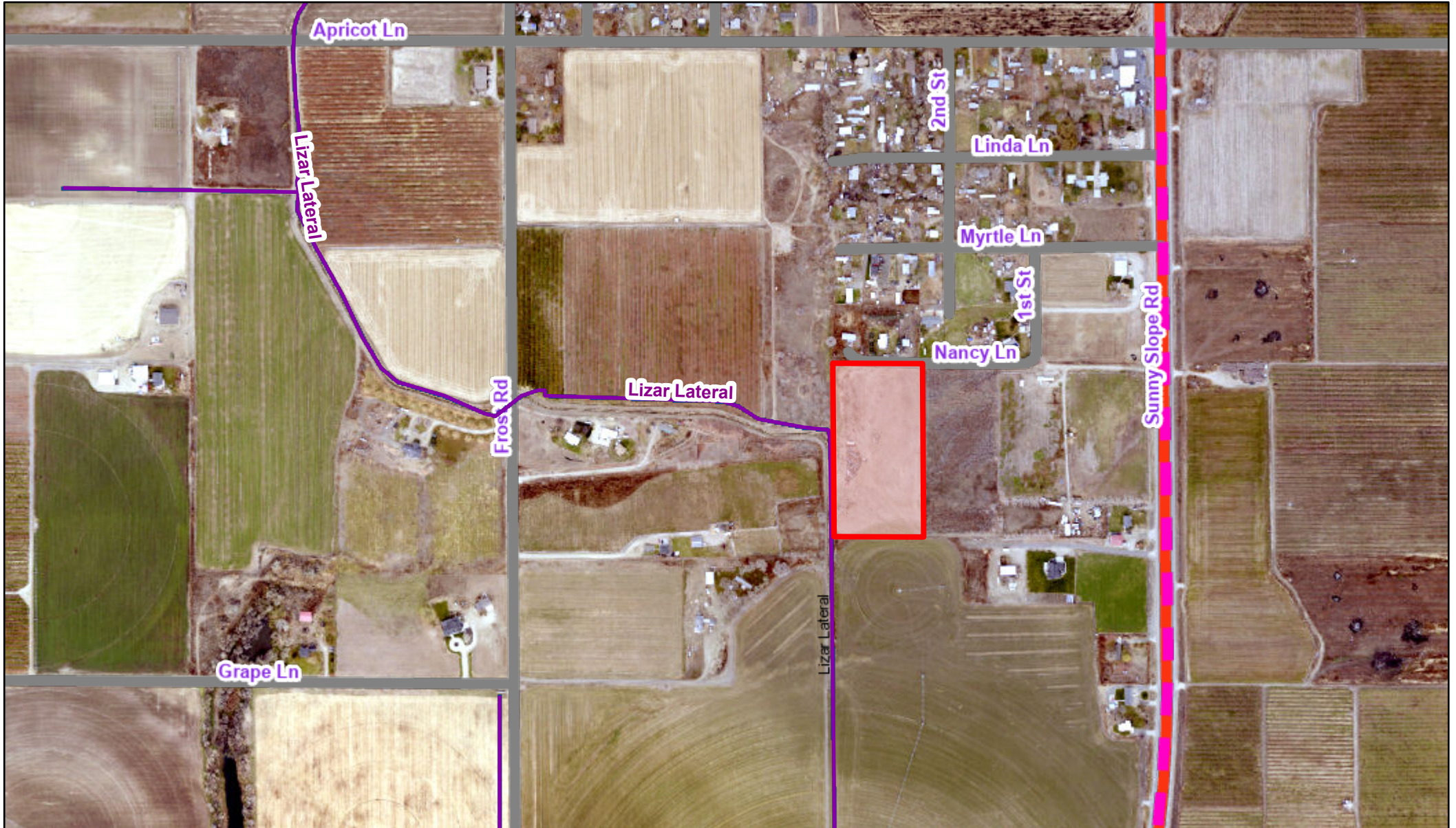








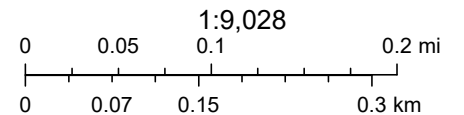


Canyon County, ID Web Map



6/27/2023, 1:44:20 PM

- | | | |
|--|---|---|
|  Multiple Parcel Search_Query result |  CanyonCountyRoads Hwy |  ITDFunctionalClassification Other Principal Arterials |
|  Hydro_NHDFlowline |  Roads |  Canyon County Imagery_2019 Red: Band_1 |
|  Hydro_NHDFlowline | |  Green: Band_2 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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: David & Carol Hess
	MAILING ADDRESS: 116 Arabian Way Nampa ID 83687
	PHONE: [REDACTED] EMAIL: [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: David Hess Date: 7/19/22

(AGENT)	CONTACT NAME: David Hess
ARCHITECT ENGINEER BUILDER	COMPANY NAME: Capstone Carpentry
	MAILING ADDRESS: 116 Arabian Way Nampa ID 83687
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: TBA Sunny Slope Rd Caldwell ID 83687	
	PARCEL #: 3345901000	LOT SIZE/AREA: 6.02 Acres
	LOT: _____	BLOCK: _____ SUBDIVISION: _____
	QUARTER: NE	SECTION: 22 TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT: _____	FLOODZONE (YES/NO): (NO)

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: SD 2022-0043	DATE RECEIVED: 9/2/2022
RECEIVED BY: SH	APPLICATION FEE: \$1,550 (CK) MO CC CASH

+ 30
+ 80
+ 80

\$1,740.00

m



PRELIMINARY PLAT CHECKLIST-CANYON COUNTY

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave. Ste. 140, Caldwell, ID 83605 www.canyoncounty.org/dsd Phone: 208-454-7458 Fax: 208-454-6633

