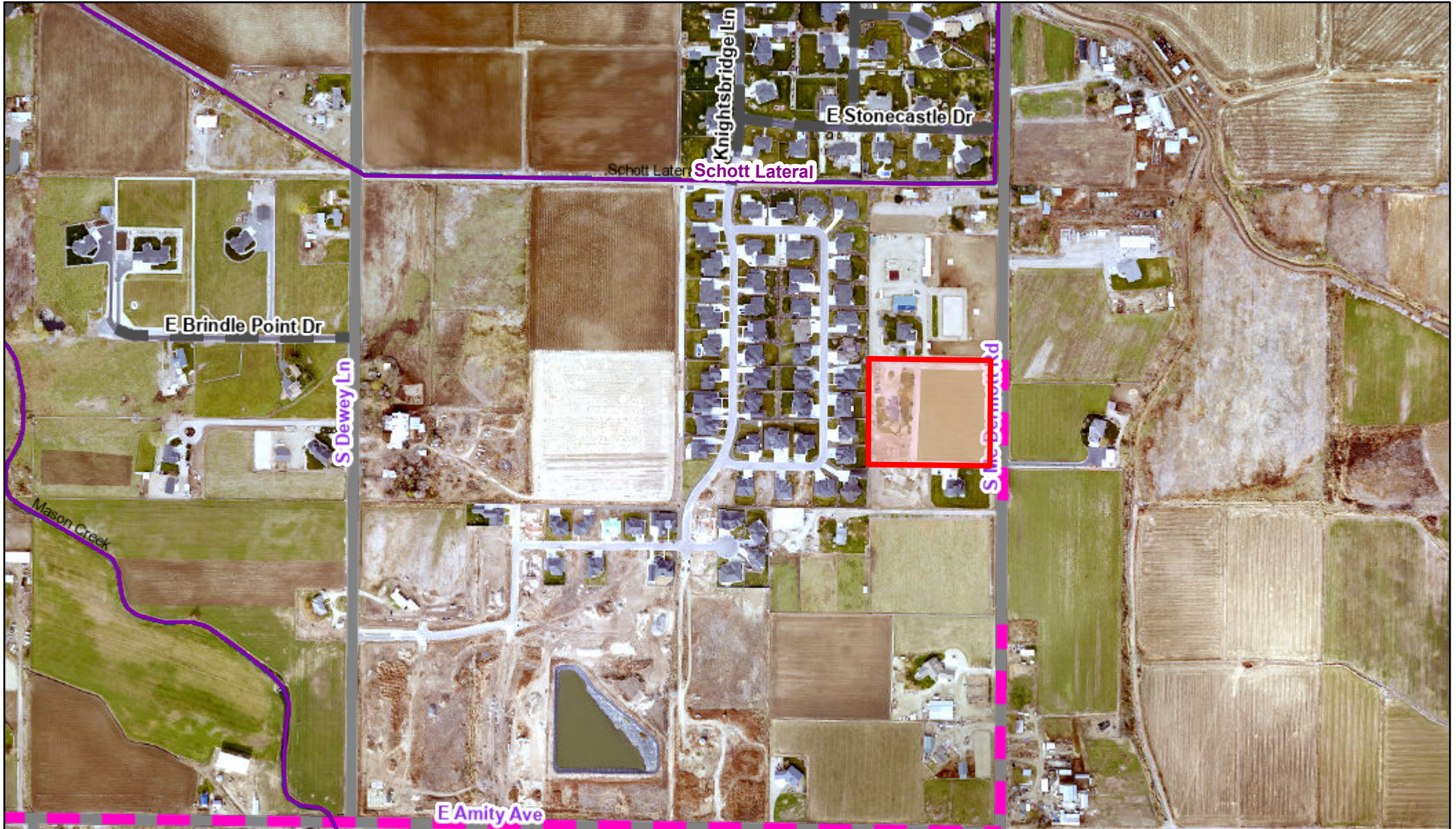









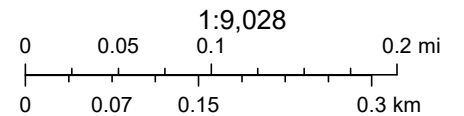


# Canyon County, ID Web Map



6/27/2023, 2:52:52 PM

- |  |  |   |
|--|--|---|
|  Multiple Parcel Search_Query result |  CanyonCountyRoads<br>Roads                               |  Red: Band_1   |
|  Hydro_NHDFlowline                   |  ITDFunctionalClassification<br>Other Principal Arterials |  Green: Band_2 |
|  Hydro_NHDFlowline                   |  CC_PrivateRoads   |  Blue: Band_3  |



