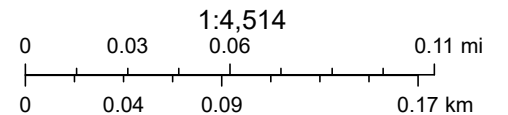


Canyon County, ID Web Map



5/10/2024, 8:33:18 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Imagery_2022
- Red: Band_1



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



FINAL PLAT

PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Patricia Dodson & Tom Hood	
	MAILING ADDRESS: 6427 83RD AVE SE SNOHOMISH WA 98290	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>		
Signature: <u>Patricia Dodson</u>		Date: <u>4/11/24</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Derritt Kerner, P.E.	
	COMPANY NAME: David Evans and Associates. Inc.	
	MAILING ADDRESS: 9175 W Black Eagle Dr, Boise ID 83709	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 N. Robinson Blvd.	
	PARCEL NUMBER: R3046100000	
	PARCEL SIZE: 8.58 ac	
	NUMBER OF LOTS: 7	
	PROPOSED SUBDIVISION NAME: DTH Subdivision	
	FLOOD ZONE (YES/NO) no	ZONING DISTRICT: R-1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>SD 2024-0003</u>	DATE RECEIVED: <u>5/9/24</u>
RECEIVED BY: <u>DA</u>	APPLICATION FEE: <u>\$ 1,170.00</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

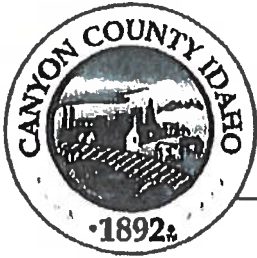
THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Copy of Final Plat: 1 Hard Copy, 1 Digital	X	
Final Drainage Plan, if applicable	X	
Final Irrigation Plan, if applicable	X	
Final Grading Plan, if applicable	X	
Completed Final Plat Checklist	X	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	n/a	
Condition Compliance Proof (Conditional Rezone/D.A.)	n/a	
Proof of approval from:		
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
City Impact Area	X	
Bonding Instructions	X	
Deed or evidence of property interest to the subject property	X	
Fee: \$1000.00 +\$10.00/lot +\$100.00 for Area of City Impact	\$1,170.00	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

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. Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.



AGENCY ACKNOWLEDGMENT

Date: 4/4/2024

Applicant: David Evans and Associates, Inc.

Parcel Number: R3046100000

Site Address: 0 N. Robinson Blvd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: 04/23/2024 Signed:

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: 4/4/2024 Signed:

District: Nampa Fire Dist.
Ross Johnson
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: 4/23/2024 Signed:

District: _____
[Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for informal review.

Date: _____ Signed:

n/a - see Staff Report for confirmation of no Irrigation Representative
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: 4-25-24 Signed:

City: Nampa
[Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



Board of County Commissioners DTH Subdivision Preliminary Plat SD2018-0013

FINDINGS, CONCLUSIONS LAW, AND ORDER

Findings of Fact

1. The applicant, Tom Hood, represented by Derritt Kerner, David Evans and Associates, is requesting approval of a **Preliminary Plat** for DTH Subdivision on Parcel R30461. The development consists of seven (7) residential lots (Exhibit B). The request includes a deferral of subdivision improvements such as curb, gutter, sidewalk, streetlights, and landscaping per Canyon County Code Section 09 11 19(6).
2. The subject property was rezoned from "R R" (Rural Residential) to "R-1" (Single Family Residential) on June 1, 2016 (PH2016-10, Ordinance No. 16-006). (Exhibit H, Attachment 4e)
3. The property is located within the Nampa Area of City Impact. The City of Nampa did not waive city subdivision improvements but does agree to defer improvements until the parcel is annexed into the city. (Exhibit H, Attachment 4b)
4. The subject property is located within Nampa Meridian Irrigation District. The district did not comment, but the property is serviced by the Ridge Lateral Tap 7618. There is currently no Water User's Agreement.
5. The development will be served by individual wells and septic systems
6. Access to the public road system will be via the extension of N. 63rd Street as approved by the City of Nampa (Exhibit H, Attachment 4c).
7. The subject property is located within Nampa Highway District No 1. Comments and requirements were provided by the highway district. (Exhibit H, Attachment 4h)
8. Post-development stormwater run-off is to be contained within the retention ponds and is the responsibility of the property owner. (Exhibit H, Attachment 4f)
9. The development is not located in a floodplain (Flood Zone X).
10. Notice of the public hearing was provided in accordance with CCZO §07-05-01. The Agency and City of Nampa notice was sent on August 3, 2022. Agencies were noticed again on October 25, 2023, 2023. A newspaper notice was published on October 21, 2023. Property owners within 600' were notified by mail on October 25, 2023. The property was posted on November 2, 2023.
11. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2018-0013.
 - a. On July 20, 2023, after public testimony was completed, the Planning and Zoning Commission postponed the hearing to August 17, 2023 requesting the applicant provide the following information:
 - i. Clarification from Nampa regarding the deferral of subdivision improvements and future of Stamm Lane (See Attachment j for updated information).

