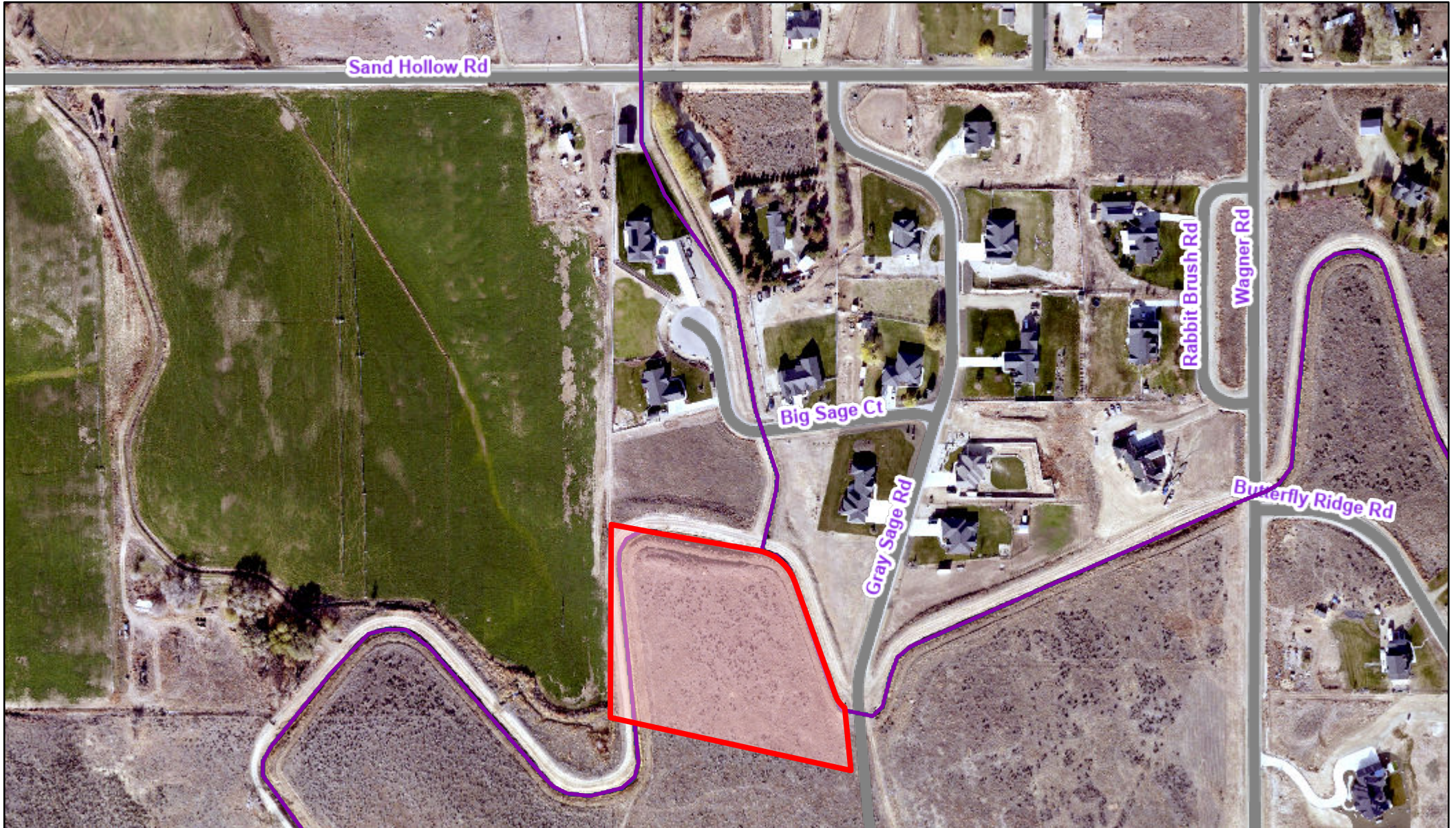









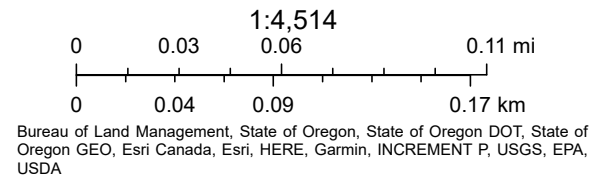


Canyon County, ID Web Map



6/27/2023, 4:15:15 PM

- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result |  CC_PrivateRoads | Canyon County Imagery_2019 |
|  Hydro_NHDFlowline |  CanyonCountyRoads | |
|  Hydro_NHDFlowline |  Roads | |
| | |  Red: Band_1 |
| | |  Green: Band_2 |
| | |  Blue: Band_3 |

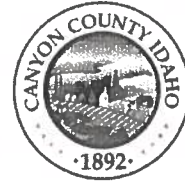


MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



PROPERTY OWNER	OWNER NAME: Jerry Uptmor / Kimber Ridge SD
	MAILING ADDRESS: PO Box 671797, Chugiak, AK 99567
	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: Jerry Uptmor Date: 10-1-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: SAME AS ABOVE
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 0 Gray Sage Rd, Caldwell, ID 83607
	PARCEL #: R37886213 LOT SIZE/AREA: 4.05 AC
	LOT: 14 BLOCK: 1 SUBDIVISION: Kimber Ridge Sub No. 2
	QUARTER: NE SECTION: 18 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: RR 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 checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: SD2022-0057	DATE RECEIVED: 12/18/22
RECEIVED BY: Maddy Under Veer	APPLICATION FEE: \$1700 CK MO <input checked="" type="radio"/> CASH



December 7, 2022

Canyon County Development Services
111 N 11th Ave Ste 310
Caldwell, ID 83605

Re: Kiber Ridge Sub. No. 3

To whom it may concern,