APPLICANT: DAVID + CAROL HESS SUBDIVISION NAME: PARADISE VALLEY SUBDIVISION

LAND USE CASE NUMBER: _____ SUBDIVISION CASE NUMBER: _____

CANYON COUNTY CODE OF ORDINANCES 07-17-09

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

A. FORM OF PRESENTATION:	APP.	DSD/SRT
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Size of Drawing (No larger than 24"x36").	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. IDENTIFICATION AND DESCRIPTIVE DATA:		
1. Proposed name of subdivision and its location by section, township and range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Reference by dimension and bearing to a section corner or quarter section corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name, address and phone number of developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name address and phone number of the person preparing the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. North arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	<input checked="" type="checkbox"/> <i>N/A</i>	<input type="checkbox"/>
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. EXISTING CONDITIONS DATA:		
1. 2 foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Existing zoning classification, by note.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

C. EXISTING CONDITIONS DATA (continued):		APP.	DSD/SRT
6. Approximate acreage of the tract, by note.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Boundary dimensions of the tract.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. PROPOSED CONDITIONS DATA:			
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, width and use of easements.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Designation of all land to be dedicated or reserved for public use with use indicated.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A 5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A 6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A 7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. All roads must be labeled as either "private" or "public" behind or beneath the road name.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. PROPOSED UTILITY METHODS:			
1. Sewage: A statement as to the type of proposed sanitary sewage facilities.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water Supply: A statement as to the type of proposed water supply facilities.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

DSD SUBDIVISION REVIEW TEAM USE ONLY

PRELIMINARY PLAT REVIEWED ON: ____/____/____.

COMPLIANCE WITH CONDITIONS OF APPROVAL:

YES NO N/A

ROAD NAME APPROVAL:

YES NO N/A

PLAT REVIEW DECISION:

APPROVED CONDITIONALLY APPROVED DENIED

Engineer/Surveyor preparing the plat _____

If you would like to attend the Subdivision Review Team Meeting please contact our office at 208-454-7458.

Identification and Descriptive Data

Proposed Subdivision Name: Paradise Valley Subdivision

Quarter: NE, **Section:** 22, **Township:** 3N, **Range:** 4W (See Property deed for details)

Developer: David and Carol Hess

Address: 116 Arabian Way, Nampa, ID 83687

Phone: [REDACTED]

Preparer of Plat: David Hess

Address: 116 Arabian Way, Nampa, ID 83687

Phone: [REDACTED]

Date of Preparation: Aug 4 2022

Vicinity map: See map

Existing Conditions Data

Lot Size: 6.07 Acres

Lot Dimensions: 370.5' by 713.63'

Contours: See Preliminary Plot Plan (Existing Conditions)

Features: Water well, private ditch, irrigation lateral, irrigation drains : See Plot Plans

Streets/Roads/Easements: See Plot Plans

Adjacent Subdivision: Sunny Slope Subdivision Book 3, Page 35

Existing Zoning: Parcel: # 3345901000 Agricultural

Boundary Dimensions: 713.63' by 370.5'

Adjoining Property Owners(300ft)