Conclusions of Law

Pursuant to CCZO §07-17-09(4): Commission Action:

"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the Commission's minutes. The reasons for action taken shall specify:

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67- 6513 (Subdivisions);
- B. Idaho Code, Section 31-3805 & 67-6537 (Water Rights Irrigation Water Delivery);

- C. Idaho Code, Section 22 4503 (Right-to-Farm Act);
- D. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- E. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).
 - a. The preliminary plat was found to be complete by Keller Associates (Exhibit H, Attachment 4i) subject to conditions of approval.
- F. Canyon County Code Section 09 01 19, Nampa – Area of City Impact Agreement.
 - a. The property is located within the Nampa Area of City Impact. Pursuant to CCZO Section 09-01-19, Nampa Area of City Impact Agreement, the City had the opportunity to review the plat application and render an opinion and recommendation to the County. On August 3, 2022, and June 8, 2023 and October 25, 2023, the City of Nampa was noticed regarding the plat application which included a copy of the plat. The City of Nampa responded that the subject parcel is about 1000 feet from city services but they are not directly accessible via public right-of-way. The City defers subdivision improvements until the parcel is annexed into the city. (Exhibit H, Attachment 4b).
 - i. On August 1, 2023, the applicant provided an e-mail from City of Nampa addressing what deferral of subdivision improvements means and future plans for Stamm Lane (Exhibit H, Attachment 4j). Nampa states the following: *“Granting a deferral gives the City rights to require construction of the improvements by property owners at some point in the future when the property is annexed and the improvements are deemed warranted by the City. An example of when this may occur is when a property owner applies for a building permit for an addition/accessory structure, or a complete redevelopment of the lot, where City code dictates the construction of typical frontage improvements are required.”*
 - ii. Nampa states the following regarding Stamm Lane, *“Stamm Lane extension would happen with the SH16 southerly connection, which is likely 10+ years off.”*

Conditions of Approval

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner’s signature on the final plat.
2. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation entity.
 - a. Historic irrigation water delivery to the existing development north of the subject parcel shall be delivered to the high point of the existing ditch flow pattern.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Exhibit H, Attachment 4i).
4. Plat shall comply with the requirements of Nampa Highway District No. 1 (Exhibit H, Attachment 4h). Evidence of compliance shall be Nampa Highway District No. 1 signature on the final plat.
5. The development shall comply with Southwest District Health requirements (Exhibit H, Attachment 4g). Evidence of compliance shall be Southwest District Health’s signature on the final plat.
6. An Irrigation Water User’s Maintenance Agreement for all lots within the development shall be recorded with the Canyon County Recorder’s Office prior to the Board signing the final plat.
7. Prior to the Board signing the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. Prior to the Board signing the final plat, the final plat shall be signed by the City of Nampa’s engineer (Section 09 1119(5) of the Canyon County Code).
9. Note 17 on the Preliminary Plat shall be revised to state “Development on slopes over 15% is prohibited.”
10. Plat shall comply with the International Fire Code as administered through Nampa Fire District

Need
Need
Change




Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2018-0013, the Board of County Commissioners **approves** the preliminary plat for the DTH Subdivision with deferral of subdivisions improvements (Attachment b & j) and conditions of approval as enumerated herein.

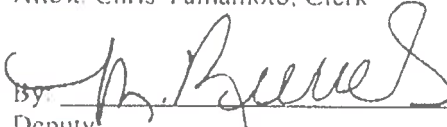
DATED this 5 day of December, 2023.

CANYON COUNTY BOARD OF COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>		
 Commissioner Brad Holton	<input checked="" type="checkbox"/>		
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>		

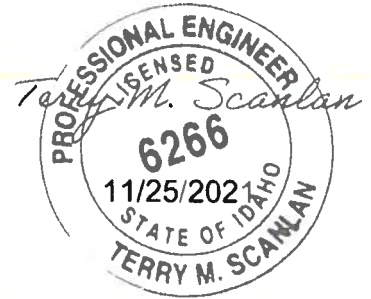
Attest, Chris Yamamoto, Clerk

By: 
Deputy

Date: 12-5-23

MEMORANDUM

DATE: October 25, 2021
TO: Matt Drown – Ridgeline Vistas, LLC
FROM: Terry Scanlan, P.E., P.G.
SPF NO: 1712.0010
RE: Ridgeline Vistas Subdivision Water Supply Recommendations



Project Description. Ridgeline Vistas, LLC proposes to develop a 190.72-acre site in Sections 5 and 6, Township 5 North, Range 2 West, Canyon County. The site is proposed as a 20-lot residential subdivision to be known as Ridgeline Vistas Subdivision. Subtracting 11.32 acres for road right-of-way, the residential development area will be 179.40 acres. Lot sizes will range from 8.44 acres to 9.7 acres in size, with an average size of 9.0 acres. The lot distribution from the preliminary plat is shown below as Figure 1.

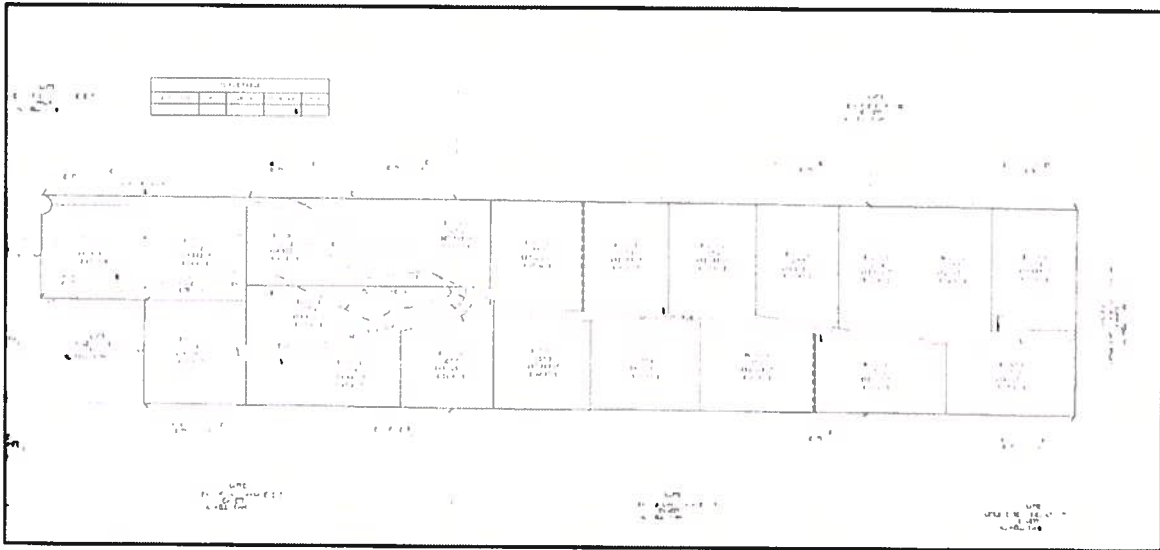


Figure 1. Ridgeline Vistas Subdivision lot distribution from preliminary plat (KM Engineering, 10/12/21)

Existing Water Rights. There are three water rights, two for irrigation and one for domestic and stockwater, associated with the property. Copies of existing water rights are provided as Attachment A.

