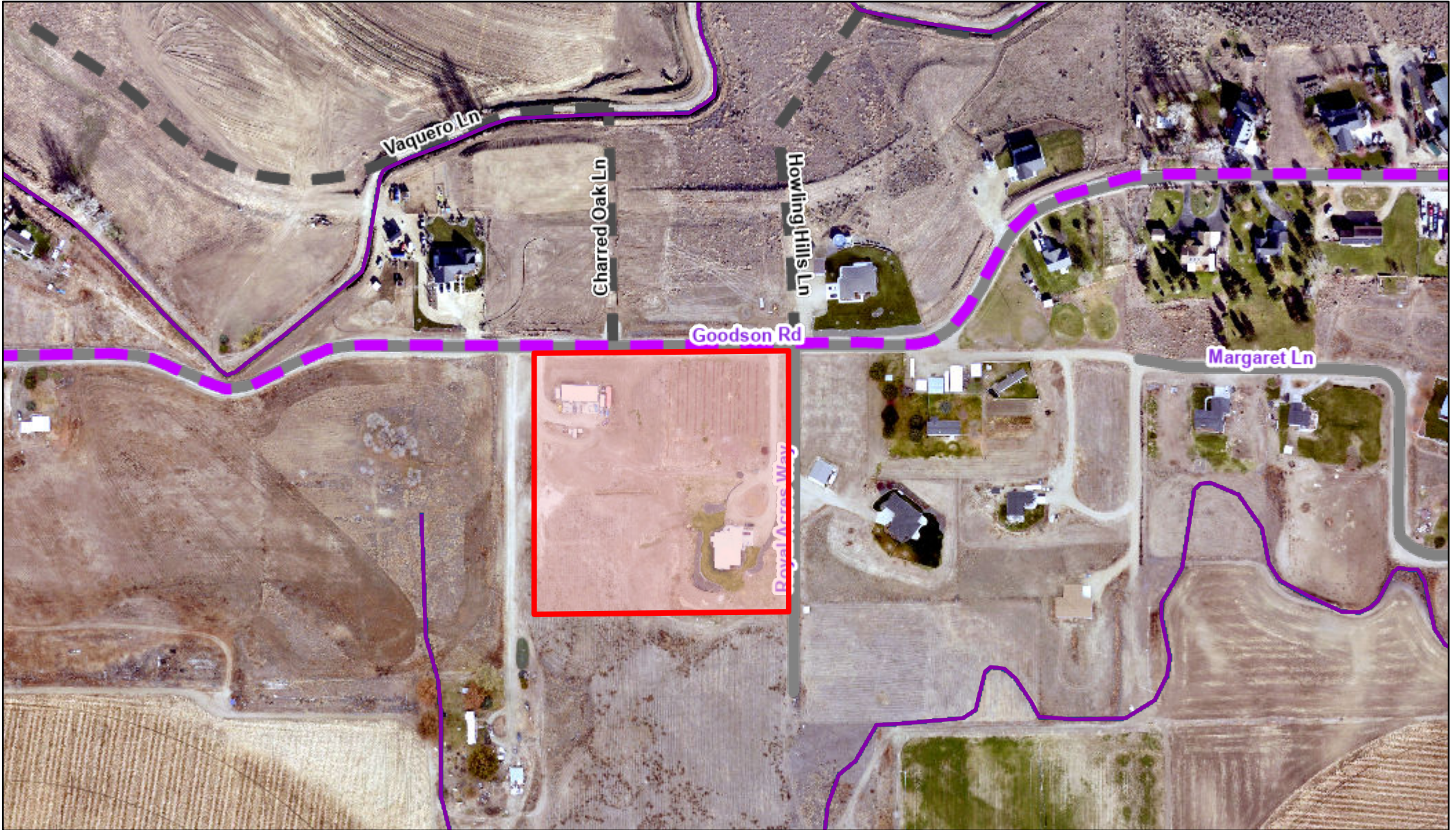


# Canyon County, ID Web Map

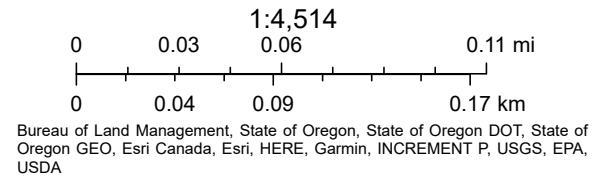


6/30/2023, 11:07:46 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads

- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector

- Canyon County Imagery\_2019
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3





# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



<b>PROPERTY OWNER</b>	OWNER NAME: Debra Lacy Living Trust
	MAILING ADDRESS: 18181 Gudson Rd. CALDWELL, ID 83607
	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: Debra L. Lacy Date: 2/9/23

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: T.J. WELLARD
	COMPANY NAME: SKINNER LAND SURVEY
	MAILING ADDRESS: 17842 SAND HOLLOW ROAD CALDWELL, ID 83607
	PHONE: 208-454-0933 EMAIL: tj@skinnerlandsurvey.com

<b>SITE INFO</b>	STREET ADDRESS: 18247 Gudson Road
	PARCEL #: R3843501100 LOT SIZE/AREA: 6.4 AC
	LOT: — BLOCK: — SUBDIVISION: —
	QUARTER: NE SECTION: 24 TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO):

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

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

CASE NUMBER: CR2023-0001, CR2023-0004, SD2023-0005 DATE RECEIVED: 2/23/23

RECEIVED BY: Maddy Vander Veen APPLICATION FEE: \$ 5,910.00 (CK) MO CC CASH

2,800  
1,400  
+ 1,680  
30 + 80  
-----  
5,910



Thomas J. Wellard, PLS  
Rodney Clark, PE

January 23, 2023

The Debra Lacy Living Trust  
Job No. NV0722

### Letter of Intent

Canyon County Development Services,

*Comprehensive plan Amendment*

We are requesting a map amendment (conditional rezone) of Parcel R3843501100 from A(agricultural) to RR(Rural-residential). The 6.426 acres is currently designated as agricultural in the 2030 comprehensive plan. The land has no surface irrigation water rights. The land is not used for agricultural production. Sprinkling of the yard and watering the berry bushes is by the domestic well. The adjacent land use is all residential. Most of the parcels were created by the Administrative Land Division process. Outside of those is actual cultivated land which has surface irrigation water, none of which is adjacent to the subject property. Three residential subdivisions are nearby, Stafford Heights, Coombes Subdivision and The Stadium Subdivision.

Access will be taken from existing gravel driveways. Adjacent properties have easement rights along the East and West boundary. We will be adding additional easement width to meet current standards. We will be requesting those easement widths be recognized. The current driveways will be utilized for access to the new lots. All new lots will be served by individual wells and septic systems. The subdivision will only create 2 new buildable lots with one lot being with the existing house. The owner's children are planning on building on the new lots to help the owner keep the property.

The request is consistent with the policies and goals of the comprehensive plan as defined below.

#### Private Property Rights

G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

P1.01.01 No person should be deprived of private property without due process of law.

G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

#### Population

G2.01.00 Incorporate population growth trends & projections when making land-use decisions.

P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.



*Thomas J. Wellard, PLS  
Rodney Clark, PE*

#### Land Use and Community Design

G4.01.00 Support livability and high quality of life as the community changes over time.

P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.

G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.

G4.04.00

Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.

P4.04.05

Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents.

P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.

#### Transportation Goals, Policies, and Actions

G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.

P8.02.01 Promote public safety through safe design.

#### Housing Goals, Policies, and Actions

G11.01.00 Encourage opportunities for a diversity of housing choices in the County.

P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.

G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.

P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

#### Agriculture Goals, Policies, and Actions

G12.01.00 Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.

P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.



*Thomas J. Wellard, PLS  
Rodney Clark, PE*

The surrounding land use is rural residential. Much of the land surrounding the parcel is not farmable due to no surface irrigation water. This land has been split up for residential use. The subject parcel is not adjacent to any farmed land.