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



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Daniel Caldwell
	MAILING ADDRESS: 217 S McDermott Rd 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: Daniel Caldwell Date: 9/15/2022

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 217 S McDermott Rd Nampa, ID
	PARCEL #: R3060610000 LOT SIZE/AREA: 5.01 Acres
	LOT: 01 BLOCK: 01 SUBDIVISION: Basin View Subdivision
	QUARTER: SECTION: 29 TOWNSHIP: 03N RANGE: 01W
	ZONING DISTRICT: FLOODZONE (YES/NO):

<b>HEARING LEVEL APPS</b>	<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

<b>DIRECTORS DECISION APPS</b>	<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 2022-0053</u>	DATE RECEIVED: <u>10-27-22</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: CK MO <input checked="" type="radio"/> CASH

# PRELIMINARY PLAT SUBMITTAL LIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input type="checkbox"/> Master Application completed and signed
<input type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<input 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 type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
<input type="checkbox"/> Preliminary Drainage Plan*
<input type="checkbox"/> Preliminary Irrigation Plan*
<input type="checkbox"/> Preliminary Grading Plan*
<input type="checkbox"/> Copy of Preliminary Plat*
<input type="checkbox"/> Deed or evidence of property interest to all subject properties
<input type="checkbox"/> <b>\$1550 + \$10/lot +\$100 (if in a city area of impact) non-refundable fee</b>

\*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. 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.
2. 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.
3. 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 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) 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

**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
- 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
- Description of business operations, such as number of employees, hours of operation, delivery and shipping
- 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

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Daniel Caldwell [Redacted] \_\_\_\_\_  
Name Daytime Telephone Number  
217 So McDermott road Nampa Id. 83687  
Street Address City, State Zip

Representative Name \_\_\_\_\_ Daytime Telephone Number / E-mail Address \_\_\_\_\_  
Street Address City, State Zip

Location of Subject Property: 217 So McDermott Nampa  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R Bill # 2021181600 Section 29 Township 3N Range 1W5E  
PIN 30606100 0 Basin View LT1 B1K1

This land:

Has water rights available to it.

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

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

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

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

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

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

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

Irrigation: Nampa & Meridian Irrigation disto

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? 5

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

5. How many inches of water are available to the property? 20 miners inches

6. How is the land currently irrigated?  Sprinkler  Surface  Above Ground Pipe Flood (gated pipe)  Irrigation Well  Underground Pipe

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

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

Property is supplied By the "shot" lateral Tap # 305

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?

natural drainage to Like From the Flood irrigation

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)

There wont be any Because it is still Farm land

## 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.



===== 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



# LETTER OF INTENT

Dan Caldwell

217 S. McDermott Rd

Nampa, ID. 83687

This minor replat is requested to divide our 5-acre parcel into 2 parcels. One parcel will be 2 acres and the second parcel will be 3 acres. The 3-acre parcel is where the current house and other buildings reside. The 2-acre parcel is currently all farmland with no buildings. The proposed use is to keep the 3-acre parcel as is and sell the 2-acre parcel to a new homeowner that will build a home on it. The 3-acre parcel will continue to use the current driveway and will not have any change in traffic counts or patterns. The 2-acre parcel will use the existing driveway to the south and this will increase the traffic count and patterns to new family that will build on this parcel. The phasing will following standard building for a single-family dwelling. There will be no affect on neighboring uses. The new landowner will have a licensed builder file for all the necessary building permits. This area is already zoned for rural residential and will be used for that purpose only.