- The two irrigation water rights, 63-32851 and 63-31214, authorize irrigation of 107 acres at a combined diversion rate of 2.14 cfs (960 gpm) from a groundwater well located within proposed Lot 8 of Block 1. These two water rights can be divided among the 20 lots as part of the development.

- The domestic and stockwater right, 63-18929, authorizes diversion of 0.11 cfs, not to exceed 13,000 gpd, from a well within proposed Lot 7 of Block 1. This water right should be assigned to Lot 7 Block 1.

Idaho Department of Water Resources records also lists four other irrigation water rights as appurtenant to the property. These water rights¹ were previously sold to others for mitigation or other purposes and are not available for use on the property.

Proposed Water Right Action. Ridgeline Vista, LLC proposes to divide irrigation water rights 63-32851 and 63-31214 into twenty separate water rights for each of the 20 lots. Water rights assigned to lots will vary, with flatter lots receiving larger allocations and steeper lots receiving smaller allocations. A proposed allocation is provided in the table below. Each water right acre is authorized 0.02 cfs (9 gpm).

Table 1. Proposed Irrigation Water Right Allocation

Block	Lot	Water Right Acres			Rate (cfs)
		Total	63-31214	63-32851	
1	1	7		7	0.14
1	2	7		7	0.14
1	3	7		7	0.14
1	4	8	1	7	0.16
1	5	7		7	0.14
1	6	7		7	0.14
1	7	5	5		0.10
1	8	6	6		0.12
1	9	8	8		0.16
1	10	8	8		0.16
1	11	8	8		0.16
1	12	8	8		0.16
2	1	4	4		0.08
2	2	4	4		0.08
2	3	2	2		0.04
2	4	3	3		0.06
2	5	4	4		0.08
2	6	2	2		0.04
2	7	1	1		0.02
2	8	1	1		0.02
	Total	107	65	42	2.14

¹ 63-32852 (Flynn) for irrigation of 3 acres, 63-33313 (Peer) for irrigation of 2 acres, 63-33314 (Seel) for irrigation of 2.5 acres, and 63-33363 (Thacker) for irrigation of 1.0 acres.

The process for dividing the water rights will consist of submitting 19 applications for transfer of water right to the Idaho Department of Water Resources. Each application will create a new water right from the assigned portion, with a new point of diversion within that lot. Lot 8 Block 1 will not require a transfer application because it will retain the remaining 6 acres of water right 63-31214 and the authorized point of diversion. Upon approval of the transfer applications, each lot will have an appurtenant water right that shall be conveyed with sale of the lot.

Water rights for domestic purposes can be established without a water right action through domestic use provisions of Idaho Code 42-111 and 42-227. Each lot that constructs a well can utilize groundwater for domestic purpose, including stockwater and up to ½ acres of irrigation, provided that the use does not exceed 13,000 gallons per day. As noted previously, existing domestic and stockwater right 63-18929 can be conveyed with Lot 7 of Block 1. The purchase agreement or deed for Lot 7 should explicitly state that water right 63-18929 is included.

Proposed Water Systems. Domestic and irrigation water supplies to the subdivision will be supplied from either 1 or 2 wells located on each lot. A domestic well can be used for diversion of irrigation water under the water right allocation listed previously. Alternatively, a separate irrigation well can be constructed.

Static water levels are anticipated to average approximately 200 feet below ground surface, which will require well depths of 300 to 400 feet.

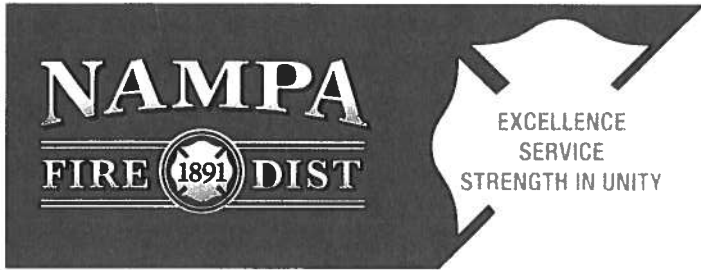
- For a two-well option, a lot could have separate domestic and irrigation wells. Under this alternative, a 6-inch well would be constructed for domestic purposes. The 6-inch well would have a target depth of approximately 350 feet and be equipped with a 4-inch diameter 3-hp or 5-hp pump rated to produce approximately 20 gpm for domestic purposes. An 8-inch well could be constructed to approximately 400 feet and (depending on diversion rate) be equipped with a 5 to 15 hp submersible pump, 6-inch diameter, for irrigation purposes. The horsepower will vary according to acres irrigated, with those lots irrigating 7 acres or more likely requiring a 10 or 15 hp pump.
- For a single-well option, an 8-inch well could be constructed to approximately 400 feet, and equipped with a 5 to 20-hp variable speed submersible pump for both domestic and irrigation purposes. As an alternative to a single large pump, a homeowner could consider a two-pump system, with a smaller domestic pump and a larger irrigation pump. The single-well option will be most cost effective.

Regardless of the option selected, high-capacity wells (i.e., those designed to produce more than approximately 30 gpm) should be drilled using open-hole mud-rotary or reverse-rotary methods with sand filter pack and stainless-steel or PVC well screen. Such construction will minimize sand pumping problems and generally result in more efficient wells. Small capacity wells, requiring less than 30 gpm, can be drilled using air-rotary methods but are likely to be less efficient.