We have not identified any negative impacts to the character of the area. If any are identified, we will address.

We appreciate your consideration of this request and hope you find our application in compliance and approve our request.

Respectfully submitted,

T.J. Wellard, PLS  
Skinner Land Survey  
208-454-0933  
tj@skinnerlandsurvey.com

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



### NEIGHBORHOOD MEETING SIGN UP SHEET

#### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 18247 Goodson Rd	Parcel Number: R3843501100
City: CALDWELL	State: ID ZIP Code: 83607
Notices Mailed Date: January 23, 2023	Number of Acres: 6.4 Current Zoning: A9
Description of the Request: Conditional Rezone	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: T.J. WELIARD
Company Name: Skinner Land Survey
Current address: 1742 Sand Hollow Road
City: CALDWELL State: ID ZIP Code: 83607
Phone: 208-454-0932 Cell: — Fax: —
Email: tj@skinnerlandsurvey.com

#### MEETING INFORMATION

DATE OF MEETING: 2/9/23	MEETING LOCATION: 18247 Goodson Rd	
MEETING START TIME: 12:10	MEETING END TIME: 1:30 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Dave Taylor		18057 Goodson Road
2. Mikael Schmidt		4295 W. Dillon Dr. Weidman
3. Art Ruiz + Pam Ruiz		26868 Royal Acres Way - Caldwell
4. Don Wetzel		26932 Eagle Neck Cms
5. Mark Pelt		18181 Goodson Rd.
6.		
7.		
8.		
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11.

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17.
18.
19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

TJ WELLARD

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2 / 9 / 23



# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

- 1. DOMESTIC WATER:**  Individual Domestic Well  Centralized Public Water System  City  
 N/A – Explain why this is not applicable: \_\_\_\_\_  
 How many Individual Domestic Wells are proposed? 2

- 2. SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

- 3. IRRIGATION WATER PROVIDED VIA:**  
 Surface  Irrigation Well  None

- 4. IF IRRIGATED, PROPOSED IRRIGATION:**  
 Pressurized  Gravity

- 5. ACCESS:**  
 Frontage  Easement Easement width 25' & 35' Inst. # \_\_\_\_\_

- 6. INTERNAL ROADS:**  
 Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

- 7. FENCING**  Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ Height: \_\_\_\_\_

- 8. STORMWATER:**  Retained on site  Swales  Ponds  Borrow Ditches  
 Other: \_\_\_\_\_

- 9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
NONE



**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 2 new lots  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: NONE

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** NA

**2. DAYS AND HOURS OF OPERATION:**

- Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? \_\_\_\_\_  No

**4. WILL YOU HAVE A SIGN?**  Yes  No  Lighted  Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building     Kennel     Individual Housing     Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building     Enclosure     Barrier/Berm     Bark Collars

**4. ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 3 Non-buildable 0 Common 0
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
2.142 ACRES

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA: NONE  
 Irrigation Well  Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 0%
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? NA
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
SEE NOTE ON PLAT #8
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
NA

### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:  
 Public  Private  N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

### HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?  
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?  
 YES  NO NA

\*If YES, a grading plan is required.

# **SUBDIVISION WORKSHEET**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

NA

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



**AFTER RECORDING, PLEASE RETURN TO:**

Curry D. Andrews, Attorney at Law  
Estate Protection & Planning, PLLC  
202 Idaho St., American Falls, ID 83211

(208) 226-5138 Office

**Send Tax Statements to:**

The Debra Lacy Living Trust  
Attn. Debra Lou Lacy, Trustee  
18181 Goodson Rd.  
Caldwell, Idaho 83607

**2022-028369**

RECORDED

**06/01/2022 08:02 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=2 JWINSLOW \$15.00  
TYPE: DEED  
ESTATE PROTECTION & PLANNING,  
ELECTRONICALLY RECORDED

GRANTORS: DEBRA LOU LACY, AN UNMARRIED WOMAN  
GRANTEE: DEBRA LOU LACY, TRUSTEE OF THE DEBRA LACY LIVING TRUST DATED  
APRIL 22, 2022, AND ANY AMENDMENTS THERETO  
PARCEL NO: 05N04W240155 (38435011 0)

