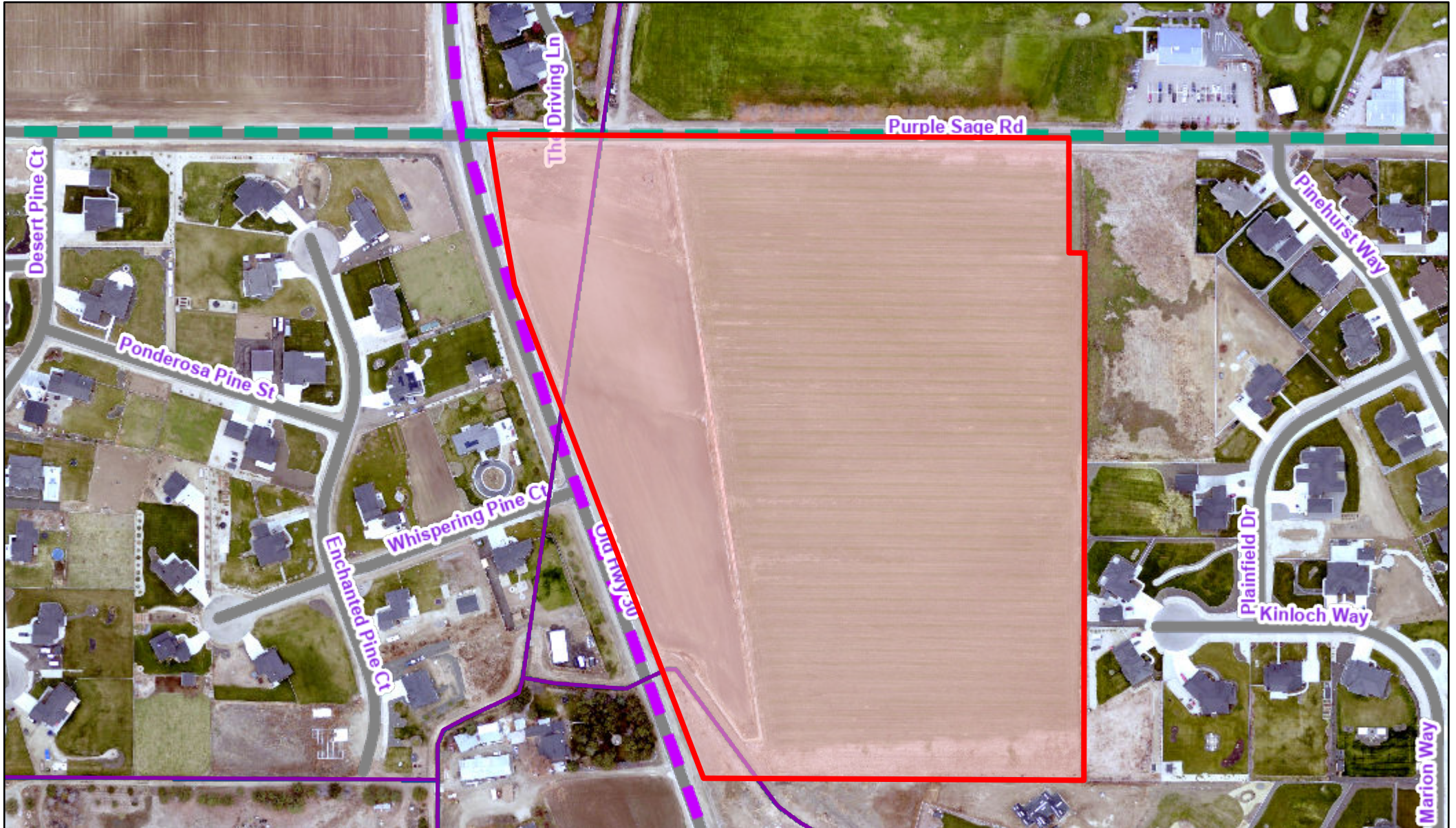
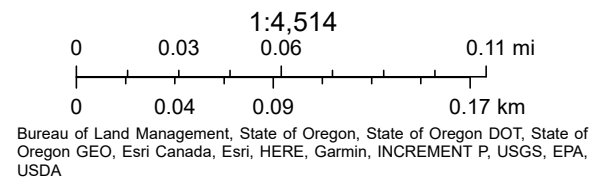