Fire Protection. Fire protection can be provided from the existing high-capacity irrigation well and pump located within Lot 8 of Block 1. This well will be piped to a fire hydrant located near the intersection of Shalako Street and Shalako Court. The existing 150-hp well

pump is anticipated to be capable of producing approximately 1500 gpm for fire protection purposes.

Ridgeline Vistas will seek a water right permit for fire protection. Although a water right is not required to fight an active fire, a water right permit is useful to allow periodic testing of the fire system. The process to obtain a water right will be to submit an application for permit identifying the existing well as the proposed point of diversion and the subdivision as the proposed place of use. Water right permits for fire protection are rarely protested and can typically be approved by the Idaho Department of Water Resources within three to six months of application.



ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: April 4, 2024

TO: David Evans and Associates, Inc.

CC: Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: David Evans and Associates, Inc.

OWNER: Patricia Dodson

PROJECT ADDRESS: 0 Robinson Rd. Parcel# R30461

RE: DTH Subdivision Final Plat

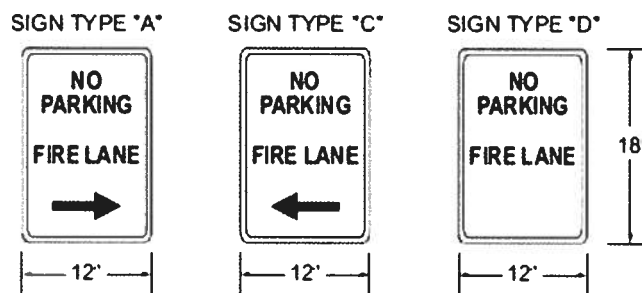
This application is for a subdivision with 7 residential lots and one public road.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
 - a. The nearest municipal fire hydrant is over 2,000 feet from the proposed subdivision which exceeds the required distance. A private hydrant system meeting the requirements above, or an alternative such as automatic fire sprinkler systems in each home will be required.
2. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5) The proposed cul-de-sac meets this requirement.
3. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
4. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)
5. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2) The proposed 8% grade is approved with the cul-de-sac being no greater than 3%.

6. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)



General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code and the International Fire Code shall apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.



December 20, 2022

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: DTH Subdivision Preliminary Plat Application

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Preliminary Plat for the DTH Subdivision dated December 6, 2022. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Label all roads, including new and existing roads, as "Public or Private."
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Plat shall comply with requirements of the local highway district.
5. Plat shall comply with irrigation district requirements.
6. Plat shall comply with Southwest District Health requirements.

We recommend that **the Preliminary Plat be APPROVED with the conditions listed above.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

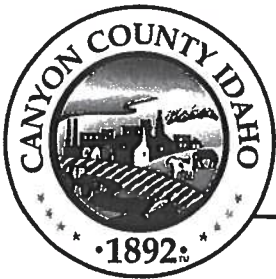
If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer



AGENCY ACKNOWLEDGMENT

Date: 4/4/2024

Applicant: David Evans and Associates, Inc.

Parcel Number: R3046100000

Site Address: 0 N. Robinson Blvd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: letter attached

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Nampa Fire Dist.

Applicant submitted/met for informal review.

Date: 4/4/2024 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: letter attached

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: letter attached

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: letter attached

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



Southwest District Health

13307 Miami Lane • Caldwell, Idaho 83607 • (208) 455-5300 • Fax (208) 454-7722

1008 East Locust
Emmett, ID 83617
(208) 365-6371

1155 3rd Avenue North
Payette, ID 83661
(208) 642-9321

16 West Court Street
Weiser, ID 83672
(208) 549-2370

132 East Idaho St.
Homedale, ID 83628
(208) 337-4931

Administration
455-5317

Environmental
Health
455-5400

Family Health
455-5395

General Support
455-5320

Nutrition and
Health Promotion
455-5343

April 18, 2018

Tom Hood P.E.,
6405 83rd Avenue SE
Snohomish, WA 98290

RE: Subdivision Engineering Report for Robinson Road Subdivision

Dear Mr. Hood,

Southwest District Health (SWDH) has reviewed the March 27, 2018 subdivision engineering report for a lot Subdivision (T3N, R1W, Section 17). The Engineering Report and associated plans and specifications appear to meet applicable regulations. If changes are made in the design, re-engineering will be required.

Based on a level 1 Nutrient Pathogen Study conducted by the developer, it was determined that due to the density of lots proposed, the existing groundwater nitrate levels and related hydraulic gradient directions, all lots will be required to use treatment units capable of a 16mg/l minimum nitrate level threshold. Please contact this office with any questions concerning this requirement.

No changes to well locations are permitted. Review all engineering carefully. Based on house location and designated area for septic system construction, it may be necessary to use lift stations to access the appropriate zones.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

If you have questions, please contact me at 208.455.5409, or via e-mail:
Tim.Wright@phd3.idaho.gov

Sincerely,

Tim Wright, REHS/RS
Land Development Senior

c: File copy



Southwest District Health

13307 Miami Lane • Caldwell, Idaho 83607 • (208) 455-5300 • Fax (208) 454-7722

1008 East Locust
Emmett, ID 83617
(208) 365-6371

1155 3rd Avenue North
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(208) 642-9321

46 West Court Street
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(208) 549-2370

132 East Idaho St.
Homedale, ID 83628
(208) 337-4931

Administration
455-5317

Environmental
Health
455-5496

Family Health
455-5395

General Suppo
455-5320

Nutrition and
Health Promot
455-5343

September 12, 2016

Tom Hood, P.E.
6405 83rd Ave, SE
Snohomish, WA 98290

RE: Robinson Road Subdivision

Dear Mr. Hood:

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (IDEQ) received your revised Level 1 Nutrient-Pathogen study dated August 2nd, 2016 for Robinson Road Subdivision, Canyon County, Idaho. The Nutrient-Pathogen evaluation provides information that seven (7) residential lots, utilizing advanced treatment sewage disposal systems capable of achieving an effluent nitrate concentration of 16 mg/l, would cause minimal impact to groundwater and surrounding beneficial uses. Potable water will be provided by individual wells. The study maintains the parameters required to meet the Level 1 Nutrient Pathogen study, at 7 lots, utilizing the above mentioned advanced treatment sewage disposal systems.