## Lot Book Report – Full Search

File No.: 801963

Reference No.:

1. Effective Date: February 28, 2022 7:30AM

2. The estate or interest in the land described or referred to in this Lot Book Report is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the Effective Date vested in:

Daniel D. Caldwell and Melanie D. Caldwell, husband and wife

4. The land referred to in this Lot Book Report is described as follows:

Lot 1, Block 1, Basin View Subdivision, according to the plat thereof, filed in Book 46 of Plats at page(s) 47, records of Canyon County, Idaho.

File No.: 801963

Reference No.:

Special Exceptions:

1. General taxes for the year 2021, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2022.

Parcel No.: 30606100 0

Amount: \$2,472.00

NOTE: The above taxes reflect a Home Owners Exemption.

2. General taxes for the year 2022, which are liens and are not yet due and payable.

Parcel No.: 30606100 0

3. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.

District: Nampa & Meridian Irrigation District

Ph: (208) 466-7861

No search made.

4. Reservations in United States Patent or State Deeds.

5. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.

In Favor of: Idaho Power Company, an Idaho corporation

Recorded: April 6, 2004

[Instrument No.: 200418228](#)

Affects: Lots 1 and 2

6. Terms, conditions, and provisions of Road Maintenance Agreement:

Between: Daniel D. & Melanie D. Caldwell and Michael C. & Julie A. Caldwell (No representation is made as to the current ownerships)

Dated: June 2, 2005

Recorded: June 2, 2005

[Instrument No.: 200530664](#)

Affects Lot 1

7. Terms, conditions, and provisions of Temporary License Agreement:

Between: Nampa Highway District No. 1 and Daniel D. Caldwell and Melanie D. Caldwell, husband and wife

Dated: February 8, 2018

Recorded: February 8, 2018

[Instrument No.: 2018-005402](#)

8. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: Basin View Subdivision

Book/Page: 46/47

File No.: 801963

Reference No.:

Special Exceptions:

1. General taxes for the year 2021, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2022.

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For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.

In Favor of: Idaho Power Company, an Idaho corporation

Recorded: April 6, 2004

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Affects: Lots 1 and 2

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Between: Daniel D. & Melanie D. Caldwell and Michael C. & Julie A. Caldwell (No representation is made as to the current ownerships)

Dated: June 2, 2005

Recorded: June 2, 2005

Instrument No.: 200530664

Affects Lot 1

7. Terms, conditions, and provisions of Temporary License Agreement:

Between: Nampa Highway District No. 1 and Daniel D. Caldwell and Melanie D. Caldwell, husband and wife

Dated: February 8, 2018

Recorded: February 8, 2018

Instrument No.: 2018-005402

8. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: Basin View Subdivision

Book/Page: 46/47



9. Terms, conditions, and provisions of Road Users Maintenance Agreement:

Between: John D. Raff and Daniel D. Caldwell

Dated: January 25, 2018

Recorded: January 25, 2018

[Instrument No.: 2018-003344](#)

NOTE: This agreement may be ineffective due to not all property owners joining in and lack of legal descriptions . This agreement should be re-recorded to include all property owners and legal descriptions of the subject properties to be affected.

End of Exceptions

No liability beyond the amount paid for this report is assumed hereunder, and Pioneer Title is not responsible beyond the amount paid for any errors and omissions contained herein. If you wish additional assurances, please contact Pioneer Title for further information as to the availability and cost of additional protection.

Pioneer Title Company of Canyon County



by:

Hope R. Hastriter

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://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 \_\_\_\_\_ Common \_\_\_\_\_
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
1 lot @ 2 acres 1 lot @ 3 acres ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
 Irrigation Well  Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 5/8 inch per year
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
Land is farmed, water drains into user ditch
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
Land is farmed, water drains into user ditch

### 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

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?  
Residential 0 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 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://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

**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:** 76875

**Date:** 10/27/2022

**Date Created:** 10/27/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Daniel Caldwell

**Comments:** Basin View Short Plat Application- 2 Residential Lots, Area of Impact for the City of Nampa

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0053	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0053	\$20.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats - Short Plat - No Improvements Required	SD2022-0053	\$1,680.00	\$0.00	\$0.00