Canyon County, ID Web Map



7/5/2023, 1:27:10 PM

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



FINAL 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"/>	Copy of Final Plat*
<input checked="" type="checkbox"/>	Final Drainage Plan*, if applicable
<input checked="" type="checkbox"/>	Final Irrigation Plan*, if applicable
<input checked="" type="checkbox"/>	Final Grading Plan*, if applicable
<input checked="" type="checkbox"/>	Construction Drawings for all required improvements*, if applicable CCZO §07-17-29(3)
<input checked="" type="checkbox"/>	\$1000 +\$10/lot +\$100(if in an 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 or preliminary plat 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. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29(4) must be submitted after construction drawing approval and before final plat signature by the Board of County Commissioners.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

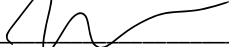
111 North 11th Avenue, #140, Caldwell, ID 83605

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



PROPERTY OWNER	OWNER NAME: Dustin Riggs, Idaho Impact Homes
	MAILING ADDRESS: P.O. Box 573 Caldwell, ID 83606
	PHONE: 208-369-0446 EMAIL: dustin@idahoimpacthomes.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:  Date: 12/14/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Grant Brookover
	COMPANY NAME: T-O Engineers
	MAILING ADDRESS: 332 N. Broadmore Way, Nampa, ID 83687
	PHONE: 208-442-6300 EMAIL: gbrookover@ardurra.com

SITE INFO	STREET ADDRESS: Old Hwy 30 and Purple Sage Rd, Caldwell 83607	
	PARCEL #: R3812700000	LOT SIZE/AREA: 27 Buildable, 3 common Lots 26.18 Acres
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: NW 1/4 of the NE 1/4 SECTION: 33	TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Rural Residential	FLOODZONE (YES/NO): No

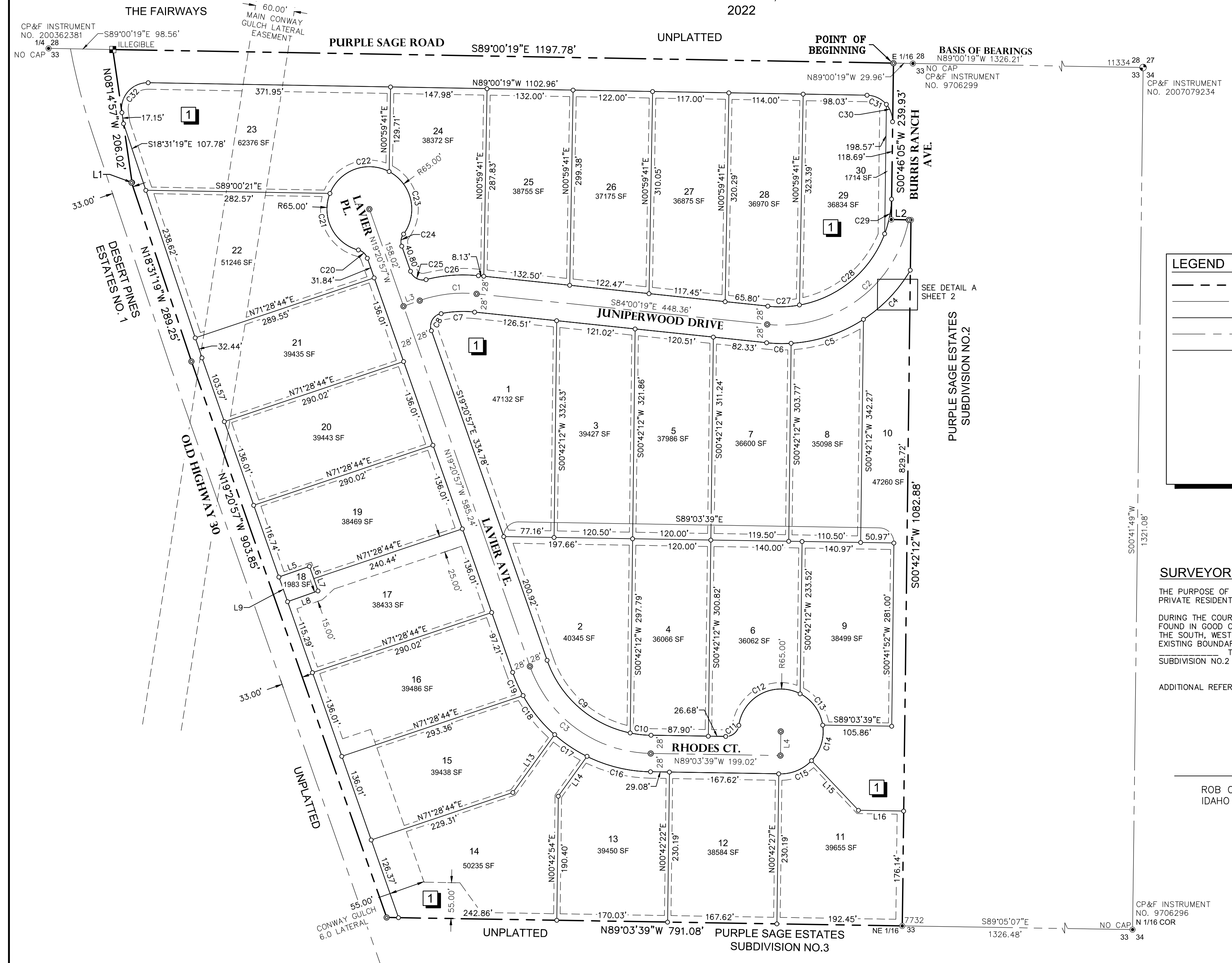
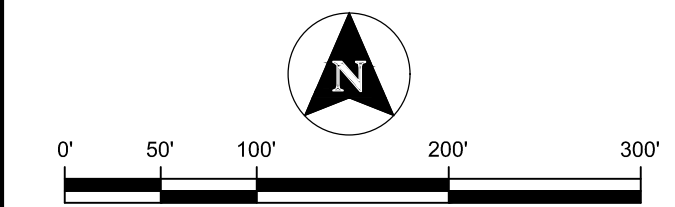
HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