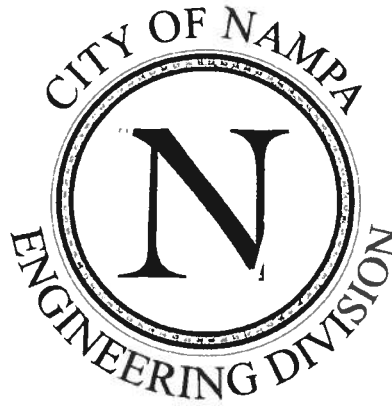
Robinson Road Subdivision can now move forward to the next stage by meeting the requirements of SWDH's Subdivision Engineering Report (SER). *The SER and subsurface sewage disposal design must incorporate the findings of the Nutrient-Pathogen study.* Once an acceptable SER is submitted to our office, SWDH can lift sanitary restrictions and issue subsurface sewage permits.

If you have questions, please call me at 208.455.5409, or via e-mail: Tim.Wright@phd3.idaho.gov.

Sincerely,

Tim Wright, REHS/RS
Land Development Senior

c C.J. Soltis, Land Development Supervisor
Fritz Durham, P.G., IDEQ
File copy



City Hall
411 3rd Street South
Nampa, Idaho 83651

(208) 468-5458
engineering@cityofnampa.us
cityofnampa.us/engineering

March 18, 2020

Derritt Kerner, P.E.
Rock Solid Civil
270 N 27th Street, Ste 100
Boise, ID 83702-4741

RE: DTH Subdivision – Action Letter for Irrigation Plan Approval and Subdivision Improvement Deferral

To Whom It May Concern,

The proposed DTH Subdivision is located within the Nampa City Impact Area. As such, it is required by mutual agreement between Canyon County and the City of Nampa to obtain City Council approval of proposed irrigation plans, as well as, construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code, or to obtain approval from Nampa City Council to waive/defer said improvements. On January 7, 2020, you submitted a request to the City for approval of the proposed irrigation plan, as well as, to waive construction of curb, gutter, sidewalk, street lights, and landscaping.

The Nampa City Council, during their regular meeting on March 18, 2020 voted as follows regarding these items, which is documented in official minutes on file with the Nampa City Clerks office:

1. **Approved** proposed Weatherby Estates Subdivision irrigation plan.
2. **Approved** a deferral of the requirement to construct curb, gutter, sidewalk, street lights, and landscaping. Please note a full waiver is not granted. Instead, a deferral of the subdivision improvements is granted until such time as the property is annexed into the City and the improvements are deemed to be warranted by the City.

We appreciate your continued cooperation and coordination to accommodate public right-of-way through the project for future extension of Stamm Lane. Please call me at (208) 468-5422 should you have any follow up questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caleb LaClair', is written over a white background.

Caleb LaClair, P.E.
Assistant City Engineer

CC: File
CC: Daniel Badger, P.E., City Engineer
CC: Tom Points, P.E., Public Works Director
CC: Norm Holm, Planning Department Director
CC: Jennifer Almeida, Canyon County Development Services, Planner
CC: Tom Hood, Applicant/Owner

NAMPA HIGHWAY DISTRICT NO. 1

June 1, 2022

Rock Solid Civil
 Drayth Sielaff
 270 N 27th Street Suite 100
 Boise, Idaho 83702

RE: DTH Subdivision Preliminary Plat and Construction Plans Review

Dear Drayth,

As requested, we have completed a review of the Preliminary Plat and Construction Plans for the DTH Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts:

Sheet 1 & 3 of 3

Section 2020.060.A. – Plat Notes: Plats requiring acceptance of the Highway District will have one of the following notes as determined by district, on the face of the Plat, which note shall be followed by a signature line for the District Chairman:

Nampa Highway District No. 1 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.

District note and signature should be on Plat page as well as the signature page.

Sheet 1 of 3

Section 2020.061. Plat Notes: Plats requiring acceptance of the District will have the following notes, as determined by the District, on the Plat:

B. Per 3070.100- A note shall be included on the face of the final plat stating: “The Homeowners 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.”

Sheet 1 of 3

3070.100. A note shall be included on the face of the final plat or approval document(s) stating: “The Homeowners 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.”



NAMPA HIGHWAY DISTRICT NO. 1

Sheet 1 of 3

Resolution No. 2013-05 of Supplemental Specifications

Note on Plat page stating “No development or redevelopment of land may discharge storm water onto District right-of-way or into the District’s Municipal Separate Storm Sewer System (MS4).”

Sheet 1 of 3

3030.010.

Where the new street meets the old, only 50’ is connected. Will need a variance request for substandard width.

Sheet 1 of 3- Note #9

3061.070. Note should read “No access shall be allowed to lots in a platted subdivision including those created by land division other than to internal subdivision streets or as otherwise shown on a plat.”

Sheet 1 of 5, General Note #1

Add NHD#1 Supplementals

Drainage Calcs

3070.050A3. Design Infiltration rates shall be based on percolation tests conducted by the Applicant’s Engineer at the location of the proposed subsurface drainage facility, but in no case shall a rate exceeding eight inches/hour be used. We will need to see percolation test results at infiltration sites.

Drainage Calcs and Sheet 2 of 5

3070.050. Subsurface (Infiltration) Stormwater Disposal: Subsurface stormwater disposal methods (including “dry wells” and seepage beds) may only be used in special circumstances where approved by the District. The District’s approval shall be based on an analysis, prepared by the Applicant’s Engineer, of all other possibilities for disposal of storm water and determination that there is no feasible alternate to subsurface disposal.

