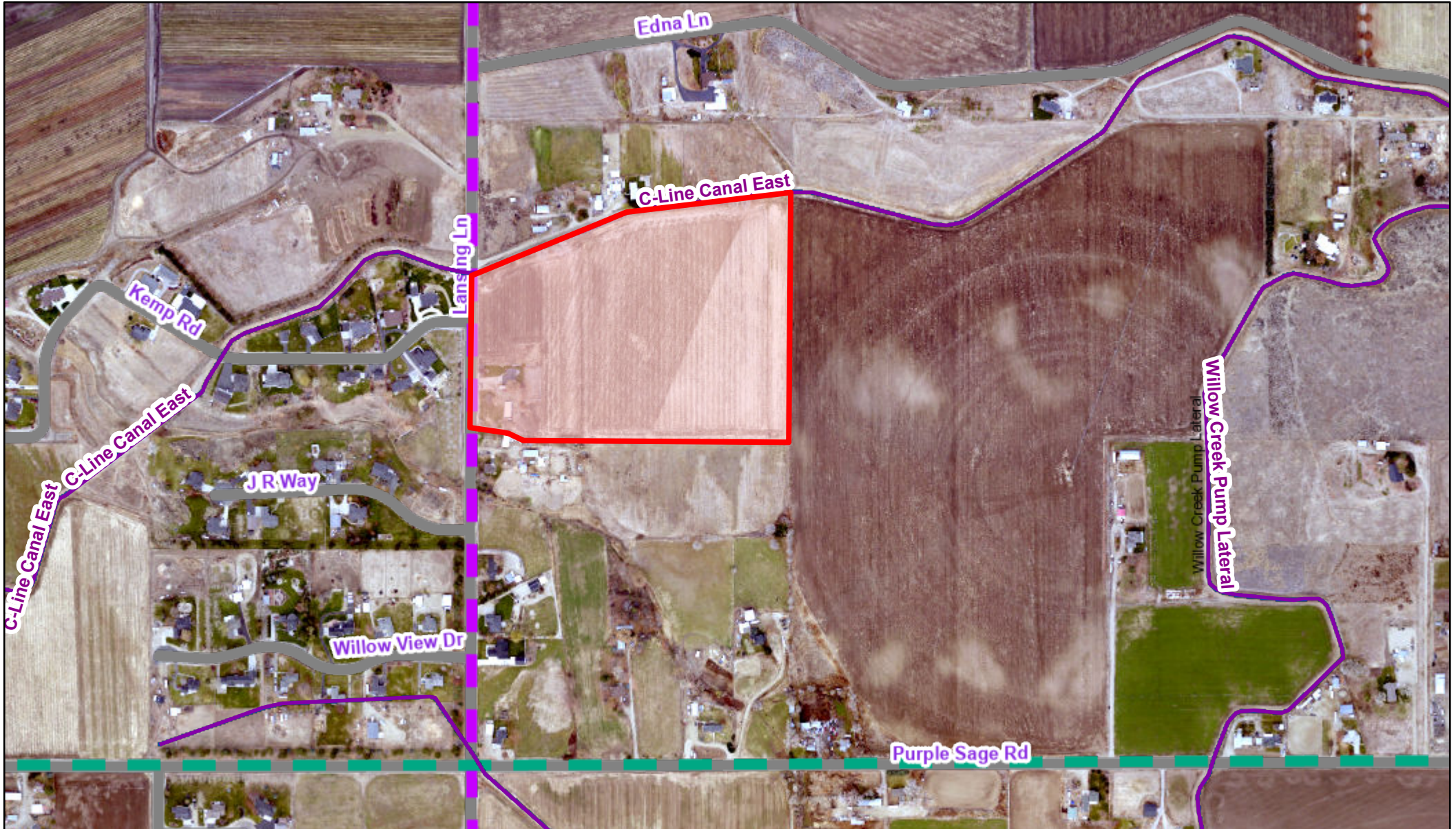
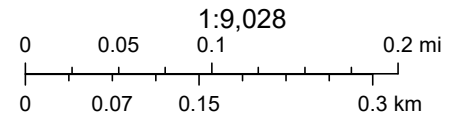


# Canyon County, ID Web Map



7/3/2023, 4:22:22 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



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

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



<b>PROPERTY OWNER</b>	OWNER NAME: <i>Cotner Development, LLC (Contact: John Cotner)</i>
	MAILING ADDRESS: <i>PO Box 785, Meridian, Idaho 83680</i>
	PHONE: <i>208-941-9623</i> EMAIL: <i>John@CotnerBuilding.com</i>
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: <i>[Handwritten Signature]</i> Date: <i>6/29/22</i>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <i>Lance Warnick</i>
	COMPANY NAME: <i>Aspen Engineers</i>
	MAILING ADDRESS: <i>1619 N. Linder Rd Suite 110, Kuna ID, 83634</i>
	PHONE: <i>208-466-8181</i> EMAIL: <i>Lance@AspenEngineers.com</i>