**WARRANTY DEED**

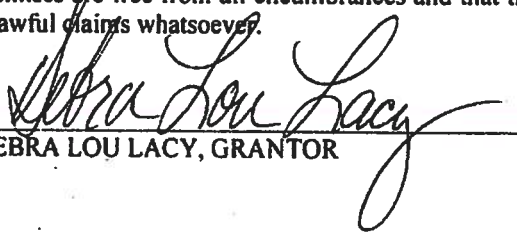
THE UNDERSIGNED Grantor, DEBRA LOU LACY, AN UNMARRIED WOMAN, hereby grants, bargains, sells, conveys and confirms her undivided interest as transferred under Instrument No. 2022-028318 to DEBRA LOU LACY, TRUSTEE OF THE DEBRA LACY LIVING TRUST DATED APRIL 22, 2022, AND ANY AMENDMENTS THERETO, the following property, legally described as:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TOGETHER WITH ALL APPURTENANCE AND SUBJECT TO: TAXES, EASEMENTS, RESTRICTIONS, COVENANTS, ENCUMBRANCES AND ASSESSMENTS AS SHOWN OF RECORD.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that the premises are free from all encumbrances and that the said Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED this 30 day of May, 2022.


  
DEBRA LOU LACY, GRANTOR

STATE OF IDAHO )  
 ) ss.  
COUNTY OF POWER )

On this day personally appeared before me DEBRA LOU LACY, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30<sup>th</sup> day of May, 2022

**CURRY D. ANDREWS**  
COMMISSION # 65824  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 06/23/2027

  
NOTARY PUBLIC in and for the State of IDAHO,  
Residing in: American Falls, Idaho.  
My Commission Expires: June 23, 2027

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A portion of the Northeast Quarter of the Northeast Quarter in Section 24, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho, described as follows:**

**Beginning at the Northeast corner for Section 24 marked with a 5/8" inch steel pin and survey cap; thence South 89°33'51" West 700.40 feet along the Northerly boundary of Section 24 to the TRUE POINT OF BEGINNING; thence South 89°33'51" West 523.00 feet along said Northerly boundary; thence South 0°07'34" West 1105.16 feet; thence North 81°54'03" East 529.21 feet along the Southerly face of an existing powerline; thence North 0°04'57" East 1034.58 feet to the TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM:**

**Part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 5 North, Range 4 West, Boise Meridian, Canyon County, Idaho, described as follows:**

**Beginning at the Northeast corner for Section 24 marked with a 5/8 inch steel pin and survey cap; thence South 89°33'51" West 700.40 feet along the Northerly boundary of Section 24; thence South 0°04'57" West 535.00 feet to the TRUE POINT OF BEGINNING; thence South 0°04'57" West 499.58 feet; thence South 81°54'03" West 529.21 feet; thence North 0°07'34" East 570.16 feet; thence North 89°33'51" East 523.41 feet to the TRUE POINT OF BEGINNING.**

# SASKATOON HILL SUBDIVISION

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 24,  
TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2023

## NOTES:

1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or and appurtenance to it."

2. 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.

3. 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.

4. This development recognizes and is in compliance with Idaho Code 31-3605. The development lies within the Black Canyon Irrigation District but has no surface irrigation water rights.

5. The subject property is currently zoned RR(Rural-Residential).

6. The development is 6.426 acres.

7. This development consists of 3 residential lots.

8. 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 the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.

11. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE. PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

NO	BEARING	LENGTH
LI	N89°32'37"W	39.05'

POINT OF BEGINNING

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

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Section Corner  
Section 18  
CP&R Inst. No.  
200702857

Section Corner  
Section 19  
CP&R Inst. No.  
200702857

Section Corner  
Section 13  
CP&R Inst. No.  
200702857

Section Corner  
Section 24  
CP&R Inst. No.  
200702857

Section Corner  
Section 13  
CP&R Inst. No.  
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CP&R Inst. No.  
200702857

Section Corner  
Section 24  
CP&R Inst. No.  
200702857

Section Corner  
Section 13  
CP&R Inst. No.  
200702857

0' 50' 100'

Scale: 1" = 50'

## LEGEND

- BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 1/2" REBAR - FOUND & PULLED
- ⊙ 5/8" x 24" REBAR - SET
- ⊙ 1/2" x 24" REBAR - SET
- PROPERTY BOUNDARY LINE
- SECTION/ALLOT PART LINE
- INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE

Surveyor's Narrative:  
This survey was performed at the request of Debra Lacy to subdivide the property described in the reference deed to create additional building lots. Section control and existing property corner monuments were located and held as shown. The boundary was held as previously established in Record of Survey Inst. No. 2006049167. The basis of bearing and elevations for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. Elevations are NAVD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.



REVISIONS

2	1
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Sheet 1 of 2

Skinner  
Land Survey  
17842 Sand Hollow Road  
Caldwell, Idaho 83407  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM  
surveys@skinnerlandsurvey.com

**OWNERS' CERTIFICATE**

I, Debra Lou Lacy, Trustee of The Debra Lacy Living Trust, say I am the owner of this property, being more particularly described in the legal description below, state that it is my intention to include said property in the subdivision plat, and that I do for myself, heirs, transferees, successors and assigns. The public streets and rights-of-ways shown on this plat are dedicated to the public forever. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the NE 1/4 NE 1/4 of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said NE 1/4 NE 1/4 (NE Section Corner, Section 24), a found 5/8 inch diameter rebar;

thence North 89°44'57" West along the North boundary of the NE 1/4 NE 1/4 a distance of 700.40 feet to the TRUE POINT OF BEGINNING, a found 1/2 inch diameter rebar reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°46'08" West a distance of 535.00 feet to a found 1/2 inch diameter rebar reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°44'57" West a distance of 523.41 feet to a found 1/2 inch diameter rebar reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°48'46" East a distance of 535.00 feet to a point on the North boundary of the NE 1/4 NE 1/4 a found 1/2 inch diameter rebar reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°44'57" East along said North boundary a distance of 523.00 feet to the TRUE POINT OF BEGINNING, said parcel being 6.426 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Debra Lou Lacy, Trustee

ACKNOWLEDGEMENT  
STATE OF IDAHO )  
COUNTY OF CANYON ) S.S.

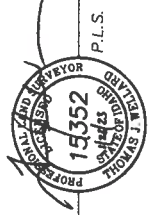
On this \_\_\_\_\_ day of \_\_\_\_\_ in the year of 20\_\_\_\_, before me, the undersigned, a notary public, personally appeared Debra Lou Lacy, Trustee of The Debra Lacy Living Trust, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

**SASKATOON HILL SUBDIVISION**

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 2023

**SURVEYOR'S CERTIFICATE**

I, Thomas J. Wellard, P.L.S., 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' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.



Thomas J. Wellard  
P.L.S. 15352

**CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT**

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 NOTUS-PARMA HIGHWAY DISTRICT  
Notus-Parma Highway District No. 2 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 I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman

Date

COUNTY RECORDER'S CERTIFICATE  
INSTRUMENT NUMBER: \_\_\_\_\_ FEE \_\_\_\_\_  
STATE OF IDAHO } S.S.  
COUNTY OF CANYON }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY CO. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SURVEYS. AT PAGE \_\_\_\_\_  
EX-OFFICIO RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

**CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR**

I, the undersigned, 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 surveys.