Sheet 4 & 5 of 5

3040.030. The maximum vertical grade for local and local low-volume roads is eight (8%) percent, and for all other roadway classifications is six (6%) percent. If roadway grades in excess of six (6%) percent are allowed by the District, mitigation measures shall be required, including but not limited to chip sealing the roadway and providing permanent erosion control in the borrow ditches. 9.75% too steep, Need rock check dams along steep road sections and at last storm water crossing.

Sheet 4 & 5 of 5



NAMPA HIGHWAY DISTRICT NO. 1

3040.040. Crest and sag vertical curves shall have sufficient lengths to conform to the AASHTO Green Book latest edition for the designated design speed. Vertical curves are required on grade breaks where the algebraic difference in grade is greater than one (1.0%) percent.

@1+50 vert curve, @7+28 vert curve

Sheet 4 of 5

3070.020. A twelve (12) inch minimum cover from the bottom of pavement (top of base) is required on all pipe.

Need 12" cover to top of base for that 12" CMP.

3090.050. The design speed of all subdivision roads shall be shown on the plans, and speed limit signs shall match the design speed.

Speed Limit for subdivisions are 20 MPH.

3090.090. Sign Specifications are as follows:

A. All sign sheeting shall be high intensity prismatic meeting the retro reflectivity requirements of the MUTCD. All sign blanks shall be aluminum.

B. Stop signs shall be thirty-six (36) inch.

C. Speed limit signs shall be twenty-four (24) inch by thirty (30) inch.

Sheet 2 of 5

3060.070.

We need SP3 with PG 64-28 binder.

Sheet 1 of 5 Gravity Irrigation- Note #6 and Sheet 3 of 5

3066.010. All irrigation facilities, excepting crossings, shall be removed and maintained outside Highway District right-of-way. Highway ditches may not be used for conveying irrigation water of any type.

No irrigation facilities in ROW without a License Agreement. Remove irrigation facilities from Robinson Rd. including Junction Box and correct Note #6.

Sheet 1 of 5 Pressure Irrigation- Note 11.

No crossings shown on plans. Crossings require License Agreement approval by Commissioners.

We recommend these comments be addressed for the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,



Noble Lafferty
Assistant District Engineer





5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

2021-031408
RECORDED
04/30/2021 10:58 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES NO FEE
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

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

File No. 718090 MK/HH

QUITCLAIM DEED

For Value Received

City of Nampa, a government entity

do hereby convey, release, remise and forever quit claim unto

Patricia Deal Dodson, as her separate estate

whose address is 6427 83rd Ave. SE Snohomish, WA 83651

the following described premises, to-wit:

See attached EXHIBIT A

Dated: April 28, 2021

authorized signor Tom Points, P.E., Public Works Director
City of Nampa

State of Idaho, County of Canyon

This record was acknowledged before me on 4/29/21 by Tom Points, as the Director of Public Works
City of Nampa.

Signature of notary public
Commission Expires: 10-26-24

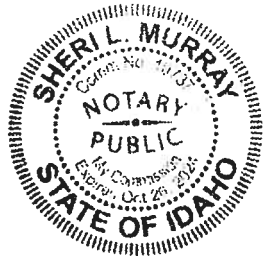


EXHIBIT A

The Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

EXCEPT: The South 20 feet thereof.

ALSO EXCEPT:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 17 (South 1/16 corner), from which the Southwest corner of said Section 17 bears South 00°34'06" West 1317.42 feet; thence,
along the northerly boundary of said Southwest 1/4 of the Southwest 1/4 of Section 17 South 88°53'38" East 50.00 feet to the Point of Beginning; thence,
continuing along the northerly boundary of said Southwest 1/4 of the Southwest 1/4 of Section 17 South 88°53'38" East 554.55 feet; thence,
leaving the northerly boundary of said Southwest 1/4 of the Southwest 1/4 of Section 17 South 0°29'51" West 80.00 feet; thence,
parallel to the northerly boundary of said Southwest 1/4 of the Southwest 1/4 of Section 17 North 88°53'38" West 494.65 feet; thence,
South 45°50'14" West 84.45 feet; thence,
parallel to the westerly boundary of said Southwest 1/4 of the Southwest 1/4 of Section 17 North 0°34'06" East 140.00 feet to the Point of Beginning.

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 82545

Date: 5/9/2024

Date Created: 5/9/2024 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Urban LLC
Comments: SD2024-0003
Site Address: 0 ROBINSON RD, Nampa ID / Parcel Number: 30461000 0

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	SD2024-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2024-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2024-0003	\$70.00	\$0.00	\$0.00

Sub Total: \$1,170.00

Sales Tax: \$0.00

Total Charges: \$1,170.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1457	\$1,170.00

Total Payments: \$1,170.00

ADJUSTMENTS

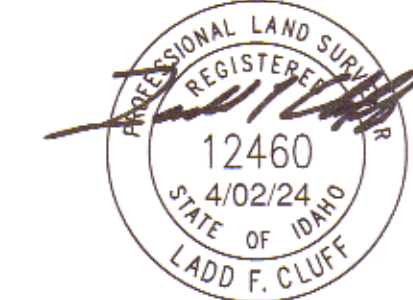
Receipt Balance: \$0.00

DTH SUBDIVISION

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 2024

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- QUARTER CORNER (FOUND AS NOTED)
- SECTION CORNER (FOUND AS NOTED)
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- CALCULATED POINT-NOTHING SET OR FOUND