<b>SITE INFO</b>	STREET ADDRESS: <i>25292 Lansing Ln, Middleton, Idaho 83644</i>		
	PARCEL #: <i>R37498</i>	LOT SIZE/AREA: <i>26.85 Acres</i>	
	LOT: <i>N/A</i>	BLOCK: <i>N/A</i>	SUBDIVISION: <i>N/A</i>
	QUARTER: <i>SW</i>	SECTION: <i>27</i>	TOWNSHIP: <i>5N</i> RANGE: <i>2W</i>
	ZONING DISTRICT: <i>R-R</i>	FLOODZONE (YES/NO): <i>NO</i>	

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

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

CASE NUMBER: <i>SD2022-0038</i>	DATE RECEIVED: <i>7.25.22</i>
RECEIVED BY: <i>CL</i>	APPLICATION FEE: <i>120.00</i> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

*Only paid 1050.00 - Sending cc for rest*

*Revised 1/3/21*

*[Handwritten initials]*

# **FINAL PLAT SUBMITTAL LIST**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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

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



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

<input 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"/>	<b>\$930 +\$10/lot +\$100( if in an area of impact) non-refundable fee</b>

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

### **NOTES:**

1. Any conditions of approval given during the rezoning 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.

**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:** 75490

**Date:** 7/25/2022

**Date Created:** 7/25/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Cotner Development, LLC

**Comments:** SD2022-0038 Hawk View

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Final Plat	SD2022-0038	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0038	\$50.00	\$0.00	\$0.00

**Sub Total:** \$1,050.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,050.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	0220	\$1,050.00

**Total Payments:** \$1,050.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



**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:** 75492

**Date:** 7/25/2022

**Date Created:** 7/25/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Thayne Warnick

**Comments:** SD2022-0038 Hawk View

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0038	\$70.00	\$0.00	\$0.00

**Sub Total:** \$70.00

**Sales Tax:** \$0.00

**Total Charges:** \$70.00

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Credit Card	118231017	\$70.00