**Sub Total:** \$1,800.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,800.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	123282876	\$1,800.00

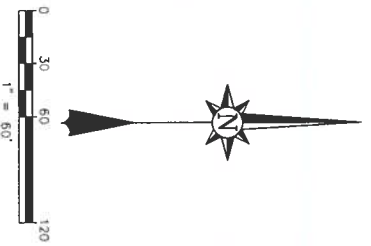
**Total Payments:** \$1,800.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



**PRELIMINARY PLAT**  
 MINOR RE-PLATING OF BASIN VIEW SUBDIVISION  
 LYING WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.3N., R.1W., B.M.  
 CANYON COUNTY — STATE OF IDAHO  
 SURVEYED IN APRIL, 2022



- LEGEND**
- BOUNDARY LINE
  - - - SECTION LINE
  - PARCEL LINE
  - EDGE OF PAVEMENT
  - - - FENCE
  - OVERHEAD UTILITY
  - CONCRETE
  - BUILDING
  - ⊕ FOUND 3 1/2" BRASS CAP MONUMENT IN ASPHALT
  - ⊕ FOUND 2" ALUMINUM CAP MONUMENT IN ASPHALT
  - ⊕ FOUND 5/8" IRON PIN, PLS 12720, OR AS NOTED
  - ⊕ SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
  - Δ CALCULATED POINT
  - PROPERTY LINE
  - ← GUY ANCHOR
  - TR TELEPHONE RISER
  - T TRANSFORMER
  - ⊕ WELL
  - MB MAIL BOX
  - ⊕ UTILITY POLE

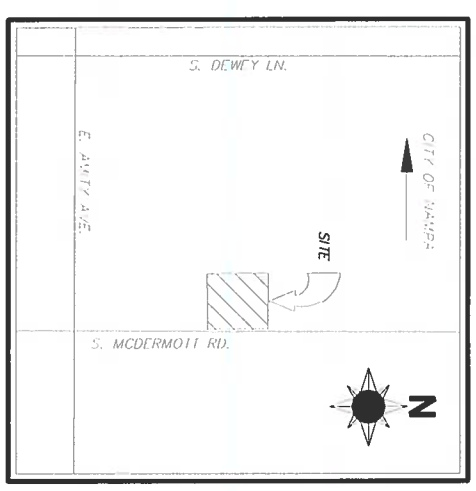
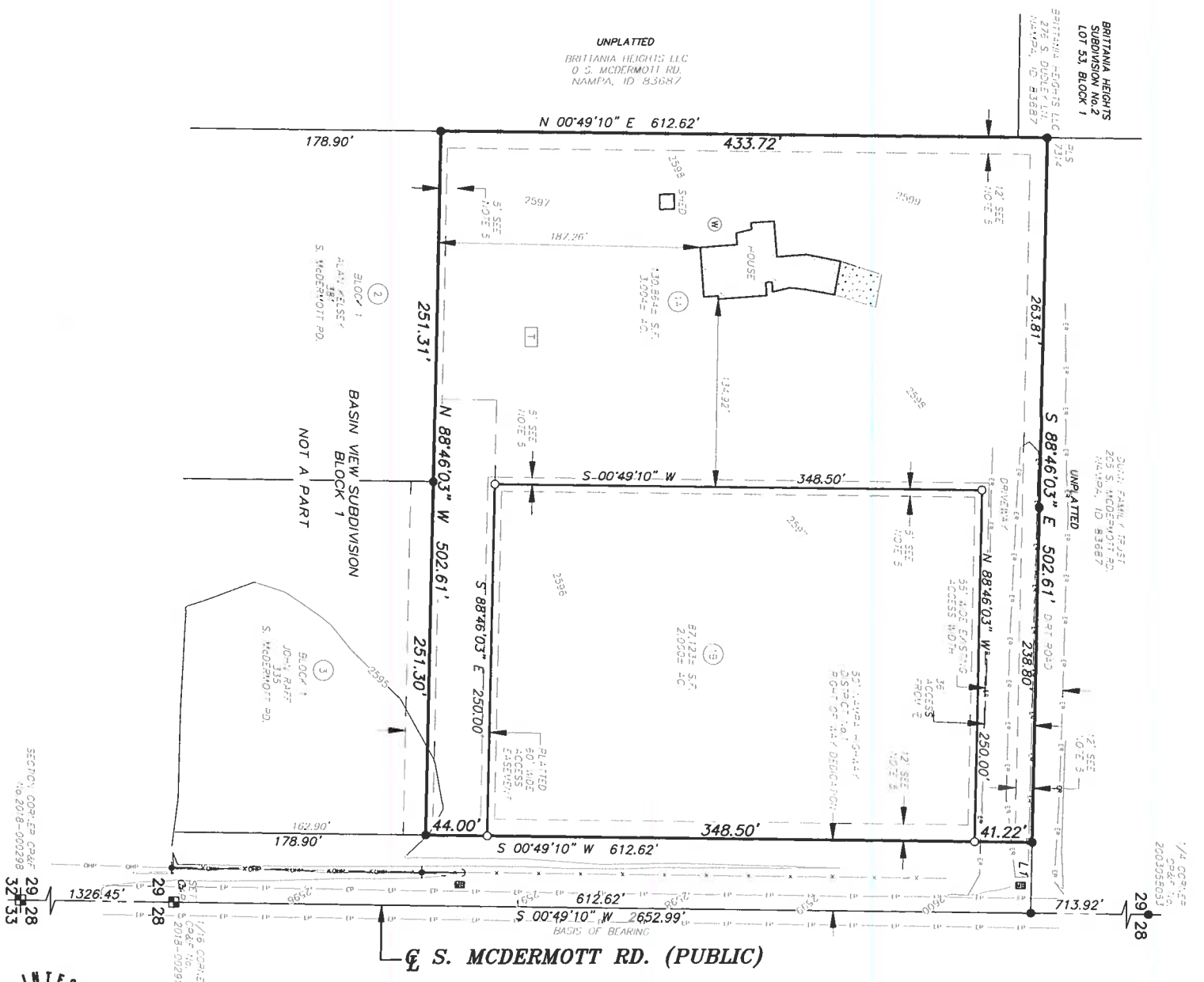
**REFERENCES**

