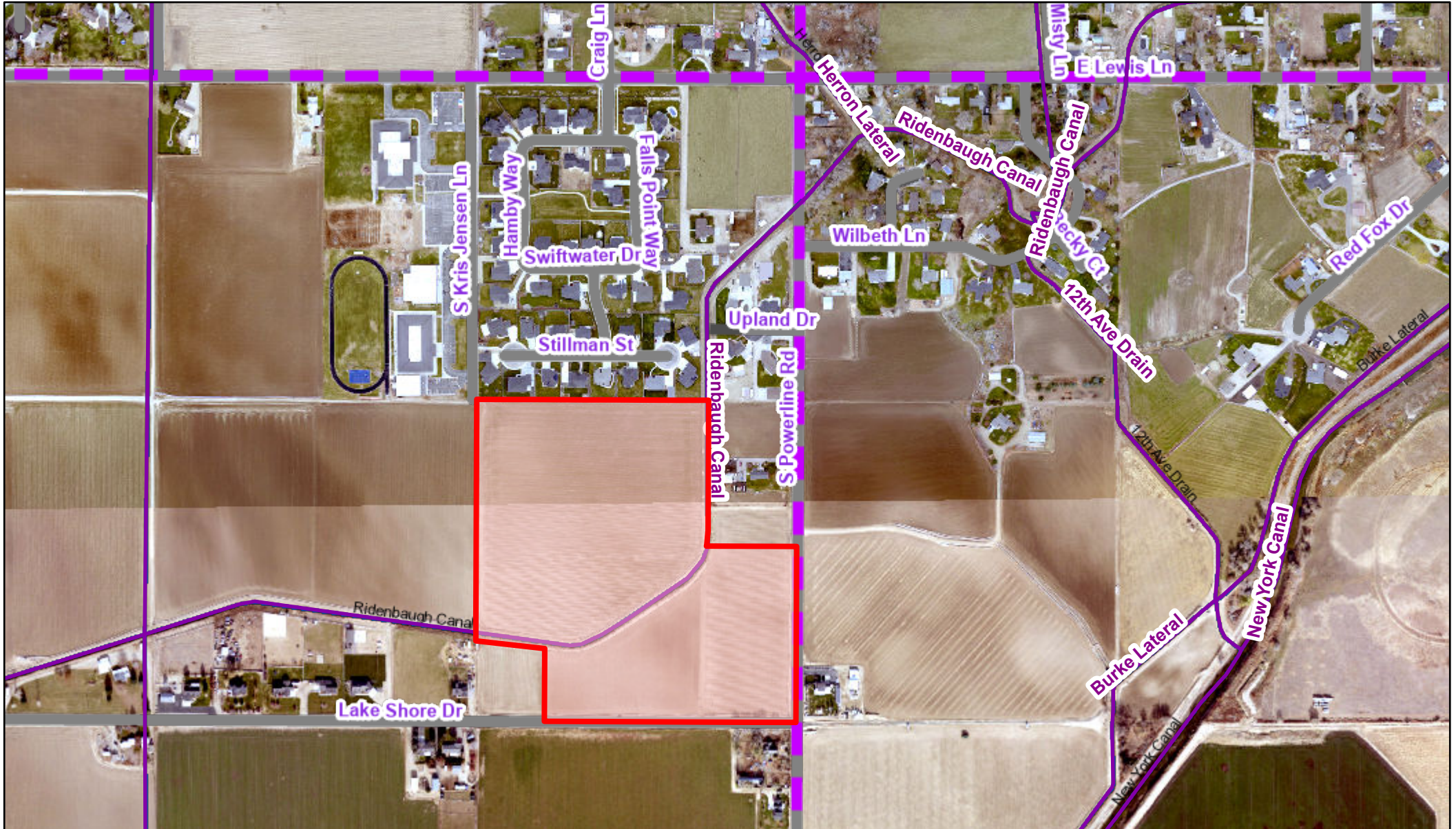









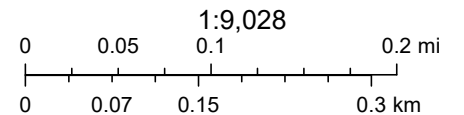


Canyon County, ID Web Map



6/27/2023, 3:03:26 PM

- | | | |
|--|---|---|
|  Multiple Parcel Search_Query result | CanyonCountyRoads | Canyon County Imagery_2019 |
|  Hydro_NHDFlowline |  Roads |  Red: Band_1 |
|  Hydro_NHDFlowline | ITDFunctionalClassification |  Green: Band_2 |
|  CC_PrivateRoads |  Major Collector |  Blue: Band_3 |



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: Tradition Capital Partners LLC
	MAILING ADDRESS: 8454 Brookhaven Pl., Middleton, ID 83644
	PHONE: _____ EMAIL: spencer@tcpidaho.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: [Signature] Date: 9/9/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Cam Scott
	COMPANY NAME: KM Engineering LLP
	MAILING ADDRESS: 5725 N Discovery Way, Boise, ID 83713
	PHONE: 208.639.6939 EMAIL: cscott@kmengllp.com

SITE INFO	STREET ADDRESS: 0 S Powerline Blvd., Nampa, ID 83686
	PARCEL #: R2956900000 LOT SIZE/AREA: 33.16 acres
	LOT: na BLOCK: na SUBDIVISION: na
	QUARTER: SE 1/4 of SECTION: 15 TOWNSHIP: 2N RANGE: 2W the NE 1/4
	ZONING DISTRICT: R-1 (Canyon County) FLOODZONE (YES/NO): 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 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: <u>SD 2022-0054</u>	DATE RECEIVED: <u>11/3/2022</u>
RECEIVED BY: <u>Huggins</u>	APPLICATION FEE: <u>\$1,990.00</u> CK MO <input checked="" type="radio"/> CASH

SITE PLAN & LETTER OF INTENT - 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



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

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

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



TO: Planning & Zoning
ATTN: Dan Lister
ADDRESS: 111 N 11th Ave. Room 310, Caldwell, ID 83605

DATE: 09.21.2022
JOB #: 22-035
FROM: Cam Scott

RE:

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
--	--	--	Preliminary Plat
--	--	--	Supplemental Materials
--	--	--	Credit Card Authorization Form

Transmitted By

- Hand Delivery Mail Fax
 Submittal Exchange Electronic Transfer Pick-up

Transmittal Purpose

- For Your Use For Review & Approval For Signature
 As Requested Other: _____

Remarks

Mr. Lister,

Please see the attached revised preliminary plat application for Northshore Estates Subdivision.