Shawn Crawford 20208 Nancy Ln, Caldwell, ID 83607

Steven Crawford 14773 2nd St, Caldwell, ID 83607

Gumorro 20242 Nancy Ln, Caldwell, ID 83607

Jacob Lee 14602 Frost Rd, Caldwell, ID 83607

Jeff Forsberg 14601 Sunny Slope Rd, Caldwell, ID 83607

Richard Symms 14068 Sunny Slope Rd, Caldwell, ID 83607

Carl Glaettli 183 N Stinson , Nampa, ID 83651

Lorna Rios 14722 Frost Rd, Caldwell, ID 83607

Proposed Conditions Data

Road Layout: See Preliminary Plot Plan

Lot Dimensions: See Preliminary Plot Plan

Easements: See Preliminary Plot Plan

Public Use of Land: None

Not part of Larger Development

No Special Development Areas

Roads labeled: See Preliminary Plot Plan

Proposed Utility Methods

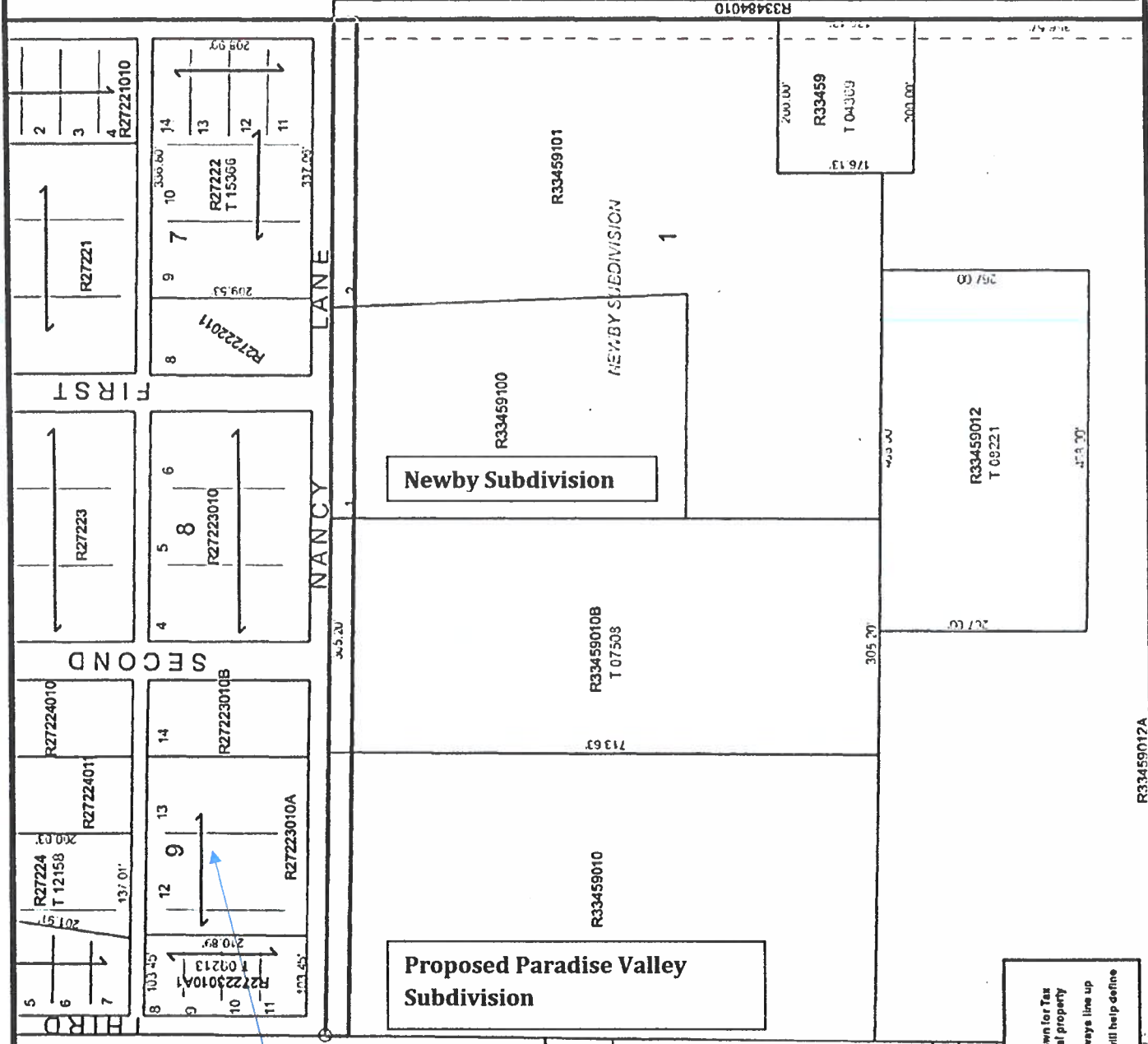
Sewage: Septic systems to be approved by Southwest District Health

Water supply: Wells on property- one existing on proposed Lot 1 , one new to be drilled on proposed Lot 2

Storm water Disposal: Infiltration trenches or holding ponds

Irrigation System: Surface- Utilize ditch or above ground pipe

Utility Easement: 10' on interior boundaries – See map



Sunny Slope Subdivision Book 3 Page 35

Vicinity Map
Scale: 1' = 200'

NOTICE
The parcel boundary lines on the map are drawn for Tax Assessment Purpose only and are not official property lines. Aerials and parcel boundary lines may not always line up with each other. Survey pins at the parcel property corners will help define the property lines.

R33459012A



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2021-021008
RECORDED
03/23/2021 03:58 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS \$16.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 763115 TK/DM

WARRANTY DEED

For Value Received **Susan J. Kraft, an unmarried woman** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

David K. Hess and Carol R. Hess, husband and wife

hereinafter referred to as Grantee, whose current address is
11724 B 90th Ave E Puyallup, WA 98373

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.


To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 18, 2021


Susan J. Kraft

State of Idaho, County of Canyon

This record was acknowledged before me on March 23rd 2021 by Susan J. Kraft


Signature of notary public
Commission Expires: 2/3/2022

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/28/2022

KATIE TAYLOR
COMMISSION #56973
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A parcel of land lying in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found Brass Cap marking the C1/4 Corner of said Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence
North 89° 43' 13" East 1325.01 feet along the South boundary of the said Northeast Quarter of Section 22 to a point marking the East 1/16 Corner of said Section 22, said East 1/16 Corner bears
South 89° 43' 13" West 1325.01 feet from a found Brass Cap marking the East ¼ Corner of said Section 22; thence
North 00° 49' 19" West 1320.82 feet along the West boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 to a found ½" rebar set inside a 1 ½" iron pipe marking the Northeast 1/16 Corner of said Section 22 and lying on the centerline of Nancy Lane, said Northeast 1/16 Corner also marking the REAL POINT OF BEGINNING; thence
North 89° 48' 12" East 370.50 feet along the North boundary of said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Nancy Lane to a set ½" iron pin; thence
South 00° 49' 19" East 713.63 feet to a set ½" iron pin; thence
South 89° 48' 11" West 370.50 feet to a set ½" iron pin lying on the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22; thence
North 00° 49' 19" West 713.63 feet along the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22 to the POINT OF BEGINNING.

(Shown as Parcel "A" of Record of Survey recorded as Instrument No. 200216286)

SUBJECT TO AND/OR TOGETHER WITH:

A thirty (30) foot wide easement for the purpose of ingress and egress and lying in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