R1 = BRITANNIA HEIGHTS SUBDIVISION No. 2,  
 BOOK 45 OF PLATS, PAGE 47,  
 RECORD OF SURVEY  
 INSTRUMENT NO. 200007404

R2 =

**BASIS OF BEARING**

S 00°49'10" E BETWEEN FOUND  
 MONUMENTS AT THE EAST 1/4  
 CORNER AND THE SOUTHEAST  
 SECTION CORNER OF SECTION 29.



**OWNER/DEVELOPER**

DAVE GARDNER  
 217 S. MCDERMOTT RD.  
 Nampa, ID 83857  
 (208) 859-9232

**APPLICANT**

DAVE GARDNER  
 217 S. MCDERMOTT RD.  
 Nampa, ID 83857  
 (208) 859-9232

**SURVEYOR**

NATHAN J. DANG  
 ACCURATE SURVEYING  
 AND MAPPING, P.C.  
 1422 N. HAYS ST. SUITE 306  
 BOISE, ID 83702  
 208-488-4227

**ZONING AND SETBACKS**

EASTING ZONING DESIGNATION: — R2  
 PROPOSED ZONING DESIGNATION: — R2  
 SETBACKS: FRONT YARD/SIDE/REAR STREET — 20 FEET  
 SIDE YARD, REAR — 10 FEET  
 REAR YARD — 20 FEET

**GENERAL SITE NOTES:**

PROPERTY SIZE: 338,929 S.F. ±  
 7.772 ACRES ±  
 INTENDED USE: RESIDENTIAL  
 SITE ADDRESS: 217 S. MCDERMOTT RD.  
 PARCEL ID NO: #200801000