Please let us know if you need anything else for your review.

CC: Tradition Capital Partners, LLC

Signed: _____

If enclosures are not as indicated, please notify us as soon as possible.

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<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 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 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"/> \$1550 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

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

NOTES:

1. 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.

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) Tradition Capital Partners, LLC
Name _____ Daytime Telephone Number _____
8454 Brookhaven Pl. _____ Middleton, ID 83644
Street Address _____ City, State _____ Zip _____

Representative Name Cam Scott, KM Engineering LLP 208.639.6939 / cscott@kmengllp.com
Daytime Telephone Number / E-mail Address _____
5725 N Discovery Way _____ Boise, ID 83713
Street Address _____ City, State _____ Zip _____

Location of Subject Property: Powerline Road & Lake Shore Drive _____ Nampa
Two Nearest Cross Streets or Property Address _____ City _____

Assessor's Account Number(s): R 2956900000 _____ Section 15 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.

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

Irrigation: Nampa Meridian Irrigation District, Boise Project Board of Control

Drainage: Not part of a drainage district

3. How many acres is the property being subdivided? 33.16

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

5. How many inches of water are available to the property? 50 CFS

6. How is the land currently irrigated?
- | | |
|---|--|
| <input checked="" type="checkbox"/> Surface | <input type="checkbox"/> Irrigation Well |
| <input type="checkbox"/> Sprinkler | <input type="checkbox"/> Above Ground Pipe |
| <input type="checkbox"/> Above Ground Pipe | <input type="checkbox"/> Underground Pipe |

7. How is the land to be irrigated after it is subdivided?
- | | |
|---|--|
| <input checked="" type="checkbox"/> Surface | <input type="checkbox"/> Irrigation Well |
| <input type="checkbox"/> Sprinkler | <input type="checkbox"/> Above Ground Pipe |
| <input type="checkbox"/> Above Ground Pipe | <input type="checkbox"/> Underground Pipe |

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

The proposed pressure irrigation system will connect to the canal with the installation of a new head gate and weir which will be connected to the proposed pressure irrigation pump station. The existing canal will remain open and in its current location.

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?

Each lot will be graded to retain excess water on each lot.

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)

The pressure irrigation system will be static to avoid excess irrigation water. Storm water will be treated and disposed of within the proposed storm water retention basins.

===== 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: [Signature] Date: 9/9/2022
Property Owner (Application Submitted)

Signed: [Signature] Date: 9/9/2022
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: _____

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.

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 30 Non-buildable 0 Common 3
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
0.74 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? 50 CFS
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Each lot will be graded to retain excess water on each lot.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
The pressure irrigation system will be static to avoid excess irrigation water. Storm water will treated and disposed of within the proposed storm water retention basins.

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*

FILLSIDE DEVELOPMENT

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

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**
 YES NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**
 CURBS GUTTERS SIDEWALKS STREETLIGHTS LANDSCAPING

November 1, 2022
Project No.: 22-035

Dan Lister
Planning Official
Canyon County
111 N 11th Ave. Room 310
Caldwell, ID 83605

**RE: Northshore Estates – Canyon County, ID
Preliminary Plat Application**

Dear Mr. Lister:

On behalf of Tradition Capital Partners, LLC., we are pleased to present Northshore Estates, a single-family residential community at the northwest corner of S Powerline Rd. and E Lake Shore Dr.

Site & Background Information

The subject property is an approximately 33.16-acre parcel, identified as Parcel No. R2956900000, on the northwest corner of Powerline Road and Lake Shore Drive (also known as Emerald Road). A Development Agreement (No. 22-010) was entered into on February 14th, 2022, between Canyon County and Tradition Capital Partners, LLC. As part of this Development Agreement, the zoning of the subject property changed from the "A" (Agricultural) Zone to the "CR-R-1" (Conditional Rezone – Single Family Residential) Zone. The subject property is designated on Canyon County's Future Land Use Map as "Residential." Adjacent properties to the north are zoned "R1" (Single Family Residential) and properties to the south, east, and west are zoned "A" (Agricultural) in Canyon County.



Compliance with Comprehensive Plan

The County's future land use map designates the property as "Residential." The residential designation is a zone specifically set aside for residential development. A minimum lot size is established to accommodate a septic system and well on the same parcel.

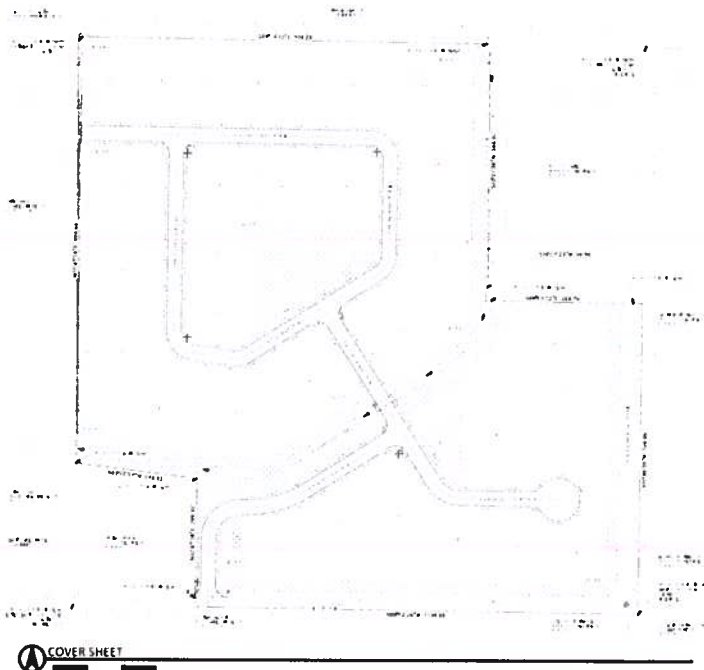
The County's Comprehensive Plan recommends that residential development occur in Areas of City Impact. The property is in Nampa's Area of City Impact and their future land use map designates the property as "low-density residential." The gross density (0.90 lots/acre) and net density (1.36 lots/acre) are both consistent with this land use.