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

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

BURRIS RANCH SUBDIVISION

LOCATED IN THE NE 1/4 NE1/4 OF SECTION 33,
TOWNSHIP 5 NORTH, RANGE 3 WEST BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2022



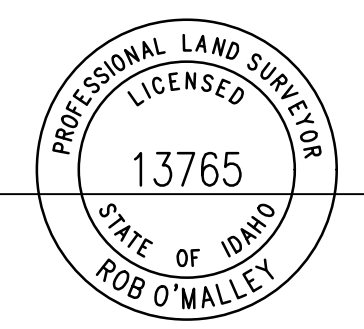
LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD
	SET 5/8" REBAR
	SET 1/2" REBAR
	LOT NUMBER
	BLOCK NUMBER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL SHOWN HEREON INTO PRIVATE RESIDENTIAL LOTS.

DURING THE COURSE OF THE SURVEY MOST OF THE ORIGINAL MONUMENTS WERE FOUND IN GOOD CONDITION AND FIT WITH RECORD INFORMATION AND SECTION TIES. THE SOUTH, WEST AND EAST BOUNDARIES OF THIS SUBDIVISION WERE HELD PER THE EXISTING BOUNDARIES AS SHOWN PER RECORD OF SURVEY INSTRUMENT NO. _____ THE NORTH BOUNDARY WAS HELD FROM THE PREVIOUS ARROWLEAF SUBDIVISION NO.2 BOUNDARY.

ADDITIONAL REFERENCE:



ROB O'MALLEY
IDAHO NO. 13765

CP&F INSTRUMENT NO. 9706296 N 1/16 COR NO CAP 33 34

PROJECT No: 200521

T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

BOOK _____ , PAGE _____

SHEET NO. 1 OF 4

BURRIS RANCH SUBDIVISION

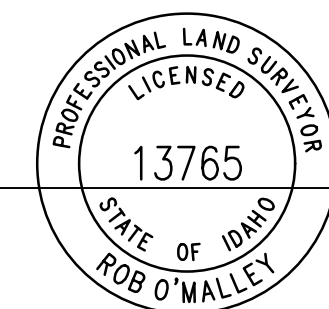
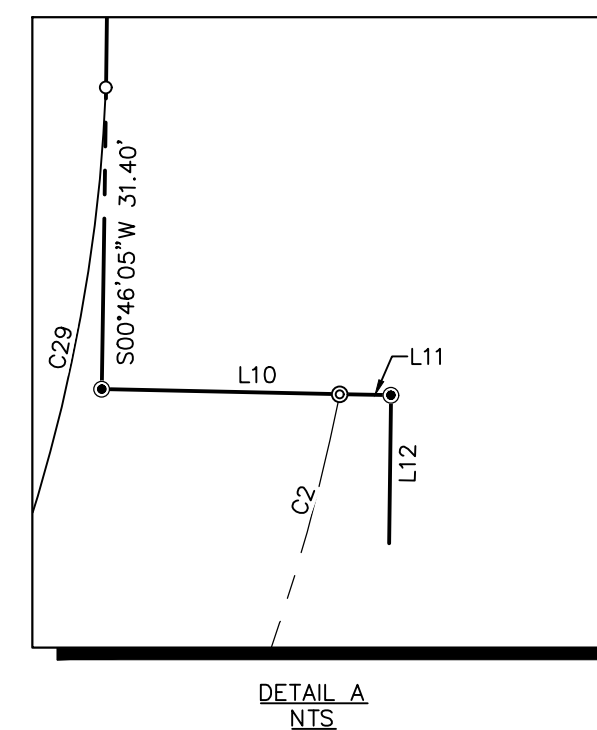
NOTES