**Total Payments:** \$70.00

**ADJUSTMENTS**

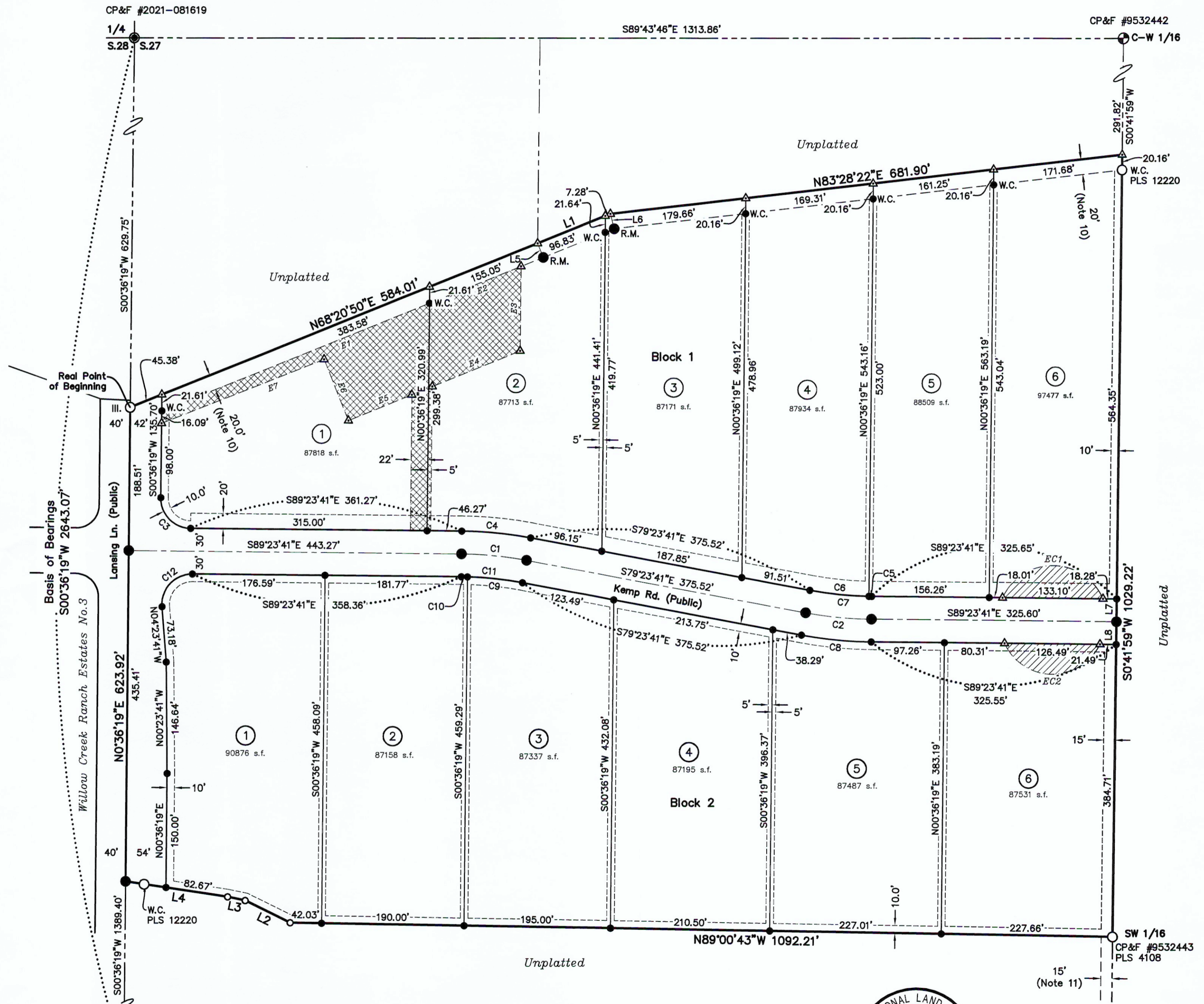
**Receipt Balance:** \$0.00

# Plat Showing Hawk View Estates Subdivision

Situated in the Northwest 1/4 of the Southwest 1/4 of Section 27,  
Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.  
2022.



SCALE: 1" = 100'



### Legend

- Found Brass Cap Monument
- Found Aluminum Cap Monument
- 
- 
- 
- 
- 
- Calculated Point, Nothing Found or Set
- Lot Number
- Witness Corner, as noted
- Reference Monument, as noted
- Illegible
- Square Feet
- Subdivision Boundary Line
- Tie Line
- Lot Line
- Section Line
- Right-of-Way Line
- Centerline
- Easement Line (Note 7)
- Easement Line, as noted
- Drainage Easement (Note 8)
- Temporary Turn Around Easement (Note 9)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°10'35"E	104.11
L2	N63°55'27"W	66.70
L3	N78°16'04"W	23.84
L4	N81°23'11"W	137.20

### Surveyors narrative:

The purpose of this survey is to subdivide the property shown hereon. The property is a portion of unplatted lands. The existing section corner monumentation found and shown on this plat are in substantial agreement with existing corner records and were used to establish the boundaries of this subdivision.



See Sheet 2 for Notes and Line & Curve Tables.

Book \_\_\_\_\_ Page \_\_\_\_\_

**IDAHO SURVEY GROUP, LLC**

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570  
WWW.IDAHOSURVEY.COM

# Hawk View Estates Subdivision

- Building setbacks shall conform to the applicable zoning regulations at the time of issuance of the building permit. No permanent structures shall be located closer than seventy feet to any section line or quarter section line unless the highway district waives the seventy feet set back requirement.
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of resubdivision.
- 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 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 any agricultural operation, agricultural facility or expansion thereof".
- Irrigation water for all lots will be provided through a pressurized irrigation system, to be owned and maintained by the Hawk View Estates Homeowners Association in compliance with Idaho code Section 31-3805 (1)(b). All lots will be entitled to surface water rights and will be obligated for assessments from the Black-Canyon Irrigation District. In compliance with Idaho code Section 31-3805 (2)
- The Homeowners Association, underlying property owners or adjacent property owners are responsible for all storm drainage facilities outside of the public right-of-way, including all routine and heavy maintenance.
- The Homeowner's Association or adjacent property owners are responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.) approved by the highway district to be within the public right-of-way.
- A public utilities and slope easement is hereby designated adjacent to all lot lines common to a public street as depicted hereon. A five (5) foot wide property drainage easement is hereby designated adjacent to each side of interior lot lines unless otherwise delineated and referenced. A ten (10) foot wide property drainage easement is hereby designated adjacent to all rear lot line unless otherwise delineated and referenced. The easements are as shown on this plat.
- Lots 1 and 2, Block 1 are subject to a drainage and access easement to the benefit of the Homeowners Association as delineated and referenced.
- Temporary vehicle turn around easement - See Instrument No. \_\_\_\_\_, records of Canyon County, Idaho.
- All Lots within Block 1 are subject to a twenty (20) foot easement for the benefit of the Black-Canyon Irrigation District and down stream neighbors as delineated and referenced.
- A fifteen (15) irrigation pipeline easement - See Instrument No. 9300517, records of Canyon County, Idaho.
- Direct lot access to Lansing Lane is prohibited.
- Water supply shall be provided by individual wells.
- Sanitary sewer to be provided by individual septic systems.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°10'35"E	104.11
L2	N63°55'27"W	66.70
L3	N78°16'04"W	23.84
L4	N81°23'11"W	137.20
L5	S21°44'18"E	20.00
L6	S14°10'32"E	20.18
L7	S0°41'59"W	30.00
L8	S0°41'59"W	30.00