The Northshore Estates Subdivision follows the intent of Canyon County's Comprehensive Plan. The Comprehensive Plan recognizes that population growth and the resulting residential development should occur where public infrastructure, services, and facilities are available or where there is a development pattern already established. Northshore Estates is located close to schools, churches, parks and public lands, and commercial services in Nampa. Further, Northshore Estates complements the existing residential development pattern in this area of Canyon County. Table Meadows Subdivision, which is adjacent to the subject property to the north, is of a similar density and design as Northshore Estates.

Preliminary Plat

The attached preliminary plat for Northshore Estates includes a total of 34 lots consisting of 30 buildable lots and 4 common lots on approximately 33.16-acres. As conditioned by the development agreement, the plat does not exceed 30 residential lots, and larger-sized lots have been located near adjacent farm ground.

Northshore Estates has been designed in accord with CCZO 07-10-21, which allows 12,000 square foot lots when connected with municipal sewer or water. Lot sizes range from 20,410 square feet to 60,641 square feet, with an average lot size of 32,143 square feet, exceeding the 12,000 square foot minimum and fulfilling the purpose of the R-1 zoning district. The gross density of the subdivision is 0.90 units per acre.



We are also requesting pre-annexation approval to the City of Nampa to connect to the City's public water system. The preliminary plat for Northshore Estates has been designed to comply with both Canyon County and the City of Nampa's zoning regulations; however, the average lot size does exceed the City of Nampa's maximum lot size per dwelling unit of 32,000 square feet. In coordination with the City of Nampa, we have determined that there

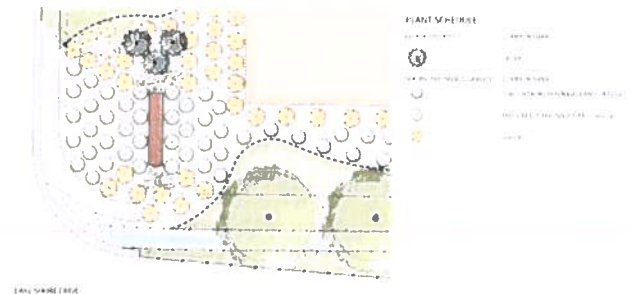
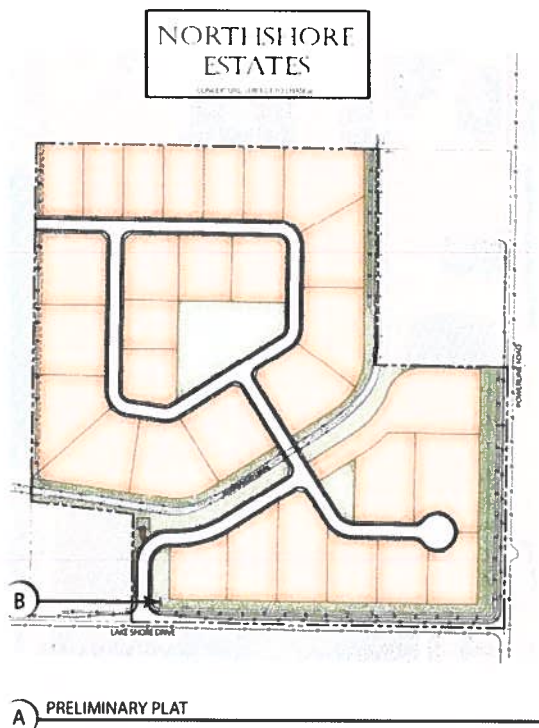
are sewer capacity and elevation issues at the project site which prevent connection to the City's sewer service. Consequently, this has required us to provide individual septic systems to each lot, which necessitates larger lot sizes and lower density. A preliminary nutrient pathogen (NP) study supports 28-30 lots on the subject property, and we are awaiting the final study.

Compatibility with Adjacent Uses

Larger-sized lots have been designed in the westerly portion of the site to ensure consistency with adjacent development and provide a transition in density to adjacent farm ground. The average size of lots adjacent to farm ground is approximately 36,092 square feet. Lots adjacent to existing residential developments are of a similar size to maintain a consistent development pattern. This supports Comprehensive Plan Land Use Goals 3 & 5 by using appropriate techniques to mitigate incompatible land uses and achieve a land use balance.

Amenities and Open Space

In total, 5.17 acres of qualified open space has been provided, or 15% of the overall area of the development. We have included an exhibit to detail the conceptual design for the subdivision monument sign and landscaped entry area, as indicated on the preliminary plat. Two common lots including the Ridenbaugh Canal and easement total approximately 116,909 square feet. An additional 53,154 square feet of common open space is provided within Lot 1, Block 4 and 10,311 square feet is provided within Lot 9, Block 1 adjacent to homes to create communal gathering areas within walking distance to many future residents.



B SIGN - PLAN VIEW



C SIGN - FRONT

Access and Connectivity

One access point to Northshore Estates is proposed via Lake Shore Drive. In the future, Lake Shore Drive may become a collector road, and the entrance has been tapered to accommodate this. Homes within the subdivision will take access from internal local roadways, all of which will be improved to the standards of Nampa Highway District 1. A stub street is provided to parcel #R29570012A0 to the west to accommodate future development.