I, Jerry Uptmor, wish to develop a two lot residential subdivision. The current address is 27751 Gray Sage Road also own as Parcel No. R3788621300.

The parcel is currently zoned R-R which is a 2 acres minimum requirement. The overall parcel has 4.05 acres and therefor the two new parcels will be above the required mininum size. Both lots will used a shared access point onto Gray Sage Road, and both lots will have individual wells and septics. The Conway Gulch Lateral runs along the North and West side of the parcel with existing platted easement that will remain in place. There is no irrigation rights to the property and therefore no services will be provided.

Thank you,

Jerry Uptmor
Owner



Report

R3788621300



Owner Information

County Canyon

Parcel [R3788621300](#)

Property Address 27751 GRAY SAGE RD

Property City CALDWELL, ID 83607

Primary Owner UPTMOR JERRY

Second Owner -

Owner Address PO BOX 671797

Owner City CHUGIAK AK 99567

Parcel Information

State	ID	Total Value	0	Home Exemption	
Acres	3.999	Acres - Calculated	4.061	Zoning	
Subdivision	KIMBER RIDGE NO 2	Section	18	Property Year	
Code Area	0330000	Property Code		Legal 1	18-5N-3W NE KIMBER RIDGE NO 2 LT 14 B
Legal 2	5N3W-18-NE	Legal 3		Legal 4	2022030702
Legal 5	048880010140	URL		Date Updated	2022-12-01

- > Subdivisions
- > General Characteristics
- > Related Instruments
- > Building Permits
- > Parcel Changes
- > Parcels
- > Related Parties
- > All News (Public News, Private News, Building Permits)
- > Public News
- > My Private News



Job No. 2022-092

J.B.F.