County Surveyor

Date

**CERTIFICATE OF COUNTY TREASURER**

I, Tracie Lloyd, 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer

Date

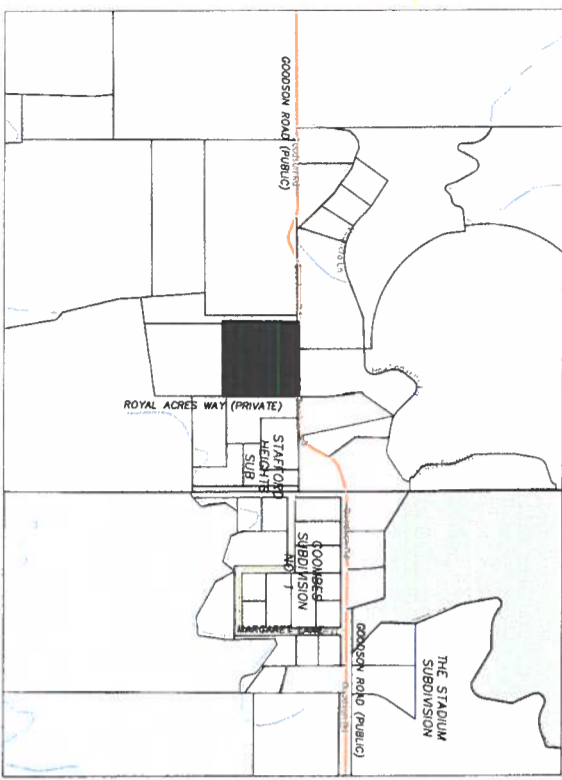
APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY  
Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

Clerk

Skinner Land Survey  
17642 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM  
surveys@skinnerlandsurvey.com  
Drawn By: ZCL  
Date: March 29, 2022  
Surveyed By: ZCL  
Job No. FE2422