The developer will coordinate with Nampa Highway District 1 and the City of Nampa to enter into a development agreement which will define maintenance responsibilities for public roads built to City standards.

Services

In coordination with the City of Nampa and Canyon County, the development will connect to City of Nampa water services. The applicant will enter into a Utility User and Annexation Agreement with the City of Nampa for hook-up to the City's public water system. Sanitary sewer service will be provided to each lot by individual septic systems. Septic design will be further coordinated with Southwest District Health as the project enters final design.

The property is within the boundaries of the Upper Deer Flat Fire District. Law enforcement will be provided by the Canyon County Sheriff's office. Northshore Estates is located close to Lake Ridge Elementary School, South Middle School, and Skyview High School, several churches, and Deer Flat National Wildlife Refuge.

Irrigation Districts

The Ridenbaugh Canal, which bisects the property northeast to southwest, will remain open and a bridge will be retained to provide access to the northwestern portion of the development. Irrigation water will be provided via connection to the existing 6" irrigation main in the Table Meadows Subdivision and will require the existing pump to be upgraded.

Conclusion

Northshore Estates has been designed to ensure compatibility with adjacent land uses and consistency with existing and anticipated development in the area. The community will provide quality and diverse housing options to residents of Canyon County. Residents will enjoy proximity to established communities as well as access to recreational opportunities across the County.

Should you have questions or require further information to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Cam Scott
Land Planner

cc: Tradition Capital Partners, LLC.



COMMITMENT FOR TITLE INSURANCE
 Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne, a Title and Escrow Company
 ALTA® Universal ID: 1065022
 Commitment Number: 21406119
 1st Revision Effective Date, Taxes

SCHEDULE A

1. Commitment Date: December 9, 2021 at 07:30 AM

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)	Standard Coverage	Policy Amount:	\$1,320,000.00
Proposed Insured:		Premium:	\$3,695.00
Tradition Capital Partners, LLC			
Endorsements: None Requested		Charge:	\$0.00

3. The estate or interest in the land described or referred to in this Commitment is:
 Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 Norma Jean Bates, an unmarried person

5. The Land described as follows:
 See Attached Schedule C

Title Resources Guaranty Company
 TitleOne, a Title and Escrow Company

By:

Heidi Hartman

Heidi Hartman, Authorized Signatory



Title Resources Guaranty Company

By: *Michael Boyden*
 President/CEO

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.

6. Necessary conveyance to the proposed insured.

7. Because of the provision of the Idaho Homestead law (Chapter 10, Title 55, I.C.), the Company will require: (a) the personal execution and acknowledgement of any deed, deed of trust, mortgage or special power of attorney to convey or encumber the homestead by the vested owner and spouse, if any; or (b) an affidavit, signed by the vested owner and spouse, if applicable, which states (i) that the land described herein is not their principal residence; (ii) the land is not claimed as homestead property; and (iii) their principal residence is located elsewhere, and, if applicable, the vested owner is not married.

8. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Idaho Department of Insurance regulations.

9. NOTE: According to the available records, the purported address of said land is:

TBD S Powerline Rd, Nampa, ID 83686

10. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is (are) as follows:

Document: Warranty Deed

Grantor: Boyd G. Bates and Donna Kay Bates, husband and wife

Grantee: Norma Jean Bates, an unmarried person

Recorded: April 23, 1999

Instrument No.: 9915811

11. NOTE: Additional Underlying Documents.

[To view the MAP\(s\) click here.](#)

[To view the VESTING DEED\(s\) click here.](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2022 which are a lien not yet due and payable.
9. Taxes, including any assessments collected therewith, for the year 2021 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2022.
Parcel Number: R29569000 0
Original Amount: \$429.38
10. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
11. Property taxes owed relative to the expiration of site improvement exemptions and/or agricultural exemptions.
12. The land described herein is located within the boundaries of Nampa-Meridian Irrigation District (208-466-7861) and is subject to any assessments levied thereby.
13. Right-of-way for Ridenbaugh Canal and the rights of access thereto for maintenance of said canal.
14. Right-of-way for S. Powerline Road.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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15. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 9, 1895 in Book 3 of Patents, at Page 329.

[NOTE: To view said document\(s\) click here.](#)

16. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: May 24, 1941

Book 17 of Misc at Page(s) 412

[NOTE: To view said document\(s\) click here.](#)

17. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: August 17, 1962

Book 44 of Misc at Page(s) 440

[NOTE: To view said document\(s\) click here.](#)

18. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey recorded December 16, 2019 as Instrument No. 2019-061177.

[NOTE: To view said document\(s\) click here.](#)

19. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in DSD Director Administrative Decision.

Recorded: January 8, 2020

Instrument No.: 2020-001121

[NOTE: To view said document\(s\) click here.](#)

(End of Exceptions)

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TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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SCHEDULE C

Legal Description:

Parcel 2 of Record of Survey recorded December 16, 2019 as Instrument No. 2019-061177, being a portion of the SE1/4 NE1/4 of Section 15 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at the Southeast corner of SE1/4 NE1/4 (E1/4 Corner, Section 15), a found 5/8 inch diameter rebar; thence North 89°45'49" West along the South boundary of the SE1/4 NE1/4 a distance of 1038.71 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°14'01" East a distance of 22.00 feet; thence North 00°14'01" East, parallel with the West boundary of the SE1/4 NE1/4, a distance of 299.30 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 83°37'08" West a distance of 286.84 feet to a point on the West boundary of the SE1/4 NE1/4, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 00°14'01" East, along said West boundary a distance of 994.69 feet to the Northwest corner of the SE1/4 NE1/4, a found 5/8 inch diameter rebar; thence South 89°46'14" East along the North boundary of the SE1/4 NE1/4 a distance of 956.29 feet to a point on the centerline of Ridenbaugh Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°46'14" West a distance of 6.51 feet; thence South 00°11'35" East along said centerline a distance of 543.30 feet; thence South 5°34'12" West continuing along the centerline of Ridenbaugh Canal a distance of 56.96 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°46'14" East a distance of 12.80 feet; thence leaving said centerline bearing South 89°46'14" East, parallel with the North boundary of the SE1/4 NE1/4, a distance of 368.80 feet to a point on the East boundary of the SE1/4 NE1/4, a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°46'14" West a distance of 22.00 feet; thence South 00°13'44" West along the East line a distance of 724.85 feet to the Point of Beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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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: 76965