8-09-22

**BOUNDARY DESCRIPTION
FOR
KIMBER RIDGE SUBDIVISION NO. 3**

Overall Boundary

Re-plat of Lot 14, Block 1, Kimber Ridge Subdivision No. 2 that is located in the East ½ of the Northeast ¼ of Section 18, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at Northwest corner of Lot 14, Block 1, Kimber Ridge Subdivision No. 2 that is located in the East ½ of the Northeast ¼ of Section 18, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence S80°05'49"E 306.64 feet along the North line of said Lot 14 to a point of curve; thence Southeasterly 104.96 feet along said curve to the right (Curve data: Radius= 99.87', Delta= 60°13'04", Chord Bearing and Distance= S49°59'17"E 100.20 feet) along said North line; thence S19°52'45"E 246.80 feet along said North line to a point of curve; thence Easterly 31.88 feet along said curve to the left (Curve data: Radius= 55.08', Delta= 33°09'43", Chord Bearing and Distance= S36°27'37"E 31.44 feet) along said North line to the Northeast corner of said Lot 14; thence S04°40'54"E 127.05 feet to the Southeast corner of said Lot 14; thence N77°56'08"W 504.02 feet to the Southwest corner of said Lot 14; thence N00°09'33"E 395.82 feet to the Point of Beginning.

Parcel contains 176,348 square feet or 4.05 acres, more or less.



PntNo	Bearing	Distance	Northing	Easting	Description
PP			770469.23	2363817.01	
	S 80°05'49" E	306.64			
PP			770416.49	2364119.08	
	Radius: 99.87	Chord: 100.20	Degree: 57°22'13"		Dir: Right
	Length: 104.96	Delta: 60°13'04"	Tangent: 57.91		
	Chord BRG: S 49°59'17" E Rad-In: S 09°54'11" W Rad-Out: S 70°07'15" W				
	Radius PntNo: PP N: 770318.11 E: 2364101.91				
PP			770352.07	2364195.82	
	S 19°52'45" E	246.80			
PP			770119.97	2364279.75	
	Radius: 55.08	Chord: 31.44	Degree: 104°01'22"		Dir: Left
	Length: 31.88	Delta: 33°09'43"	Tangent: 16.40		
	Chord BRG: S 36°27'37" E Rad-In: N 70°07'15" E Rad-Out: N 36°57'32" E				
	Radius PntNo: PP N: 770138.70 E: 2364331.54				
PP			770094.69	2364298.43	
	S 04°40'54" E	127.05			
PP			769968.06	2364308.80	
	N 77°56'08" W	504.02			
PP			770073.41	2363815.91	
	N 00°09'33" E	395.82			
PP			770469.23	2363817.01	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1717.18					

Area: 176348, 4



100 10th Avenue South
Nampa, ID 83651

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

2022-030702
RECORDED
06/15/2022 04:41 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 SCARDENAS 515.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 810887 km/LF

WARRANTY DEED

For Value Received Dennis G. Jones and Tracie Lee Jones, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jerry Uptnor, an unmarried man
hereinafter referred to as Grantee, whose current address is PO BOX 671797 Chugiak, AK 99567
The following described premises, to-wit:

Lot 14, Block 1, Kimber Ridge Subdivision No. 2, according to the plat thereof, filed in Book 54 of
Plats at page(s) 22, records of Canyon County, Idaho.

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: June 15, 2022

Dennis G. Jones

Tracie Lee Jones
State of ID, County of Canyon

This record was acknowledged before me on June 15, 2022 by Dennis G. Jones and Tracie Lee Jones

Signature of notary public
Residing in: Caldwell, ID
Commission Expires: 04/02/2028

MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
STATE OF IDAHO

SHORT PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



ONLY USE THIS APPLICATION IF:

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

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

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

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

NOTES:

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

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



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

- | |
|---|
| <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:

JU

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

PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)
- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)
- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES
- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING
- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)
- STAFF REPORT PREPARATION
- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)
- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)
- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC
- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)
- REQUEST FOR RECONSIDERATION

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 77336

Date: 12/8/2022

Date Created: 12/8/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jerry R Uptmor

Comments: SD2022-0057

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Combining Preliminary and Final Plats - Short Plat - No Improvements Required	SD2022-0057	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0057	\$20.00	\$0.00	\$0.00

Sub Total: \$1,700.00

Sales Tax: \$0.00

Total Charges: \$1,700.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	125706823	\$1,700.00