Easement Line Table		
Line	Bearing	Length
E1	S68°20'50"W	383.58'
E2	N68°20'50"E	131.47'
E3	N00°36'19"E	111.09'
E4	N68°11'19"E	126.17'
E5	N68°11'19"E	91.13'
E6	S21°58'16"E	86.89'
E7	N68°45'37"E	231.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG.	CHORD DIST.
C1	500.00	10°00'00"	87.27	N84°23'41"W	87.16
C2	500.00	10°00'00"	87.27	S84°23'41"E	87.16
C3	40.00	90°00'00"	62.83	S44°23'41"E	56.57
C4	530.00	10°00'00"	92.50	N84°23'41"W	92.39
C5	470.00	0°27'21"	3.74	S89°10'01"E	3.74
C6	470.00	9°32'39"	78.29	S84°10'01"E	78.20
C7	470.00	10°00'00"	82.03	S84°23'41"E	81.93
C8	530.00	10°00'00"	92.50	S84°23'41"E	92.39
C9	470.00	8°59'50"	73.80	N83°53'36"W	73.73
C10	470.00	1°00'10"	8.23	N88°53'36"W	8.23
C11	470.00	10°00'00"	82.03	N84°23'41"W	81.93
C12	40.00	95°00'00"	66.32	S43°06'19"W	58.98

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	167.50'	73.00'	131°28'11"	N89°23'41"W	133.10'
EC2	157.90'	70.00'	129°14'46"	S89°23'41"E	126.49'



Book

Page



IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570  
WWW.IDAHOSURVEY.COM

# Hawk View Estates Subdivision

## Certificate Of Owners

Know all men by these presents: that Cotner Development, LLC, an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 27 and 28, Township 5 North, Range 2 West, from which the Section corner common to Sections 27, 28, 33 and 34, Township 5 North, Range 2 West, bears South 00°36'19" West, 2643.07 feet; thence on the west boundary line of said Section 27, South 00°36'19" West, 629.75 feet to the centerline of an irrigation ditch and the REAL POINT OF BEGINNING;

thence on said centerline the following three courses and distances:

North 68°20'50" East, 584.01 feet;

North 68°10'35" East, 104.11 feet;

North 83°28'22" East, 681.90 feet to the east boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 27;

thence on said east boundary line, South 00°41'59" West, 1029.22 feet to the Southwest 1/16 corner of said Section 27;

thence North 89°00'43" West, 1092.21 feet;

thence North 63°55'27" West, 66.70 feet;

thence North 78°16'04" West, 23.84 feet;

thence North 81°23'11" West, 137.20 feet to the west boundary line of said Section 27;

thence on said west boundary line, North 00°36'19" East, 623.92 feet to the REAL POINT OF BEGINNING.

Containing 26.909 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. The owner also hereby certifies that this plat complies with Idaho Code 50-1334 (1). The lots within this subdivision will not be served by any water system common to one (1) or more lots, but will be served by individual wells.

Cotner Development, LLC., an Idaho Corporation

\_\_\_\_\_  
John M. Cotner  
Manager

## Certificate of Surveyor

I, Cody M. McCammon, 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" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
Cody M. McCammon



\_\_\_\_\_  
P.L.S. No. 11779

## Acknowledgment

State of Idaho )  
) S.S.  
County Of Canyon)

On this \_\_\_\_\_ day of \_\_\_\_\_, year of 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared John M. Cotner, known or identified to me to be the manager of Cotner Development, LLC., an Idaho Limited Liability Company, the company that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said company and that said company executed the same.

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 on

\_\_\_\_\_  
John M. Cotner  
Manager

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho

Book \_\_\_\_\_ Page \_\_\_\_\_

<b>ISG</b>	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Sheet 3 of 4	



# Hawk View Estates Subdivision

## Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Caldwell Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

\_\_\_\_\_  
Southwest District Health, REHS Date

## Approval of Canyon County Commissioners

I, the undersigned, Chairman of the Canyon County Commissioners for Canyon County, Idaho, do hereby certify that at a regular meeting of the County Commissioners held

on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ this plat was accepted and approved.

\_\_\_\_\_  
Chairman of Canyon County Commissioners Date

## Approval of Canyon Highway District No. 4

Canyon Highway District No. 4 does hereby accept and approve 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.50-132

\_\_\_\_\_  
Chairman Date

## Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

\_\_\_\_\_  
Canyon County Surveyor

## Certificate of 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



Book \_\_\_\_\_ Page \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
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