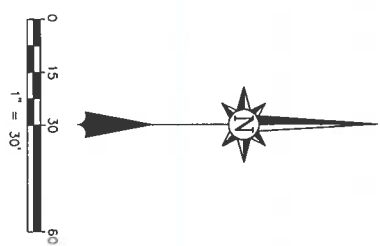
Nathan J. Dang, Digitally signed by  
 Nathan J. Dang,  
 DN: cn=Nathan J. Dang,  
 ou=Accurate Surveying & Mapping,  
 email=Nathan.J.Dang@accurate-surveyors.com,  
 c=US  
**11463**  
 P.L.S. 11463



**ACCURATE**  
 SURVEYING & MAPPING  
 1520 W. Washington St.  
 Boise, Idaho 83702  
 (208) 488-4227  
 www.accuratesurveyors.com

JOB NO.	22-121
DRAWN BY:	PGL2
SHEET:	1 OF 3

MINOR RE-PLAT OF ALL OF LOT 1, BLOCK 1,  
BASIN VIEW SUBDIVISION, BOOK 46 OF PLATS, PAGE 47, CANYON COUNTY RECORDS,  
LYING WITHIN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.3N, R.1W, B.M.  
CANYON COUNTY — STATE OF IDAHO  
20\_\_



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - SECTION LINE
  - LOT LINE
  - PARCEL LINE
  - EASEMENT

- ⊕ FOUND 1 1/2" BRASS CAP MONUMENT IN ASPHALT
- ⊕ FOUND 2" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, PLS 12720, OR AS NOTED
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

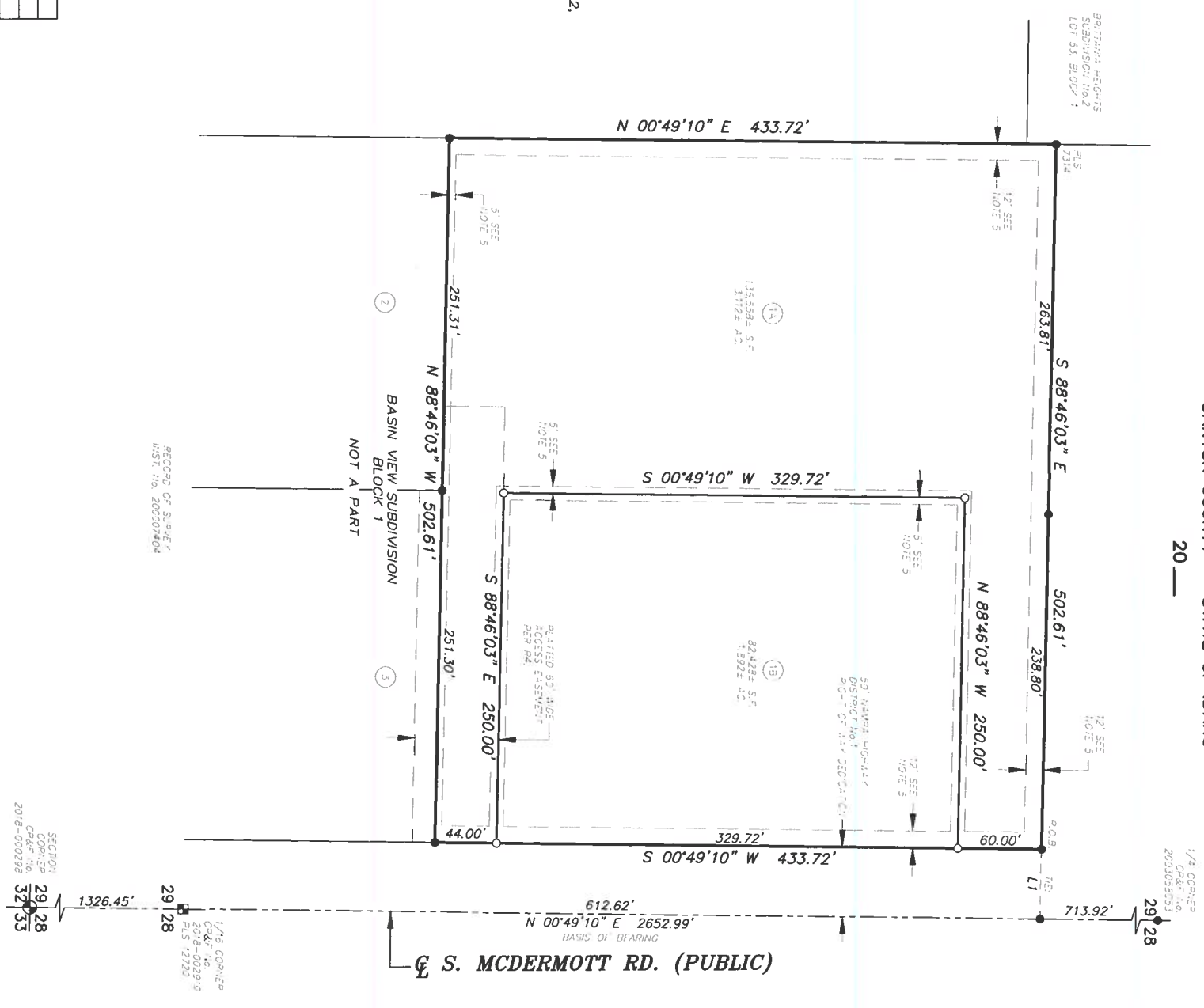
- REFERENCES**
- R1 = BRITANIA HEIGHTS SUBDIVISION No.2, BOOK 45 OF PLATS, PAGE 47.
  - R2 = RECORD OF SURVEY INSTRUMENT No. 200007404 DEED, INSTRUMENT No. 200349421 BASIN VIEW SUBDIVISION, BOOK 46 OF PLATS, PAGE 47.
  - R3 =
  - R4 =