Total Payments: \$1,700.00

ADJUSTMENTS

Receipt Balance: \$0.00

SUBDIVISION WORKSHEET

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



GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**
Residential 2 Non-buildable _____ Common _____
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
2.025 ACRES

IRRIGATION n/a

1. **IRRIGATION WATER IS PROVIDED VIA:**
 Irrigation Well Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** _____ %
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** _____
4. **HOW DO YOU PLAN TO RETAIN STORM AND 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?**

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, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov 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

N/A

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Jerry Uptmor [REDACTED]

Name PO Box 671797, Chugiak, AK 99567 Daytime Telephone Number _____

Street Address _____ City, State _____ Zip _____

Representative Name Same as above

Daytime Telephone Number / E-mail Address _____

Street Address _____ City, State _____ Zip _____

Location of Subject Property: Gray Sage Rd and Big Sage Ct., Caldwell, ID

Two Nearest Cross Streets or Property Address _____ City _____

Assessor's Account Number(s): R 37886213 Section 18 Township 5N Range 3W

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: _____
Drainage: _____

3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____

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.

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?

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)

===== 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: Jerry Upmire Date: ____/____/____
Property Owner (Application Submitted)

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

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

Irrigation Plan Map Requirements

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

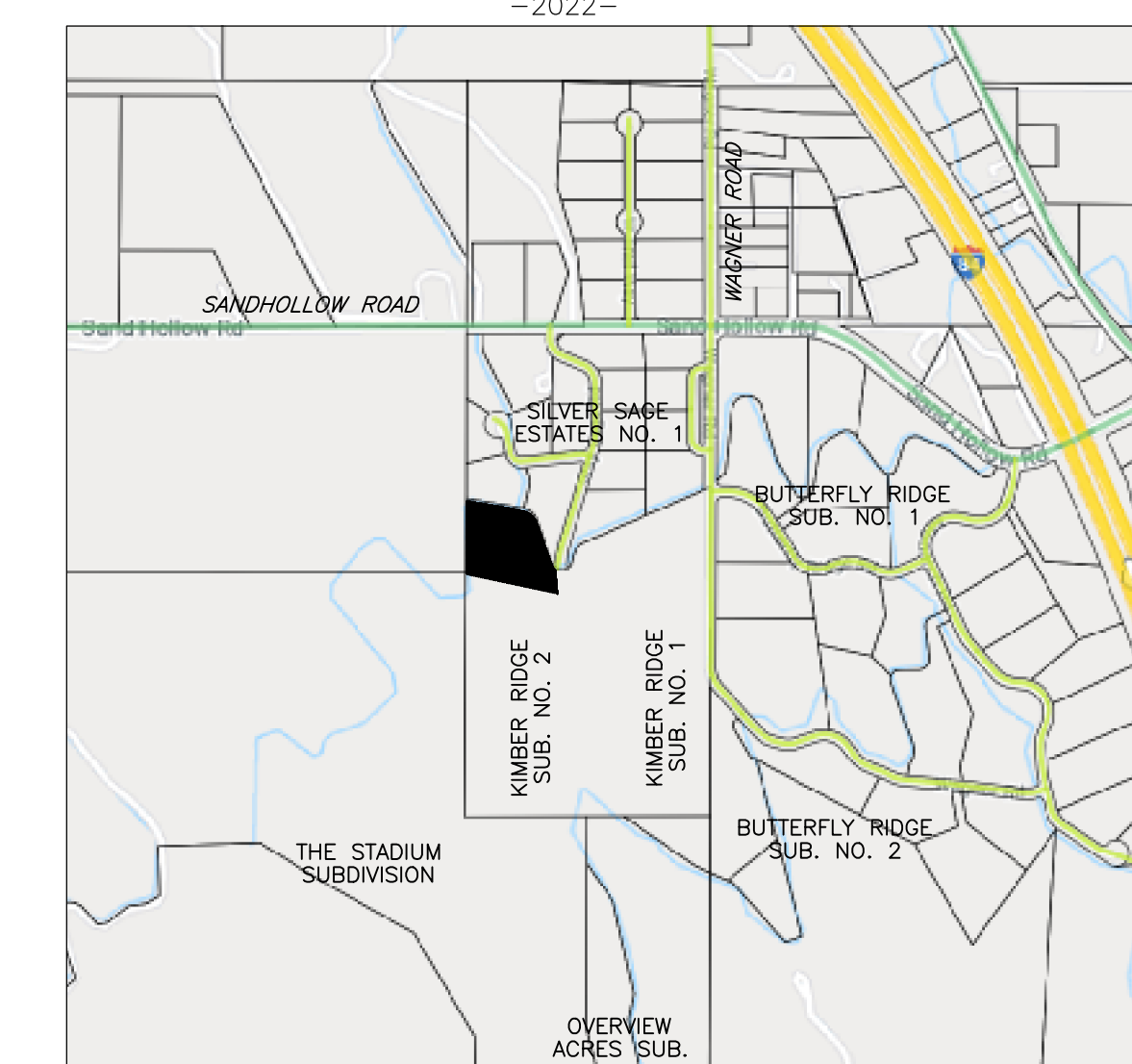
- 1 All canals, ditches, and laterals with their respective names.
- 2 Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 Rise locations and types, if any.
- 4 Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage 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 your 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.