NOTES

- 1) THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR ANY 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 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 ANY APPURTENANCE TO IT."
- 2) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE. LOT CONFIGURATION SHALL NOT BE REDUCED IN SIZE, DIVIDED. ANY CHANGES TO LOTS ONCE THE PRELIMINARY AND FINAL PLATS ARE APPROVED WILL REQUIRE JURISDICTIONAL APPROVAL AND A REPLAT.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) A TEN (10) FOOT WIDE DRAINAGE, IRRIGATION & PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ALONG THE EXTERIOR BOUNDARY OF THIS SUBDIVISION UNLESS DIMENSIONED OTHERWISE.
- 5) A FIVE (5) FOOT WIDE DRAINAGE, IRRIGATION & PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ON EACH SIDE OF INTERIOR LOTS LINES UNLESS DIMENSIONED OTHERWISE.
- 6) A FIFTEEN (15) FOOT WIDE DRAINAGE IRRIGATION & PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ALONG THE FRONT OF EACH LOT LINES UNLESS DIMENSIONED OTHERWISE.
- 7) A TWENTY (20) FOOT WIDE DRAINAGE IRRIGATION EASEMENT WILL BE LOCATED THROUGH LOT 5, BLOCK 1.
- 8) LOTS 1-7 WILL RECEIVE IRRIGATION WATER FROM A PRESSURIZED IRRIGATION SYSTEM, AND COMPLIES WITH IC 31-3805(2).
- 9) EACH LOT WILL BE SERVED WITH INDIVIDUAL WELLS, AND APPROVED BY IDAHO DEPARTMENT OF WATER RESOURCES.
- 10) EACH LOT WILL BE SERVED WITH INDIVIDUAL SEPTIC SYSTEMS AS APPROVED BY SOUTHWEST DISTRICT HEALTH.
- 11) NO DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- 12) RIGHT-OF-WAY OF 60.00 FEET IN WIDTH FROM THE SOUTHERLY EXTENSION OF N. 63 RD ST. AS SHOW ON STAR CREST SUBDIVISION MAP INST. NO. 650229 FOR INGRESS-EGRESS, ACCESS TO LOTS 1 THRU 7, CONSISTING OF .73 ACRES.
- 13) THE WEST 50.00 FEET OF PROPERTY ALSO BEING THE EAST 50.00 FEET OF ROBINSON RD. SHALL BE DEDICATED UPON PLAT APPROVAL.
- 14) LOTS 1 THROUGH 7, BLOCK 1, ARE ACCESSED BY THE PROPOSED 60.00 FOOT PUBLIC ROAD EXTENSION OF N. 63rd ST.
- 15) NO ACCESS SHALL BE ALLOWED TO LOTS IN A PLATTED SUBDIVISION INCLUDING THOSE CREATED BY LAND DIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON A PLAT.
- 16) THE REQUIREMENTS OF THE NAMPA HWY DISTRICT #1 WILL BE MET UPON COMPLETION OF FINAL PLAT.
- 17) STORMWATER WILL BE RETAINED ON SITE SEPARATE FROM IRRIGATION WATER.
- 18) THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL SOTRM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- 19) THE EXISTING ZONING IS R-1, PER ORD# 16-006.

REFERENCES:

- (1) TRANSMISSION LINE EASEMENT INST. NO. 110749
- (2) RECORD OF SURVEY INST. NO. 20110004814
- (3) RECORD OF SURVEY INST. NO. 200256681
- (4) RECORD OF SURVEY INST. NO. 650229
- (5) RECORD OF SURVEY INST. NO. 9739735
- (6) RECORD OF SURVEY INST. NO. 200351017
- (7) RECORD OF SURVEY INST. NO. 200356137
- (8) DEED OF DISTRIBUTION INST. NO. 9802262
- (9) STAR CREST SUBDIVISION, BOOK 9 PAGE 14

APPROVAL OF NAMPA HIGHWAY DISTRICT No. 1

NAMPA HIGHWAY DISTRICT NO. 1 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, NAMPA HIGHWAY DISTRICT No. 1 DATE

BASIS OF BEARING:

THIS BASIS OF BEARING FOR THIS PROJECT IS N00°34'06"E 1317.42 FEET FROM THE FOUND BRASS CAP MARKING THE SOUTH WEST CORNER OF SECTION 17, T.3 N., R.1 W., B.M. TO THE FOUND BRASS CAP MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION.