Date: 11/4/2022

Date Created: 11/4/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Spencer Kofoed

Comments: SD2022-0054

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0054	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0054	\$340.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0054	\$100.00	\$0.00	\$0.00

Sub Total: \$1,990.00

Sales Tax: \$0.00

Total Charges: \$1,990.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	123835485	\$1,990.00

Total Payments: \$1,990.00

ADJUSTMENTS

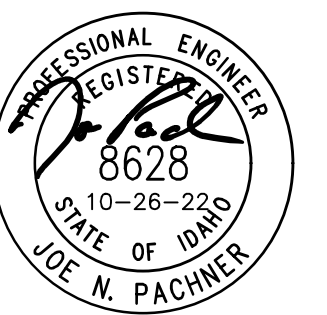
Receipt Balance: \$0.00

PRELIMINARY PLAT SHOWING NORTHSHORE ESTATES SUBDIVISION

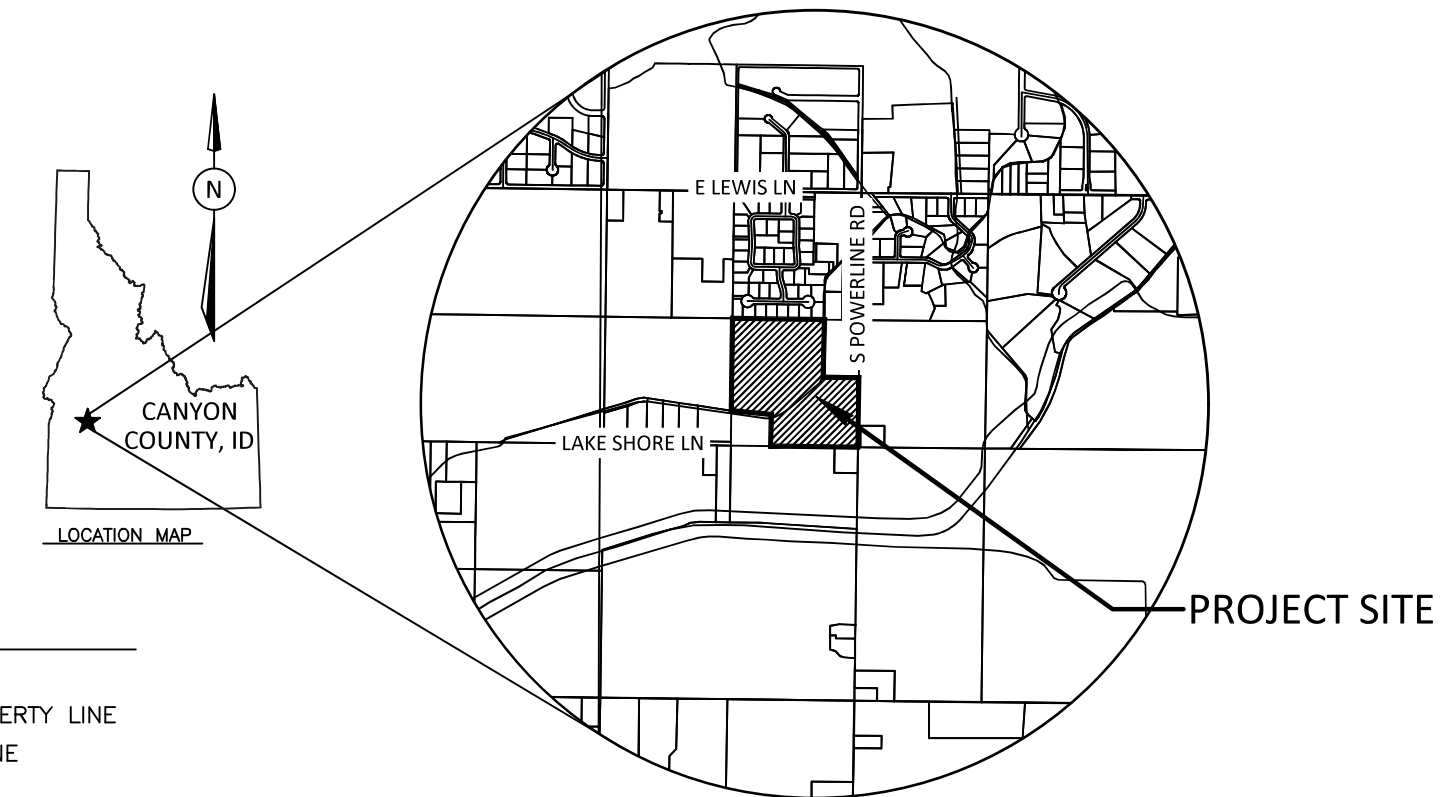
A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT COVER SHEET
PP2.0	PRELIMINARY PLAT EXISTING CONDITIONS
PP3.0	PRELIMINARY PLAT LOT LAYOUT
PP4.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING PLAN



Digitally signed by
Joe Pachner, P.E.
Date: 2022.11.02
13:57:33 -06'00'



VICINITY MAP
NOT TO SCALE

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	COMMON AREA
	R.M.
	FOUND 5/8" REBAR MARKED "TJW 15352", UNLESS OTHERWISE NOTED
	SURVEY CONTROL POINT
	CALCULATED POINT

PRELIMINARY PLAT NOTES

- ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- PER CANYON COUNTY ORDINANCE §07-10-21(2), MINIMUM LOT SIZES CAN BE DECREASED TO 12,000 SQUARE FEET WHEN MUNICIPAL SEWER OR WATER IS CONNECTED. THIS SUBDIVISION WILL BE CONNECTED TO CITY OF NAMPA WATER, LOT SIZES HAVE BEEN DESIGNED ACCORDINGLY.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATING.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- LOTS 9 AND 11, BLOCK 1, LOT 7, BLOCK 2, AND LOT 1, BLOCK 3, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- SEE SHEET PP2.0 FOR LOT DIMENSIONS AND AREAS.

PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF NAMPA FROM AN EXISTING 12" WATER MAIN LOCATED ON PROPERTY OWNED BY OPEN DOOR RENTALS, LLC.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- IRRIGATION WATER WILL BE PROVIDED VIA CONNECTION TO THE EXISTING 6" IRRIGATION MAIN IN THE TABLE MEADOWS SUBDIVISION AND WILL REQUIRE THE EXISTING PUMP TO BE UPGRADED. THE EXISTING CANAL WILL REMAIN OPEN AND IN ITS CURRENT LOCATION.
- WATER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF NAMPA MINIMUM STANDARDS.
- ALL SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE SOUTHWEST DISTRICT HEALTH AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF NAMPA AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF NAMPA STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEET PP4.0.
- STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND GUTTER AND ROUTED TO DISCHARGE TO ABOVE AND BELOW GRADE INFILTRATION SYSTEMS, AT PRE DEVELOPMENT DISCHARGE RATES. THE RETENTION BASIN SIZES AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
- WATER AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- MAINTENANCE EASEMENTS WILL BE PROVIDED IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.

PRELIMINARY PLAT DATA

SITE DATA	
CURRENT ZONING	CR-R-1
PROPOSED ZONING	CR-R-1
TOTAL AREA OF SITE	
AREA SINGLE FAMILY RESIDENTIAL	33.16 ACRES 100%
AREA COMMON LOTS	22.14 ACRES 67%
AREA ROW	5.17 ACRES 15%
AREA COMMON	5.85 ACRES 18%
OVERALL LOT DATA	
TOTAL LOTS	34
SINGLE FAMILY RESIDENTIAL LOTS	30
COMMON AREA LOTS	4
SINGLE FAMILY RESIDENTIAL LOT DATA	
MINIMUM LOT SIZE	20,410 SF*
AVERAGE LOT SIZE	32,143 SF*
MAXIMUM LOT SIZE	60,641 SF
GROSS LOTS PER ACRE	
NET LOTS PER ACRE	0.90 LOTS/ACRE
	1.36 LOTS/ACRE

ZONING REQUIREMENTS

MINIMUM LOT SIZE	43,560 SF*
MAXIMUM BUILDING HEIGHT	35'
FRONT SETBACK	20'
REAR SETBACK	20'
INTERIOR SIDE SETBACK	10'
CORNER SETBACK	20'

*SEE PRELIMINARY PLAT NOTE 5

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

FEMA NOTES

FEMA FIRM PANEL: #16027C0395F
FIRM EFFECTIVE DATE: 05/24/2011
FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION: NOT APPLICABLE IN ZONE X
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA.