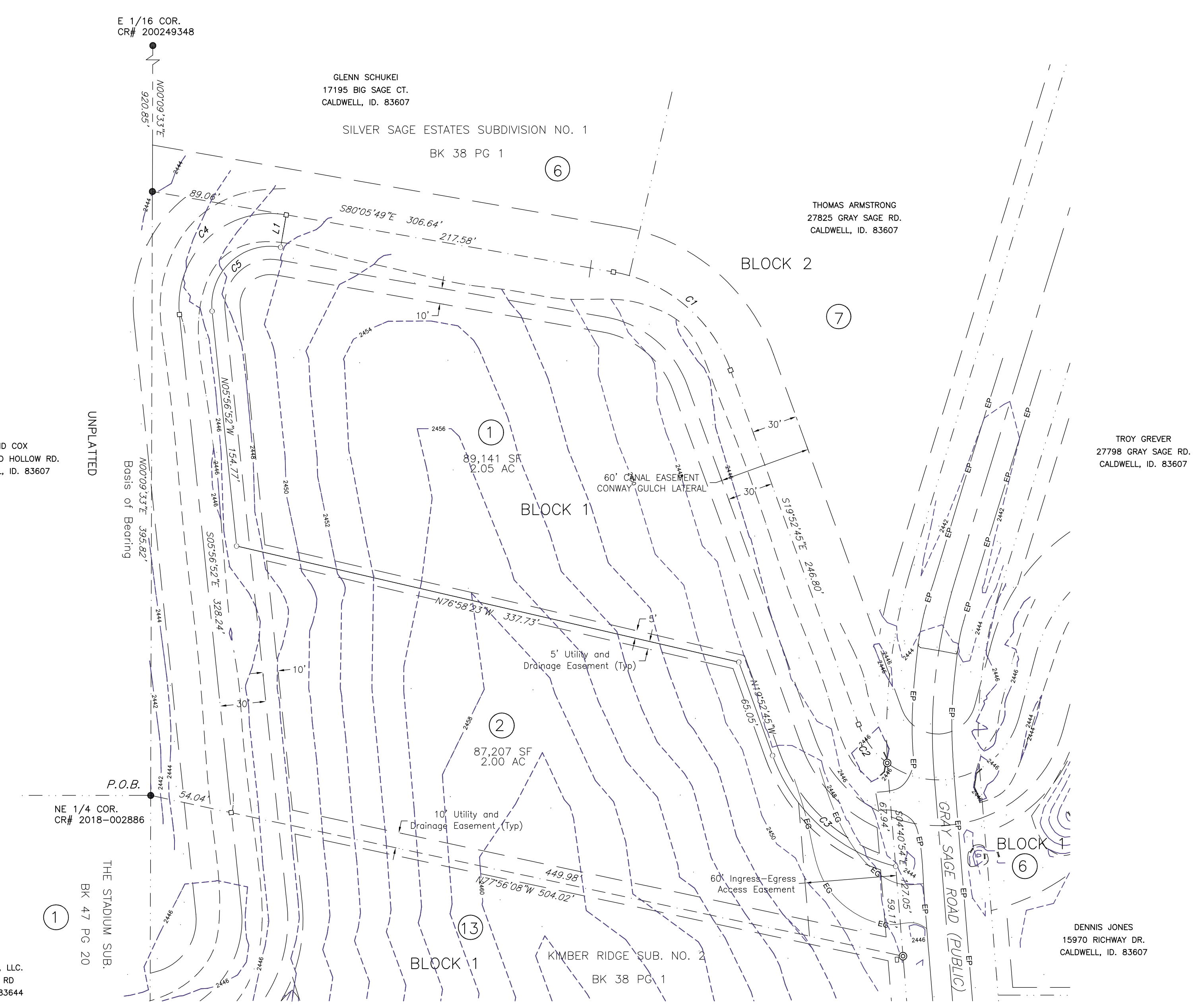
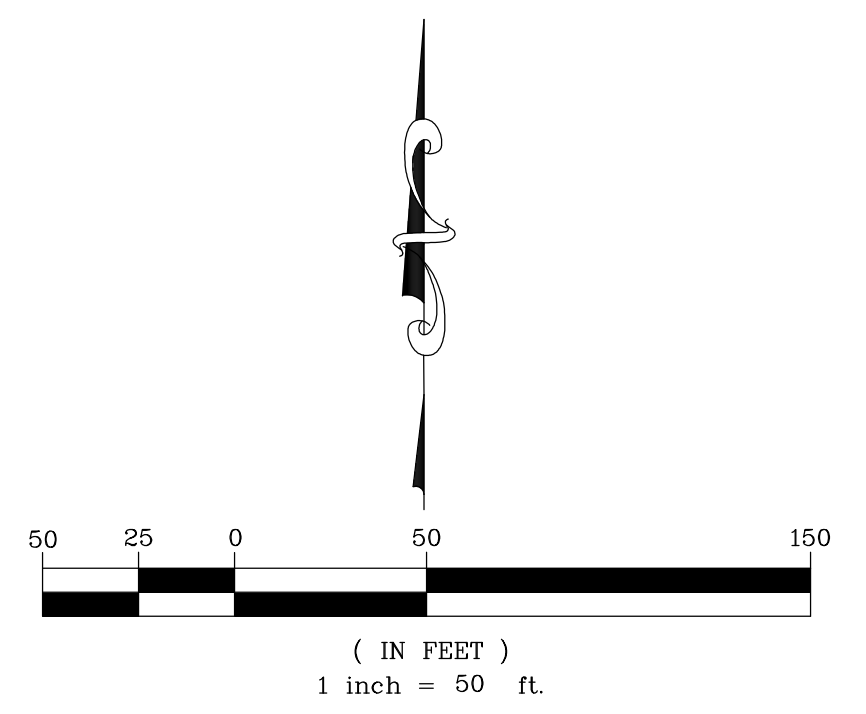
PRELIMINARY PLAT
KIMBER RIDGE SUBDIVISION NO. 3