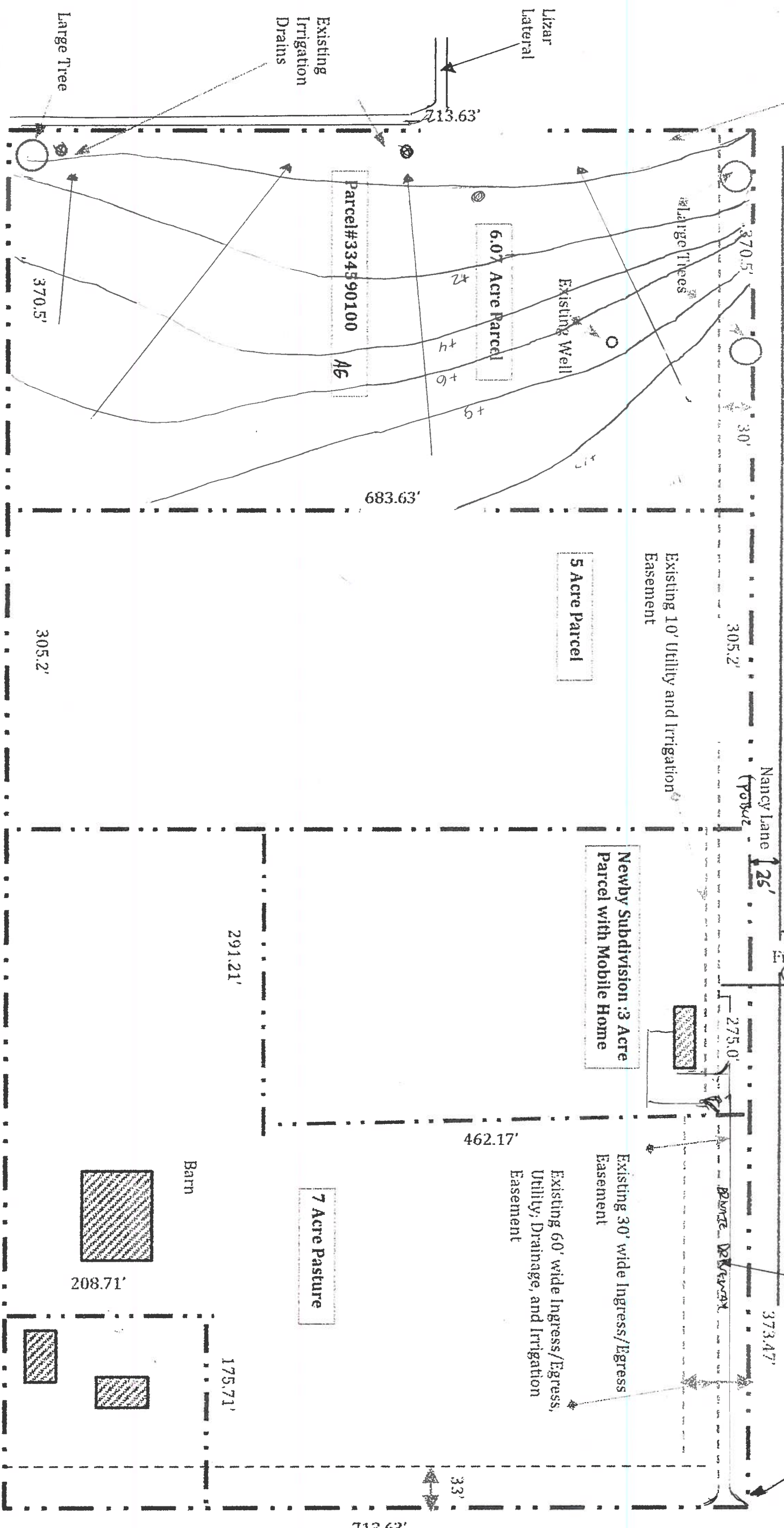
Commencing at a found Brass Cap marking the Corner Quarter Corner of said Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence
North 89° 43' 13" East 1325.01 feet along the South boundary of the said Northeast Quarter of Section 22 to a point marking the East 1/16 Corner of said Section 22, said East 1/16 Corner bears
South 89° 43' 13" West 1325.01 feet from a found Brass Cap marking the East Quarter Corner of said Section 22; thence
North 00° 49' 19" West 1320.82 feet along the West boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 to a found ½" rebar set inside a 1 ½" iron pipe marking the Northeast 1/16 Corner of said Section 22 and lying on the centerline of Nancy Lane, said Northeast 1/16 Corner also marking the REAL POINT OF BEGINNING; thence
North 89° 48' 12" East 1324.17 feet along the North boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Nancy Lane to a found Railroad Spike marking the North 1/16 Corner common to Sections 22 and 23 and marking the centerline intersection of said Nancy Lane and Sunny Slope Road (State Highway 55); thence
South 00° 51' 34" East 30.00 feet along the East boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Sunny Slope (State Highway 55) to a point, said point being witnessed by a set ½" iron pin which bears
South 89° 48' 12" West 33.00 feet; thence
South 89° 48' 12" West 1324.19 feet to a set ½" iron pin lying on the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22; thence
North 00° 49' 19" West 30.00 feet along the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22 to the POINT OF BEGINNING.

PRELIMINARY PLOT PLAN

Existing Conditions

Existing barbed wire fence around property

Sunny Slope Subdivision
Book 3 Page 35

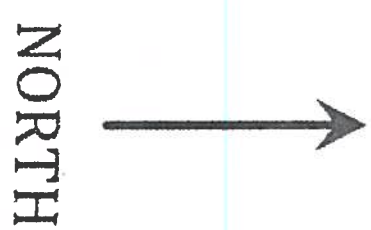


Identification and Descriptive Data

Proposed Subdivision Name: Paradise Valley Subdivision
Quarter: NE, Section: 22, Township: 3N, Range: 4W

Scale: 1" = 100'

Sunny Slope Rd (Hwy 55)
(Public)