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT (P.U.D.I.). ALL REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT. INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT DRAINAGE EASEMENT CENTERED ON THE LOT LINE FOR THE PURPOSE OF STORING AND TRANSPORTING PROPERTY DRAINAGE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CANYON COUNTY 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.
4. IRRIGATION WATER HAS BEEN PROVIDED BY A PRESSURE IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN BURRIS RANCH SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BLACK CANYON IRRIGATION DISTRICT.
5. 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."
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
7. ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 10 & 18, BLOCK 1, WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY BURRIS RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION.
8. DIRECT LOT ACCESS TO OLD HIGHWAY 30 IS PROHIBITED.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
11. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
12. LOTS 14-17 BLOCK 1 ARE SUBJECT TO AN IRRIGATION EASEMENT FOR THE CONWAY GULCH 6.0 LATERAL, AS SHOWN.
13. LOT 17 BLOCK 1 IS SUBJECT TO A 25' WIDE EMERGENCY ACCESS, PUMP STATION ACCESS AND IRRIGATION EASEMENT, AS SHOWN.
14. LOTS 20-23 BLOCK 1 ARE SUBJECT TO AN EASEMENT FOR THE MAIN CONWAY GULCH LATERAL, AS SHOWN.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°29'04"E	0.74'
L2	S88°46'01"E	30.10'
L3	N70°39'03"E	26.43'
L4	S00°42'12"W	37.00'
L5	N70°38'28"E	49.58'
L6	S19°20'59"E	20.00'
L7	S19°20'59"E	20.00'
L8	S70°38'28"W	49.58'
L9	S19°20'57"E	40.00'
L10	S88°46'01"E	26.80'
L11	S88°46'01"E	3.30'
L12	S00°42'12"W	77.02'
L13	N35°49'22"E	109.41'
L14	N35°49'22"E	75.30'
L15	S43°26'40"E	104.86'
L16	S89°00'20"E	69.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	88.47'	25°20'38"	N83°19'22"E	87.75'
C2	200.00'	296.24'	84°51'56"	N53°33'43"E	269.89'
C3	200.00'	243.34'	69°42'42"	N54°12'18"W	228.61'
C4	228.00'	108.31'	27°13'02"	S44°02'19"W	107.29'
C5	228.00'	115.03'	28°54'26"	S72°06'03"W	113.82'
C6	228.00'	37.57'	9°26'25"	N88°43'31"W	37.52'
C7	172.00'	51.59'	17°11'13"	S87°24'05"W	51.40'
C8	20.00'	34.26'	98°09'25"	S29°43'46"W	30.22'
C9	172.00'	176.97'	58°57'09"	S48°49'32"E	169.27'
C10	172.00'	32.30'	10°45'33"	S83°40'53"E	32.25'
C11	20.00'	28.82'	82°33'52"	N49°39'25"E	26.39'
C12	65.00'	123.46'	108°49'33"	N62°47'15"E	105.72'
C13	65.00'	61.44'	54°09'43"	S35°43'07"E	59.18'
C14	65.00'	59.25'	52°13'50"	S17°28'40"W	57.22'
C15	65.00'	53.71'	47°20'46"	S67°15'58"W	52.20'
C16	228.00'	100.96'	25°22'15"	N76°22'32"W	100.14'
C17	228.00'	59.99'	15°04'31"	N56°09'09"W	59.82'
C18	228.00'	77.41'	19°27'13"	N38°53'17"W	77.04'
C19	228.00'	39.05'	9°48'44"	N24°15'19"W	39.00'
C20	20.00'	19.41'	55°37'05"	N47°09'30"W	18.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	65.00'	109.49'	96°30'58"	N26°42'33"W	97.00'
C22	65.00'	109.11'	96°10'51"	N69°38'22"E	96.75'
C23	65.00'	111.79'	98°32'21"	S13°00'02"E	98.51'
C24	20.00'	19.41'	55°37'05"	S8°27'36"W	18.66'
C25	20.00'	29.67'	85°00'40"	S61°51'17"E	27.03'
C26	228.00'	81.00'	20°21'18"	N85°49'02"E	80.57'
C27	172.00'	48.69'	16°13'05"	N87°53'09"E	48.52'
C28	172.00'	178.06'	59°18'56"	N50°07'08"E	170.22'
C29	172.00'	281.33'	93°42'51"	N49°08'16"E	251.00'
C30	40.00'	28.91'	41°24'35"	N19°56'12"W	28.28'
C31	40.00'	33.76'	48°21'49"	N64°49'24"W	32.77'
C32	40.00'	69.29'	99°14'37"	S41°22'23"W	60.94'
C33	172.00'	178.06'	59°18'56"	N50°07'08"E	170.22'