**BASIS OF BEARING**  
S 00°49'10" E BETWEEN FOUND MONUMENTS AT THE EAST 1/4 CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 29.

**SURVEYOR'S NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS A MINOR RE-PLATTING OF LOT 1, BLOCK 1 BASIN VIEW SUBDIVISION.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 88°46'03" W	50.00'
L2	S 88°46'03" E	50.00'



**NOTES:**

1. LOT 1A HAS AN EXISTING WELL. LOTS 1A & 1B SHALL HAVE INDIVIDUAL DOMESTIC WELLS PER IDWR, DEQ, AND SWD STANDARDS.
2. STORMWATER DRAINAGE FROM THE ROADWAYS WILL BE CONVEYED AND DISPOSED OF IN BORROW DITCHES ALONG THE ADJACENT ROADWAYS. INDIVIDUAL LOT STORMWATER DRAINAGE WILL BE RETAINED ON-SITE.
3. IRRIGATION WATER RIGHTS FOR THE PROPERTY AND ARE ADMINISTERED BY NAMP/AMERICAN IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO STATUTE 51-1803. IRRIGATION WATER RIGHTS SHALL BE IN ACCORDANCE WITH THE COUNTY OF CANYON 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, BUILDINGS SHALL BE SETBACK 70' FROM THE LINE BETWEEN SECTIONS 28 & 29.
5. A PERMANENT UTILITY, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, 10' WIDE CENTERED ON ALL INTERIOR LOT LINES 12' WIDE ALONG ALL EXTERIOR LOT LINES UNLESS OTHERWISE DIMENSIONED.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, HEREOF AGRICULTURAL FACILITY OR EXPANSION, THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR WHEN THE OPERATION 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
7. DOMESTIC WATER FOR THIS SUBDIVISION TO BE SUPPLIED BY INDIVIDUAL WELLS.
8. SANITARY SEWER FACILITIES FOR THIS SUBDIVISION SHALL BE INDIVIDUAL SEPTIC SYSTEMS.
9. MAP PREPARED: APRIL 2022 MOST RECENT REVISION: 04/05/22.
10. NO DIRECT LOT ACCESS OTHER THAN WHAT IS SHOWN ON THE FINAL PLAT.
11. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
12. NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

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SHEET: 1 OF 3	

Digitally signed by  
**Nathan J. Dang**  
DN: cn=Nathan J. Dang,  
o=Accurate Surveying & Mapping, ou=Surveyors,  
c=ID