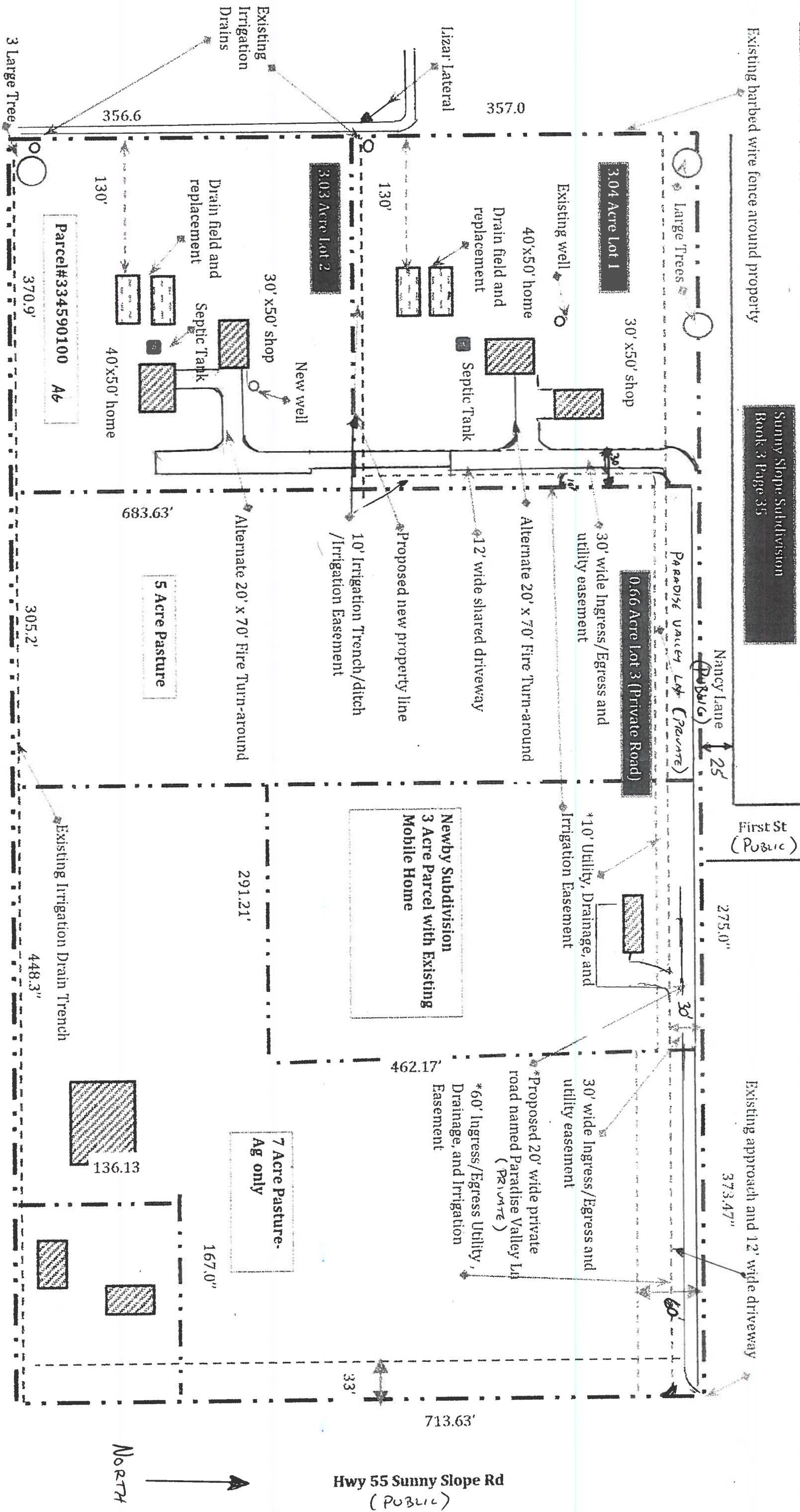


PRELIMINARY PLOT PLAN

Paradise Valley Subdivision

Existing barbed wire fence around property

Sunny Slope Subdivision
Book 3 Page 35

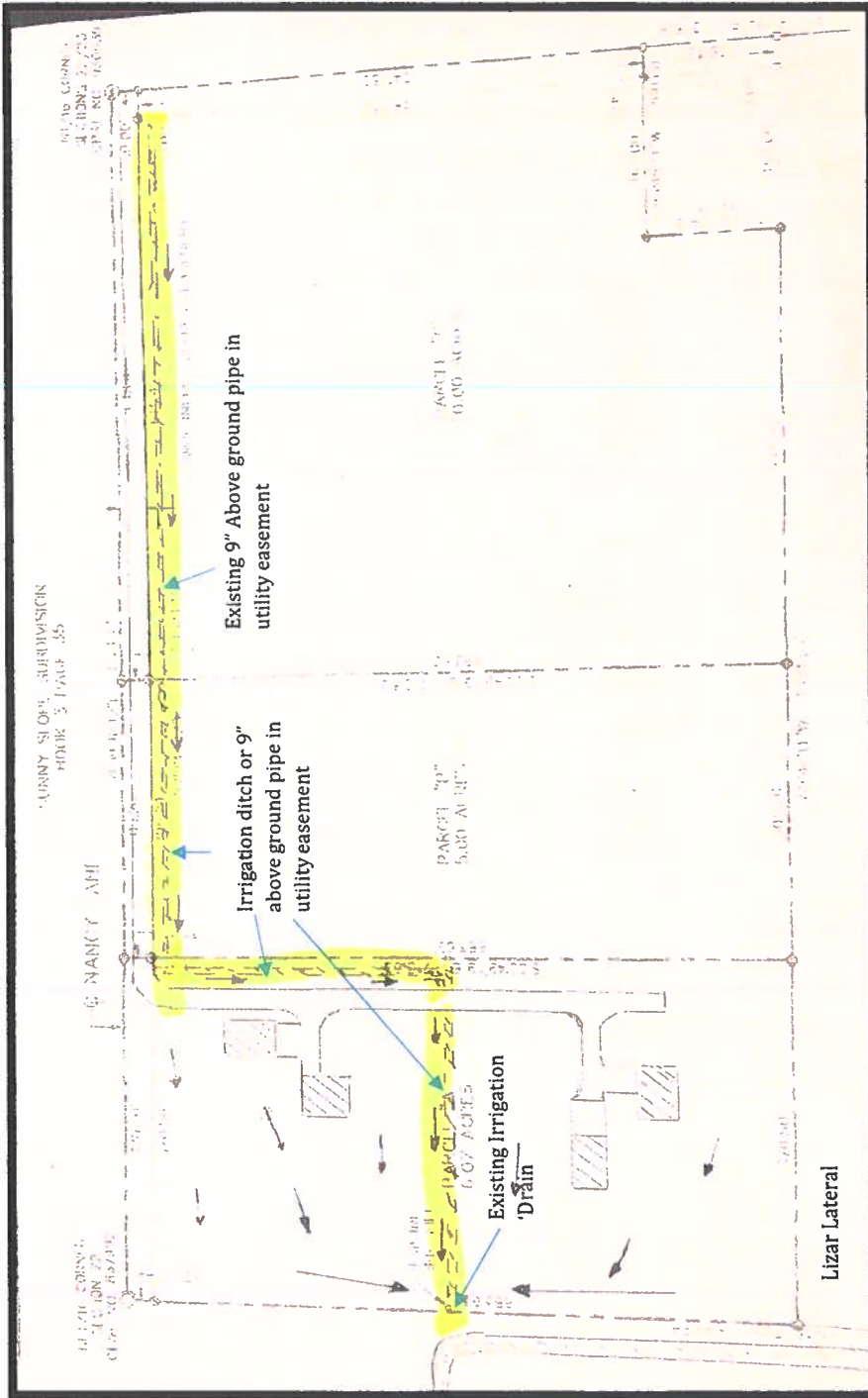


Identification and Descriptive Data

Proposed Subdivision Name: Paradise Valley Subdivision

Scale: 1" = 100'

IRRIGATION PLAN



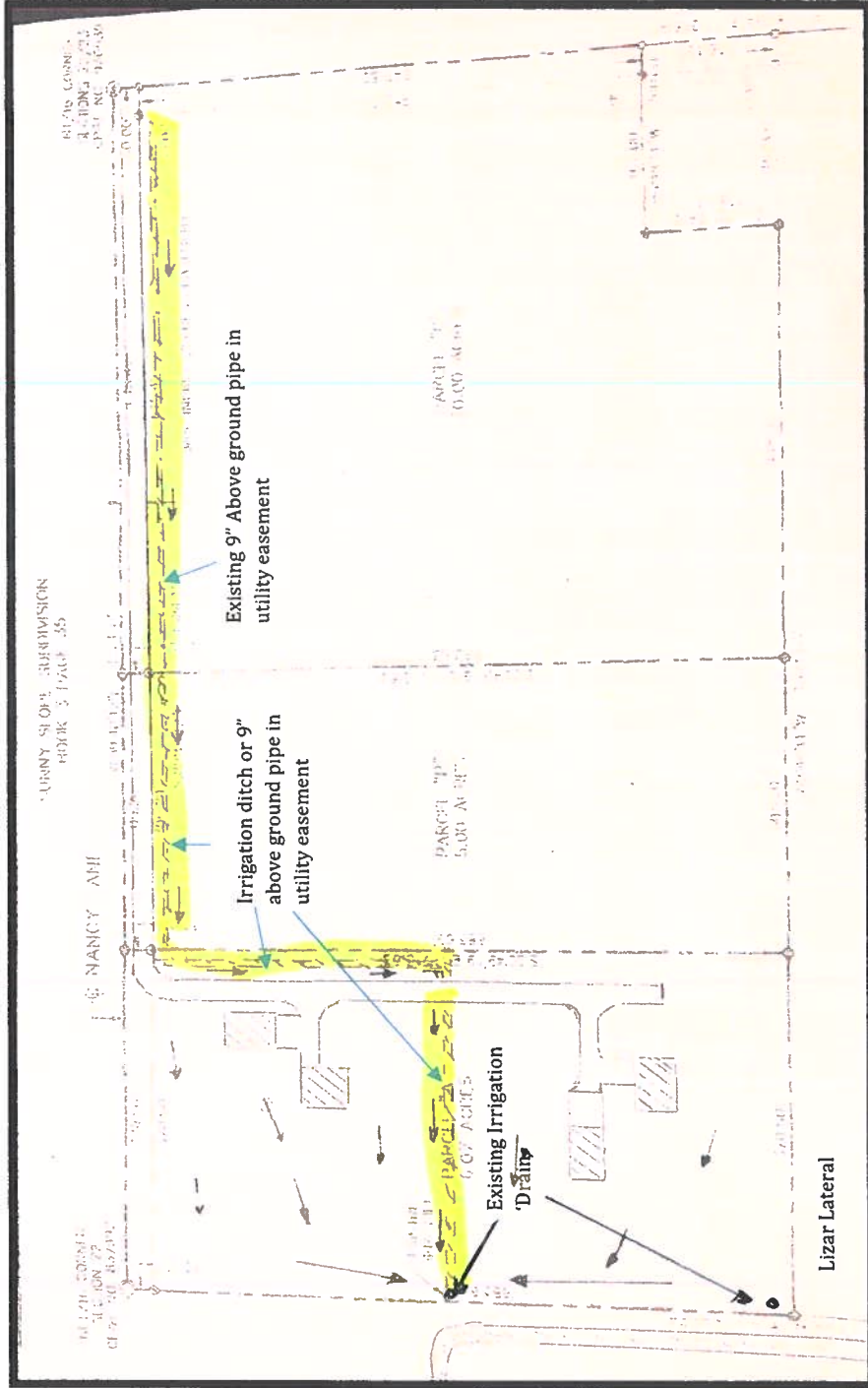
PARCEL #334590100

David & Carol Hess

Capstone208@Hotmail.com

SCALE: 1" = 200'

DRAINAGE PLAN



PARCEL #334590100

David & Carol Hess

Capstone208@Hotmail.com

SCALE: 1"=200'

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: _____

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.

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: WILDER IRRIGATION DISTRICT

Drainage: WILDER IRRIGATION DISTRICT

3. How many acres is the property being subdivided? 6.02 INTO 3 AND 3.02

4. What percentage of this property has water? ~~THE~~ 83% 5 ACRES

5. How many inches of water are available to the property? 10"

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.