ROB O'MALLEY
IDAHO NO. 13765

BOOK _____ , PAGE _____

TO T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 2 OF 4

BURRIS RANCH SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 33,

- A. N.89°00'19"W., 1326.21 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 NE 1/4; THENCE,
- B. N.89°00'19"W., 29.96 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 33 TO THE POINT OF BEGINNING; THENCE,
 1. S.00°46'05"W., 239.95 FEET; THENCE,
 2. S.88°46'01"E., 30.10 FEET; THENCE,
 3. S.00°42'12"W., 1082.88 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NE 1/4 NE 1/4; THENCE,
 4. N.89°03'39"W., 791.08 FEET ALONG THE SOUTHERLY BOUNDARY OF THE NW 1/4 NE 1/4 TO A POINT ON THE EASTERLY RIGHT OF WAY FOR OLD HIGHWAY 30; THENCE, ALONG SAID EASTERLY RIGHT OF WAY,
 5. N.19°20'57"W., 903.85 FEET; THENCE,
 6. N.18°31'19"W., 289.25 FEET; THENCE,
 7. N.71°29'04"E., 0.74 FEET; THENCE,
 8. N.08°14'57"W., 206.02 FEET; THENCE, LEAVING SAID EASTERLY RIGHT OF WAY AND ALONG THE NORTH BOUNDARY OF SAID SECTION 33,
 9. S.89°00'19"E., 1197.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 31.08 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL WILL RECEIVE WATER FROM PRIVATE DOMESTIC WELLS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

IDAHO IMPACT HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

By: _____
DUSTIN G. RIGGS, REGISTERED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DUSTIN G. RIGGS, REGISTERED AGENT, KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE REGISTERED AGENT FOR IDAHO IMPACT HOMES LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

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

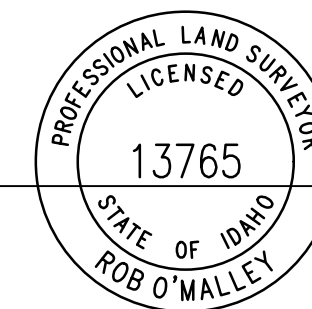
MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

ROB O'MALLEY
IDAHO NO. 13765



BOOK _____, PAGE _____

TO T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 3 OF 4

BURRIS RANCH SUBDIVISION

SATISFACTION OF SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

DATE

APPROVAL OF CANYON COUNTY HIGHWAY DISTRICT NO. 4

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS, AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312.

COMMISSIONER, CANYON HIGHWAY DISTRICT NO. 4

DATE

APPROVAL OF PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20XX, BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

CHAIRMAN

DATE

APPROVAL OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2022, BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

CHAIRMAN

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

CANYON COUNTY SURVEYOR

DATE

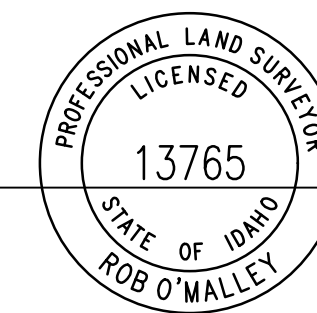
CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

ROB O'MALLEY
IDAHO NO. 13765



BOOK _____, PAGE _____

TO T-O ENGINEERS
332 N. BROADMORE WAY
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PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 4 OF 4