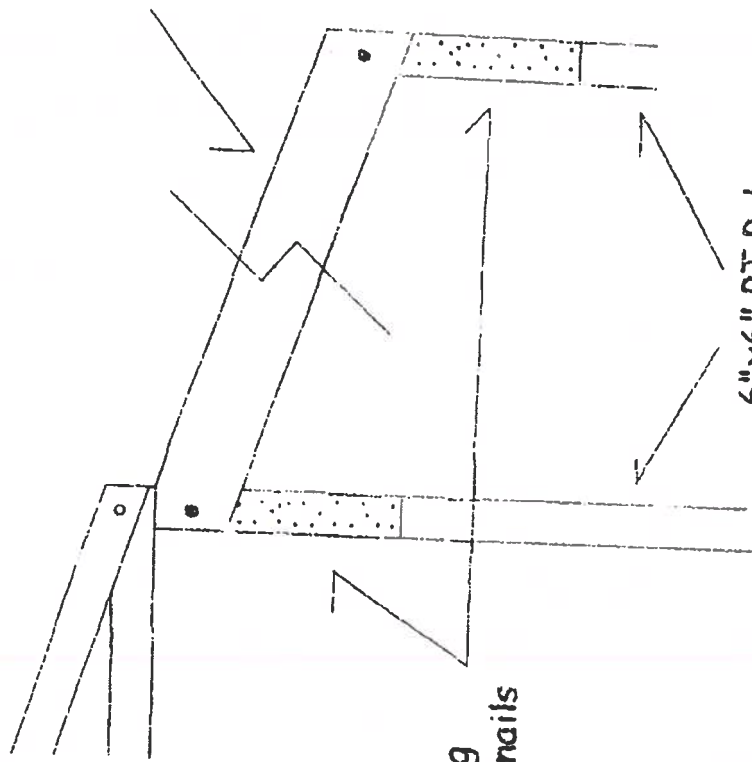
(Symbol)	HIGHWAY RIGHT-OF-WAY
(Symbol)	PROPOSED LOT LINE
(Symbol)	EXISTING LOT BOUNDARY
(Symbol)	PROPOSED LOT LINE
(Symbol)	PROPOSED LOT LINE
(Symbol)	PROPOSED CENTERLINE
(Symbol)	PROPOSED CENTERLINE
(Symbol)	PROPOSED FACE OF CURB
(Symbol)	PROPOSED CENTERLINE
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING CONCRETE
(Symbol)	EXISTING LOT LINE
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY



PRELIMINARY IRRIGATION PLAN
SCALE: 1" = 100.00'

Drawing 2

main building
Engineered Trusses.



2"x6" x 2' min. bearing
block. Min. 20 16d rs nails

1 7/8" Versalam on
inside poles, and 2"x12"
on exterior corner poles.
Drilled for 1/2" grade 3 bolts

6"x6" PT Poles

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

Receipt Number: 57650

Date: 3/8/2021

Date Created: 3/8/2021

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kristie Breckon

Comments:

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2021-0011	\$850.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2021-0010	\$1,440.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2021-0010	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2021-0010	\$680.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	OR2021-0006	\$2,500.00	\$0.00	\$0.00

Sub Total: \$5,570.00

Sales Tax: \$0.00

Total Charges: \$5,570.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	90187277	\$5,570.00

Total Payments: \$5,570.00

ADJUSTMENTS

Receipt Balance: \$0.00