HEAD GATE IS JUX NORTH OF THE GAS STATION ON APRICOT LN AND SUNNY SLOPE RD. (NORTH WEST CORNER OF INTERSECTION) UNDERGROUND PIPE TRAVEL SOUTH ALONG SUNNY SLOPE RD TO THE NORTH EAST CORNER OF BEN NEWBY'S LOT

9. Are there irrigation easement(s) on the property? Yes No (PARCEL R33459101)

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

GRAVEL BEDS, PLANTED AREA, OR INFILTRATION TRENCHES

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)

HOLLOW POND

===== 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: Dan K. Hess Date: 7 / 19 / 22
 Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
 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 2 Non-buildable 0 Common 0
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
3 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
 Irrigation Well Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 5 ACRES FROM 83%
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 10"
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
GRAVEL BEDS AND PLANTED AREAS OR INFILTRATION TRENCH
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
HOLDING PONDS

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

N/A

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) DAVID + CAROL HESS [Redacted]
Name Daytime Telephone Number
116 ARABIAN WAY NAMPAA ID 83687
Street Address City, State Zip

Representative Name DAVID HESS [Redacted] [Redacted]
Daytime Telephone Number / E-mail Address
116 ARABIAN WAY NAMPAA ID 83687
Street Address City, State Zip

Location of Subject Property: SOUTH OF NANCY LANE WEST OF SUNNY SLOPE RD
Two Nearest Cross Streets or Property Address City Caldwell ID

Assessor's Account Number(s): R NE Section 22 Township 3N Range 4W

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.

EASEMENT & ROAD REDUCTION CHECKLIST

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



CCZO § 07-10-03 (1) Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a Certificate of Zoning Compliance (A) Frontage, (B) Easement or (C) Road Lot.

CHECK THE APPROPRIATE APPLICATION TYPE:

- Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty eight feet (28') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(B).
- Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(A).
- Road Lot Reduction Request** – The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(C).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- Master Application completed and signed
- ^{Plot} Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that may justify the need
- Detailed letter fully describing the request, and justifications for the request such as how it will provide adequate access, do physical characteristics of the site require the reduction, does the request cause injury, damage, or a safety hazard?
- Deed or evidence of property interest to all subject properties
- \$100 non-refundable fee (\$80 when combined with other applications)

PROCESS: DIRECTORS DECISION

July 21, 2022

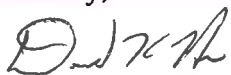
To whom it may concern,

My name is David Hess and my wife and I own 6.02 acres off of Sunny Slope south of Caldwell. We have a 30' Ingress Egress Easement that runs across the North side of our property, Dr. Carl Glaettli's five acres to the east, and Ben Newby's 10 acres (to the east of Dr Glaetti.) Ben Newby's subdivision (3 acre residential and 7 acres agricultural) is adjacent to Sunny Slope Rd. In meeting with Golden Gate Hwy District and the civil engineers they contract with, it was determined our easement is the legal way we are to access our property. Our proposed 20' wide private road driving surface (running east to west)will fit inside of our 30' easement and so we are requesting a Road Width Reduction to 30' to accommodate our access to our property.

My Newby has an existing driveway that has a 12' wide driving surface that runs approximately 800 to his home, which we'd need to widen to 20'. I met with Idaho Department of Transportation and they said we'd likely need to pour a wider approach off of Sunny Slope Rd as well. When asked, they did not see a couple of new homes posing any concerns or safety issues to accessing Sunny Slope Rd. I can see no way in which the reduction could result in injury, damage, or safety hazards.

Thank you for your consideration,

Sincerely,



David and Carol Hess



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2021-021008
RECORDED
03/23/2021 03:58 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 763115 TK/DM

WARRANTY DEED

For Value Received **Susan J. Kraft, an unmarried woman** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

David K. Hess and Carol R. Hess, husband and wife

hereinafter referred to as Grantee, whose current address is
11724B 90th Ave E Puyallup, WA 98373

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 18, 2021

Susan J. Kraft
Susan J. Kraft

State of Idaho, County of Canyon

This record was acknowledged before me on March 23rd 2021 by Susan J. Kraft

[Signature]
Signature of notary public
Commission Expires: 2/3/2022

KATIE TAYLOR
COMMISSION #56973
NOTARY PUBLIC
STATE OF IDAHO

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022

EXHIBIT A

A parcel of land lying in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found Brass Cap marking the C1/4 Corner of said Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence
North 89° 43' 13" East 1325.01 feet along the South boundary of the said Northeast Quarter of Section 22 to a point marking the East 1/16 Corner of said Section 22, said East 1/16 Corner bears
South 89° 43' 13" West 1325.01 feet from a found Brass Cap marking the East ¼ Corner of said Section 22; thence
North 00° 49' 19" West 1320.82 feet along the West boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 to a found ½" rebar set inside a 1 ½" iron pipe marking the Northeast 1/16 Corner of said Section 22 and lying on the centerline of Nancy Lane, said Northeast 1/16 Corner also marking the REAL POINT OF BEGINNING; thence
North 89° 48' 12" East 370.50 feet along the North boundary of said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Nancy Lane to a set ½" iron pin; thence
South 00° 49' 19" East 713.63 feet to a set ½" iron pin; thence
South 89° 48' 11" West 370.50 feet to a set ½" iron pin lying on the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22; thence
North 00° 49' 19" West 713.63 feet along the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22 to the POINT OF BEGINNING.