RE-PLAT OF LOT 14, BLOCK 1,
 KIMBER RIDGE SUBDIVISION NO. 2
 PART OF THE E 1/2 OF THE NE 1/4
 OF SECTION 18,
 TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M.,
 CANYON COUNTY, IDAHO
 --2022--



VICINITY MAP
 -1:1000-

NO.	BY	DATE	REVISION
DESIGNED BY:	JBF	08-09-22	
DRAWN BY:	JBF	08-09-22	
CHECKED BY:	JBF	08-09-22	
APP'D BY:	JBF	08-09-22	



LEGEND

- Found Brass Cap
- Calculated Point
- Found 5/8" rebar
- Set 1/2" rebar w/cap PLS 12220
- Found 1/2" rebar. Reset 5/8" rebar w/cap PLS 12220
- ③ Lot Number
- P.O.B. Point of Beginning
- Boundary Line
- Section Line
- Property Line
- Platted Centerline
- Easement Line
- Lot Line
- Top of Bank
- Underground Power
- Telephone Line
- Edge of Pavement
- Edge of Gravel

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE 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.
2. 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."
3. THERE ARE NO WATER RIGHTS AVAILABLE FOR THIS SUBDIVISION. IRRIGATION FROM PRIVATE WELLS IS LIMITED TO 0.5 ACRES PER LOT.
4. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES, AND IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT THE UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S).
5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
7. NO PERMANENT STRUCTURE SHALL BE LOCATED CLOSER THAN SEVENTY FEET (70') TO ANY SECTION OR QUARTER LINE RESERVED FOR A FUTURE ROAD UNLESS THE HIGHWAY DISTRICT HAVING JURISDICTION WAIVES THE SEVENTY FOOT (70') SETBACK REQUIREMENT.
8. ALL SLOPES GREATER THAN 15% ARE NO BUILD ZONES. NO STRUCTURES SHALL BE ALLOWED WITHIN THE NO BUILD ZONES. NO EARTHWORK IS SUBMITTED IN THE NO-BUILD ZONES UNLESS A GRADING PLAN IS SUBMITTED.
9. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
10. POST DEVELOPMENT STORM WATER RUN-OFF FROM EACH LOT IS TO BE MANAGED BY LANDSCAPING MEASURES, SWALES, DITCHES AND SIMILAR RETENTION METHODS, WHOLLY ON THE LOT GENERATING RUN-OFF. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THESE FACILITIES IS TO BE THE RESPONSIBILITY OF EACH LOT OWNER.
11. WATER FOR DOMESTIC PURPOSES SHALL BE SUPPLIED BY SINGLE PARTY WELLS. SANITARY RESTRICTIONS DESIGNATING AREAS RESERVED FOR WELL INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF SOUTHWEST DISTRICT HEALTH.
12. SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC SYSTEMS. SANITARY RESTRICTIONS DESIGNATING AREAS RESERVED FOR THE CONSTRUCTION OF DRAIN FIELDS SHALL BE SUBJECT TO THE APPROVAL OF SOUTHWEST DISTRICT HEALTH.
13. THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
14. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.87'	104.96'	100.20'	S 49°59'17" E	60°13'04"
C2	35.08'	37.89'	31.44'	S 36°27'37" E	33°09'43"
C3	115.08'	113.00'	108.51'	N 48°00'32" W	56°15'33"
C4	60.00'	110.85'	95.74'	S 46°58'39" W	105°51'03"
C5	38.50'	71.13'	61.43'	N 46°58'39" E	105°51'03"

LINE TABLE

LINE BEARING	DISTANCE
LT N 09°54'11" E	21.50'

PROJECT INFO:
 CURRENT ZONING: RR - RURAL RESIDENTIAL.
 TOTAL SITE AREA: 2,117,266 SQ.FT. OR 48.61 AC.
 TOTAL LOTS: 14
 UNITS PER ACRE: 0.29

DRAWING TITLE: PRELIMINARY PLAT FOR KIMBER RIDGE SUBDIVISION NO. 3
 SHEET NO. CT
 Rev

CLIENT: DENNIS JONES
 15970 RICHWAY DR.
 CALDWELL, ID. 83607
 Phone (209) 484-9296

JAPS OF IDAHO, LLC.
 10167 WILLIS RD
 MIDDLETON, ID 83644

DAVID COX
 17265 SAND HOLLOW RD.
 CALDWELL, ID. 83607

TROY GREVER
 27798 GRAY SAGE RD.
 CALDWELL, ID. 83607

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 15970 RICHWAY DR.
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