Nathan J. Dang,  
P.L.S. 11463

**BASIN VIEW SUBDIVISION**

**CERTIFICATE OF OWNERS**

KNOW ALL PERSONS BY THESE PRESENTS, THAT DANIEL D. AND MELANIE D. CALDWELL ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, BASIN VIEW SUBDIVISION, BOOK 46 OF PLATS, PAGE 47, CANYON COUNTY RECORDS, LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENT AT THE CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, 13.N., R1.W., B.M., FROM WHICH THE FOUND 5/8TH INCH IRON PIN AT THE QUARTER CORNER COMMON TO SAID SECTIONS 28 AND 29, BEARS N 00° 49' 10" E A DISTANCE OF 2652.99 FEET; THENCE N 00° 49' 10" E ALONG THE SECTION LINE FOR A DISTANCE OF 1326.45 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A 2 INCH ALUMINIUM CAP STAMPED PLS 12720 AT THE SOUTH SIXTEENTH CORNER; THENCE N 00° 19' 10" E ALONG THE SECTION LINE FOR A DISTANCE OF 612.62 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A 2 INCH ALUMINIUM CAP STAMPED PLS 12720; THENCE N 88° 46' 03" W FOR A DISTANCE OF 50.00 FEET TO A FOUND 5/8 INCH IRON PIN WITH A 2 INCH ALUMINIUM CAP STAMPED PLS 12720 AND THE **REAL POINT OF BEGINNING**;

THENCE S 00° 49' 10" W ALONG THE WESTERLY RIGHT-OF-WAY OF S MCDERMOTT RD. FOR A DISTANCE OF 433.72 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A 2 INCH ALUMINIUM CAP STAMPED PLS 12720;

THENCE N 88° 46' 03" W FOR A DISTANCE OF 502.61 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A 2 INCH ALUMINIUM CAP STAMPED PLS 12720;

THENCE N 00° 49' 10" E FOR A DISTANCE OF 433.72 FEET TO A FOUND 5/8TH INCH IRON PIN WITH A PLASTIC CAP LABELED PLS 7314;

THENCE S 88° 46' 03" E FOR A DISTANCE OF 502.61 FEET TO THE **REAL POINT OF BEGINNING**.

PARCEL CONTAINS 5.004 ACRES, MORE OR LESS.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE WATER FROM INDIVIDUAL WELLS.

\_\_\_\_\_  
DANIEL D. CALDWELL: OWNER

\_\_\_\_\_  
MELANIE D. CALDWELL: OWNER

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF CANYON } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 20\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DANIEL D. CALDWELL AND MELANIE D. CALDWELL, KNOWN OR IDENTIFIED TO BE THE PERSONS WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO  
MY COMMISSION EXPIRES \_\_\_\_\_  
RESIDING IN \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, Nathan J. Dong, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the State of Idaho codes relating to plats, surveys, and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

**DRAFT**  
Nathan J. Dong,  
P.L.S. 11463




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JOB NO.	22-121
DRAWN BY:	PLZ
SHEET:	2 OF 3

**BASIN VIEW SUBDIVISION**

**CERTIFICATE OF CANYON COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLEES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 UNDER I.C. 50-1305  
 DAVID R. KINZER PE/PLS 2659

**CERTIFICATE OF SOUTHWEST DISTRICT HEALTH DEPARTMENT**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, SECTION 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE CANYON COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISSAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, EHS \_\_\_\_\_ 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 IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**NAMPA HIGHWAY DISTRICT  
 No.1 COMMISSIONERS ACCEPTANCE**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY OF NAMPA HIGHWAY DISTRICT No.1 COMMISSIONERS ON THE DAY OF \_\_\_\_\_, 20\_\_.

COUNTY OF NAMPA HIGHWAY DISTRICT No.1 \_\_\_\_\_

**APPROVAL OF CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO HEREBY APPROVE THIS PLAT.

NAMPA CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF CANYON COUNTY COMMISSIONERS**

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO.

CHAIRMAN \_\_\_\_\_ CLERK \_\_\_\_\_



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