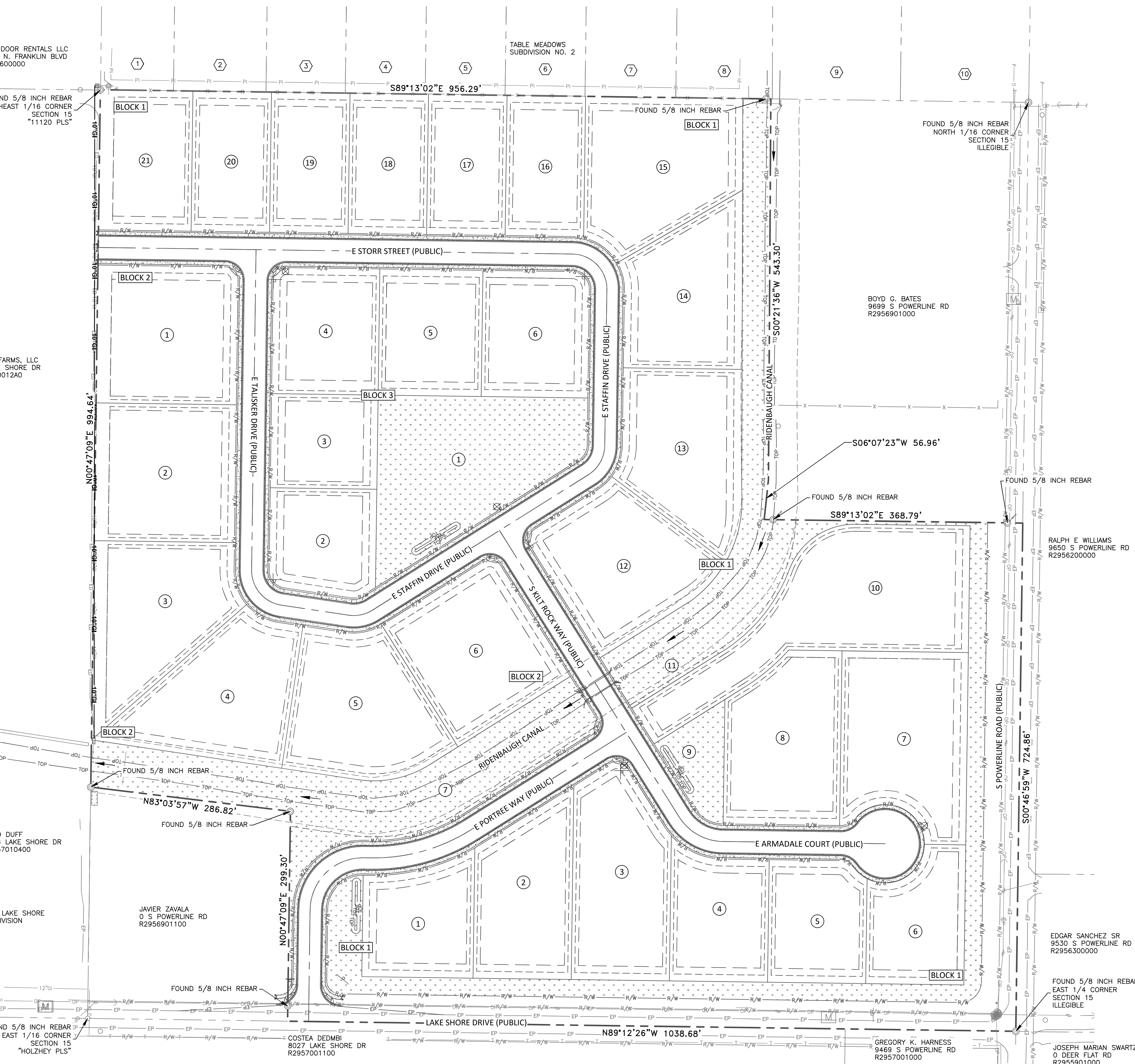
CONTACT INFORMATION

OWNER/DEVELOPER
TRADITION CAPITAL PARTNERS, LLC
8454 BROOKHAVEN PLACE
MIDDLETON, IDAHO 83644
PHONE: (208) 863-5164
CONTACT: SPENCER KOFOED
EMAIL: Spencer@tcpidaho.com

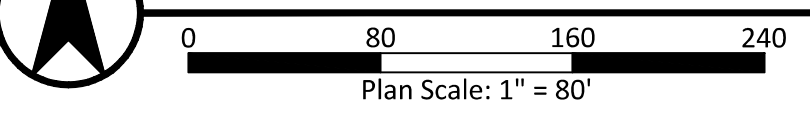
ENGINEERING CONSULTANT

KM ENGINEERING, LLP
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: JOE PACHNER, P.E.
EMAIL: joe@kmenllp.com

ADJACENT PROPERTY OWNERS		
PARCEL NUMBER	PRIMARY OWNER	PROPERTY ADDRESS
1	NEFF, SHAUN	8229 STILLMAN ST
2	ANDERSON, LONNIE G	8207 STILLMAN ST
3	CONNORS, LIVING TRUST	8185 STILLMAN ST
4	EVERTON, JANAE	8163 STILLMAN ST
5	LEEDLE, WILLIAM H	8141 STILLMAN ST
6	COKER, STEPHANIE MICHELLE	8119 STILLMAN ST
7	FOX, ROGER	8097 STILLMAN ST
8	RANDOLPH FAMILY LIVING TRUST	8075 STILLMAN ST
9	VERSTOPPEN, TRAMPUS	8029 UPLAND DR
10	OMAN, JOHN T	8019 UPLAND DR



COVER SHEET



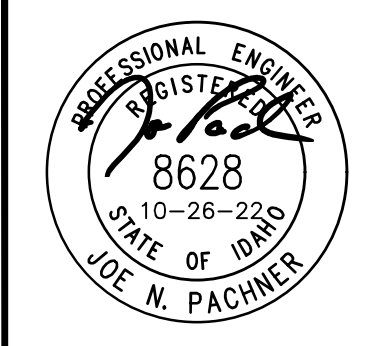
NORTHSHORE ESTATES SUBDIVISION
 CANYON COUNTY, ID
 PRELIMINARY PLAT
 COVER SHEET



DESIGN BY: JNP
DRAWN BY: BJJ
CHECKED BY: JNP
DATE: 9/15/22
PROJECT: 22-035

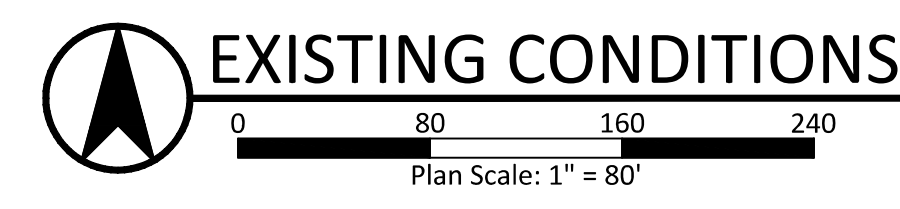
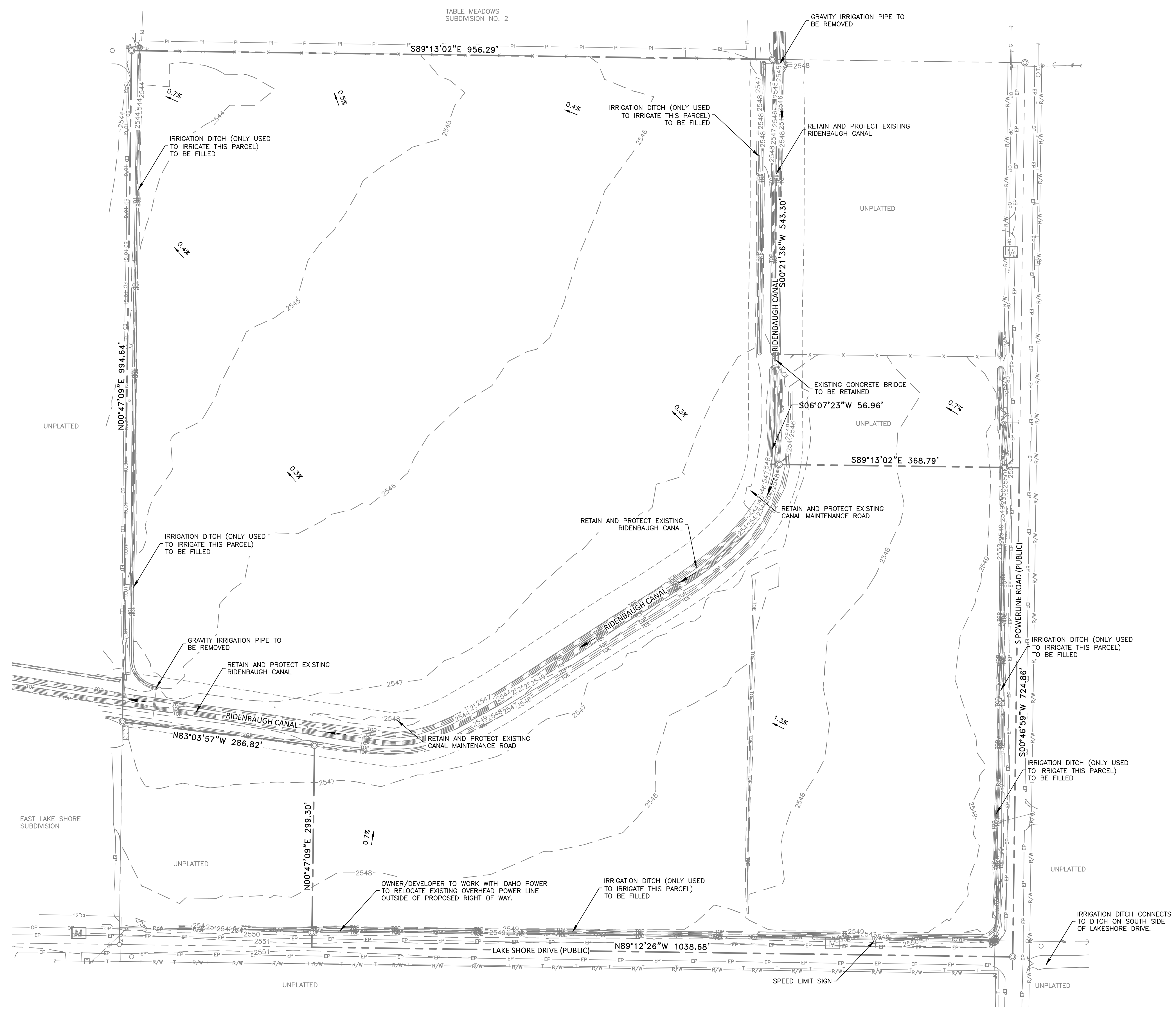
SHEET NO.