(Shown as Parcel "A" of Record of Survey recorded as Instrument No. 200216286)

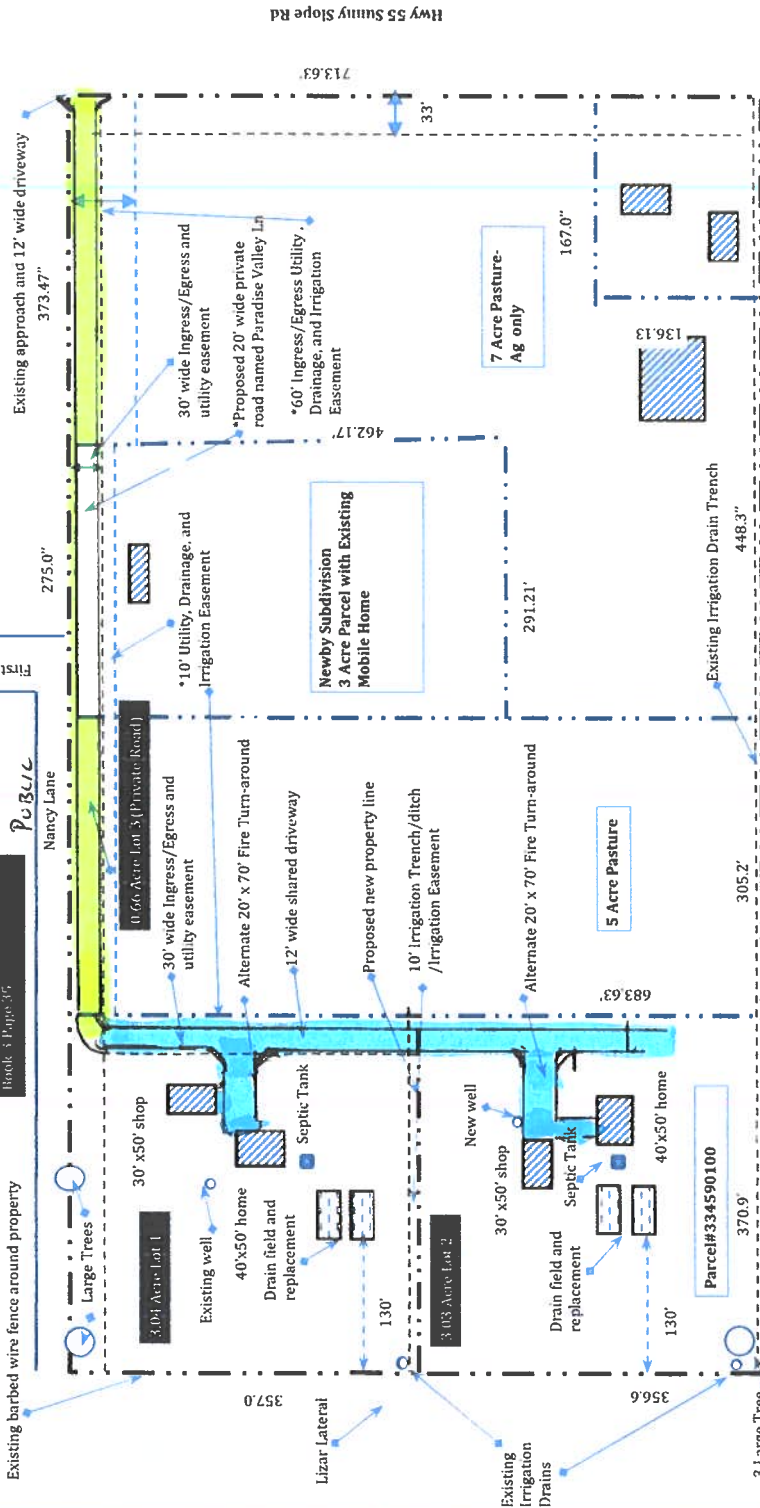
SUBJECT TO AND/OR TOGETHER WITH:

A thirty (30) foot wide easement for the purpose of ingress and egress and lying in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found Brass Cap marking the Corner Quarter Corner of said Section 22, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence
North 89° 43' 13" East 1325.01 feet along the South boundary of the said Northeast Quarter of Section 22 to a point marking the East 1/16 Corner of said Section 22, said East 1/16 Corner bears
South 89° 43' 13" West 1325.01 feet from a found Brass Cap marking the East Quarter Corner of said Section 22; thence
North 00° 49' 19" West 1320.82 feet along the West boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 to a found ½" rebar set inside a 1 ½" iron pipe marking the Northeast 1/16 Corner of said Section 22 and lying on the centerline of Nancy Lane, said Northeast 1/16 Corner also marking the REAL POINT OF BEGINNING; thence
North 89° 48' 12" East 1324.17 feet along the North boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Nancy Lane to a found Railroad Spike marking the North 1/16 Corner common to Sections 22 and 23 and marking the centerline intersection of said Nancy Lane and Sunny Slope Road (State Highway 55); thence
South 00° 51' 34" East 30.00 feet along the East boundary of the said Southeast Quarter of the Northeast Quarter of Section 22 and along the said centerline of Sunny Slope (State Highway 55) to a point, said point being witnessed by a set ½" iron pin which bears
South 89° 48' 12" West 33.00 feet; thence
South 89° 48' 12" West 1324.19 feet to a set ½" iron pin lying on the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22; thence
North 00° 49' 19" West 30.00 feet along the said West boundary of the Southeast Quarter of the Northeast Quarter of Section 22 to the POINT OF BEGINNING.

PRELIMINARY PLOT PLAN Paradise Valley Subdivision

Sunny Slope Subdivision
Book 3 Page 35



North

Identification and Descriptive Data

Proposed Subdivision Name: Paradise Valley Subdivision
 Quarter: NE, Section: 22, Township: 3N, Range: 4W
 Developer: David and Carol Hess
 Address: 116 Arabian Way, Nampa, ID 83687
 Phone: 208-314-1588
 Preparer of Plat: David Hess
 Address: 116 Arabian Way, Nampa, ID 83687
 Phone: 208-314-1588
 Date of Preparation: Aug 4 2022

Scale: 1" = 200'

Parcel#334590100

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: 76070

Date: 9/2/2022

Date Created: 9/2/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David & Carol Hess

Comments:

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone with Development Agreement	CR2022-0027	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0043	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0043	\$30.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0043	\$80.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0043	\$80.00	\$0.00	\$0.00

Sub Total: \$3,140.00

Sales Tax: \$0.00

Total Charges: \$3,140.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1912	\$3,140.00

Total Payments: \$3,140.00

ADJUSTMENTS

Receipt Balance: \$0.00