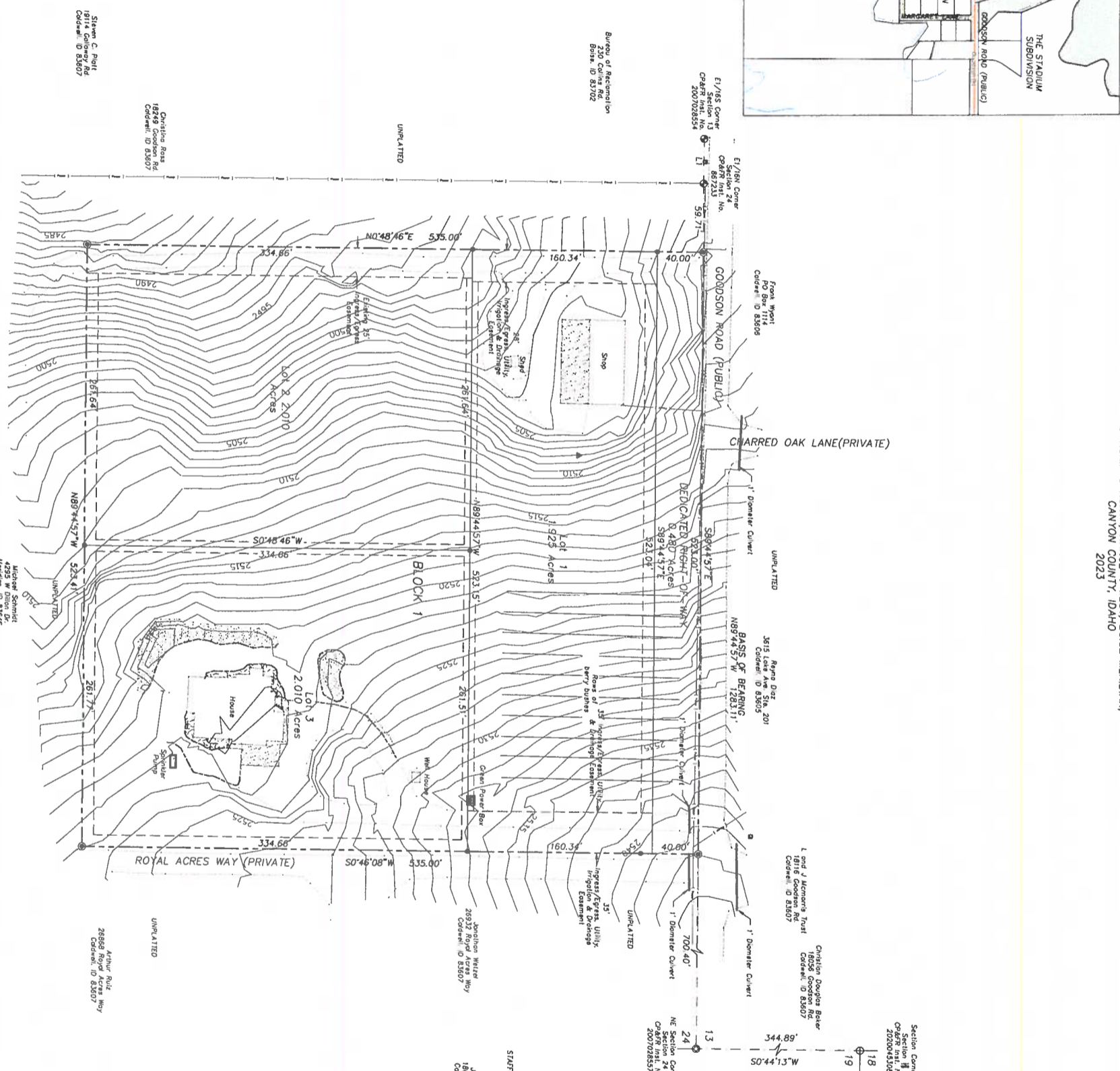


NOTES:

1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation or an opportunity to it shall be or become a nuisance, private or public, by any, changed conditions in or about the surrounding nonagricultural activities other than the operation has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or and opportunity to it."
2. 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.
3. 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.
4. This development recognizes and is in compliance with Idaho Code 31-3805. The development lies within the Black Canyon Irrigation District but has no surface irrigation water rights.
5. The subject property is currently zoned AG(AGRICULTURAL).
6. The development is 6.426 acres.
7. This development consists of 3 residential lots.
8. 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 the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
9. Finish grades of subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
11. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: INTERIOR LOT LINES: 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S).

DEVELOPMENT DATA:

TOTAL ACRES.....	6.426 ACRES
TOTAL LOTS.....	3
SINGLE FAMILY LOTS.....	3
SINGLE FAMILY AVERAGE LOT SIZE.....	2.142 ACRES
EXISTING ZONING.....	AG(AGRICULTURAL)
PROPOSED ZONING.....	RR(RURAL RESIDENTIAL)



LINE TABLE

NO	BEARING	LENGTH
1	N89°32'37"W	38.05'

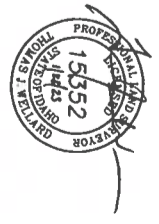
Reference Survey:  
Inst. No. 2006049167  
Storford Heights Subdivision  
Book 42, Page 1

Reference Deed:  
Inst. No. 20220283569

SASKATOON HILL SUBDIVISION  
Inst. No. 2023011491  
Book 42, Page 1

- LEGEND**
- BRASS CAP MONUMENT - FOUND
  - ⊕ ALUMINUM CAP MONUMENT - FOUND
  - ⊙ 5/8" REBAR - FOUND
  - ⊙ 1/2" REBAR - FOUND & PULLED
  - ⊙ 5/8" x 24" REBAR - SET
  - ⊙ 1/2" x 24" REBAR - SET
  - TELE BOX
  - ▲ WATER SPOUT
  - PROPERTY BOUNDARY LINE
  - SECTION/ALLOT PART LINE
  - - - INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE
  - FENCE LINE
  - EDGE OF PAVEMENT
  - EDGE OF CONCRETE
  - EDGE OF DRIVEWAY
  - POWER LINE

Surveyor's Declaration:  
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the developer, and that the same was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional surveyor in the State of Idaho.



REVISIONS

NO	DATE	DESCRIPTION
1		
2		

DEVELOPER:  
DEBRA LACY  
18247 Coodson Rd.  
Caldwell, Idaho 83607  
208-573-3319

Surveyed By: ZCL  
Date: Jan. 5, 2023  
Job No. NV0722

**Skinner**  
Land Survey  
17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0833  
WWW.SKINNERSLANDSURVEY.COM  
survey@skinnerlandsurvey.com