PP1.0



LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	ROAD CENTERLINE
---	SECTION LINE
---	LOT LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
GI	GRAVITY IRRIGATION (SIZE AS NOTED)
W	WATER LINE (SIZE AS NOTED)
SD	STORM DRAIN LINE
G	GAS LINE
OP	OVERHEAD POWER LINE
P	UNDERGROUND POWER LINE
C	CABLE LINE
EP	EDGE OF PAVEMENT
EG	EXISTING GRAVEL
X	EXISTING FENCE
○	EXISTING GRADE CONTOUR
○	WELL
○	WATER VALVE
○	FIRE HYDRANT
○	POWER POLE
○	SANITARY SEWER MANHOLE
○	EXISTING TREE
△	FOUND 5/8-INCH REBAR
△	CALCULATED POINT



REVISIONS

NO.	ITEM	DATE
1	CITY OF MAMPA COMMENTS.	11-01-22

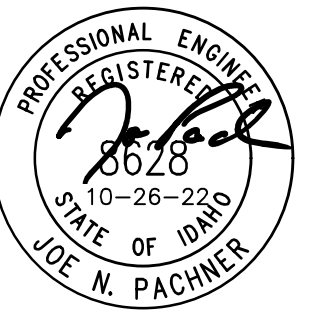
NORTHSHORE ESTATES SUBDIVISION
CANYON COUNTY, ID
PRELIMINARY PLAT
 EXISTING CONDITIONS

5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmeng@p.com

DESIGN BY:	JNP
DRAWN BY:	BJJ
CHECKED BY:	JNP
DATE:	9/15/22
PROJECT:	22-035

SHEET NO. **PP2.0**

P:\22-035\DRAWING\PRELIMINARY\22-035 EXISTING CONDITIONS.DWG. BY JONSON, 11/17/2022. AUTOCAD PLOT (GENERAL DOCUMENTATION).PC3, 2:06:11

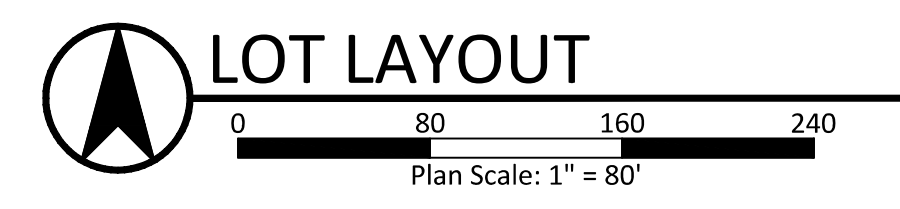


GENERAL NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY.
- DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF NAMPA AND CANYON COUNTY.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAMPA STREET LIGHTS, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES FOR IRRIGATION AND LOT DRAINAGE.
- IRRIGATION WATER WILL BE PROVIDED VIA CONNECTION TO THE EXISTING 6" PRESSURE IRRIGATION SYSTEM IN THE TABLE MEADOWS SUBDIVISION TO THE NORTH, AND WILL REQUIRE THE EXISTING PUMP TO BE UPGRADED. THE RIDENBAUGH CANAL WILL REMAIN OPEN AND IN ITS CURRENT POSITION.
- EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
- DIRECT LOT ACCESS TO S POWERLINE ROAD AND LAKE SHORE DRIVE IS PROHIBITED.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA



REVISIONS	
NO.	DATE
1	11-01-22

NORTHSHORE ESTATES SUBDIVISION
 CANYON COUNTY, ID
 PRELIMINARY PLAT
 LOT LAYOUT



DESIGN BY:	JNP
DRAWN BY:	BJJ
CHECKED BY:	JNP
DATE:	9/15/22
PROJECT:	22-035

SHEET NO. PP3.0

P:\22-035\DRAWING\PRELIMINARY\22-035 LOT LAYOUT.DWG. B. JOHNSON, 11/17/2022, AUTOCAD PLOT (GENERAL DOCUMENTATION) PLOT1, 2436 L