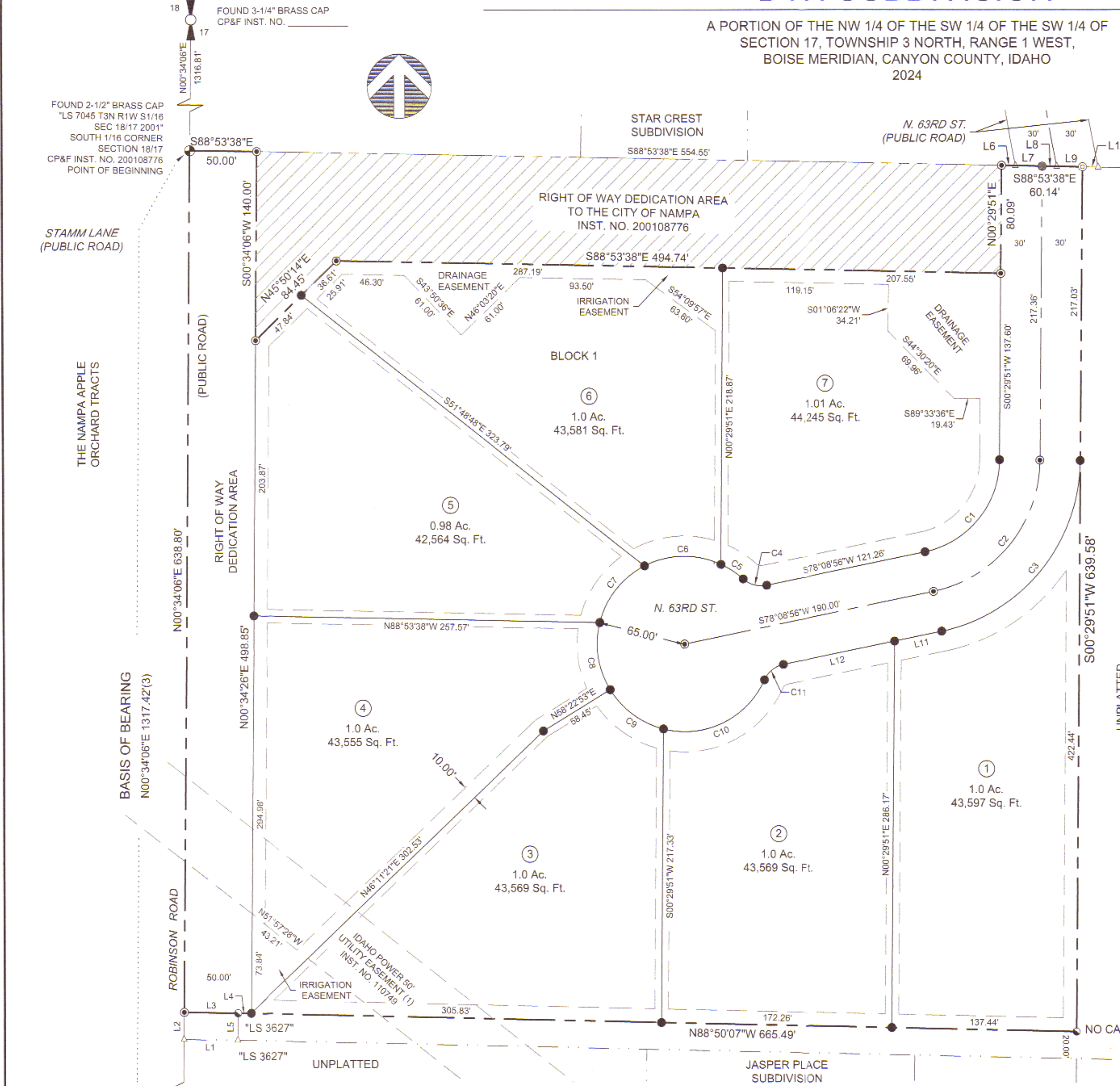
SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF PATRICIA DODSON TO CREATE THIS RESIDENTIAL SUBDIVISION PLAT. THE BOUNDARY LINES FOR THIS PARCEL OF LAND FOR THIS SUBDIVISION PLAT WERE ESTABLISHED FROM FOUND & HELD MONUMENTATION AND RECORD INFORMATION AS SHOWN AND DESCRIBED HEREON.

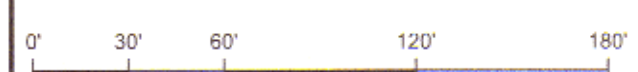


**DAVID EVANS
AND ASSOCIATES INC.**
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-585-5858

SHEET NO. 1 OF 3



LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE						
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	N88°49'50"W	40.06'	L7	S88°53'38"E	19.82'	C1	70.00'	94.87'	77°39'05"	N39°19'24"E	87.77'	C7	65.00'	55.29'	48°44'00"	S38°28'40"W	53.63'
L2	N00°34'06"E	19.99'	L8	S88°53'38"E	10.91'	C2	100.00'	135.53'	77°39'05"	N39°19'24"E	125.39'	C8	65.00'	51.88'	45°43'48"	S8°45'13"E	50.51'
L3	S88°50'25"E	40.06'	L9	S88°53'38"E	19.09'	C3	130.00'	176.19'	77°39'05"	N39°19'24"E	163.01'	C9	65.00'	326.65'	287°56'10"	S11°51'04"E	76.47'
L4	S88°48'56"E	9.94'	L10	S88°53'38"E	11.68'	C4	20.00'	18.84'	53°58'05"	S74°52'01"E	18.15'	C10	65.00'	90.66'	79°54'51"	N64°08'16"E	83.49'
L5	S00°34'28"W	20.00'	L11	S78°08'56"W	35.88'	C5	65.00'	19.68'	17°20'45"	N56°33'21"W	19.60'	C11	20.00'	18.84'	53°58'05"	S51°09'54"W	18.15'
L6	S88°53'38"E	10.18'	L12	S78°08'56"W	85.38'	C6	65.00'	58.91'	51°55'36"	S88°48'28"W	56.91'						



DTH SUBDIVISION

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, FROM WHICH THE SOUTH ONE-SIXTEENTH OF SAID SECTION 17 AND SECTION 18, BEARS N.00°34'06"E., 1317.42 FEET; THENCE, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER,

- A) N.00°34'06"E., 1317.42 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
 - 1) S.88°53'38"E., 50.00 FEET; THENCE, LEAVING SAID NORTH BOUNDARY AND ALONG A LINE PARALLEL WITH SAID WEST BOUNDARY,
 - 2) S.00°34'06"W., 140.00 FEET; THENCE,
 - 3) N.45°50'14"E., 84.45 FEET; THENCE, ALONG A LINE PARALLEL TO SAID NORTH BOUNDARY,
 - 4) S.88°53'38"E., 494.74 FEET; THENCE,
 - 5) N.00°29'51"E., 80.09 FEET; THENCE, ALONG SAID NORTH BOUNDARY
 - 6) S.88°53'38"E., 60.14 FEET; THENCE, ALONG EAST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
 - 7) S.00°29'51"W., 639.58 FEET; THENCE, LEAVING SAID EAST BOUNDARY,
 - 8) N.88°50'07"W., 665.49 FEET; THENCE, ALONG SAID WEST BOUNDARY,
 - 9) N.00°34'06"E., 638.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT, CONTAINS 8.699 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS 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 BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF NAMPA, IDAHO, AND SAID PATRICIA DODSON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

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

PATRICIA DODSON

By: _____
PATRICIA DODSON

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA }

ON THIS ___ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICIA DODSON, 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.

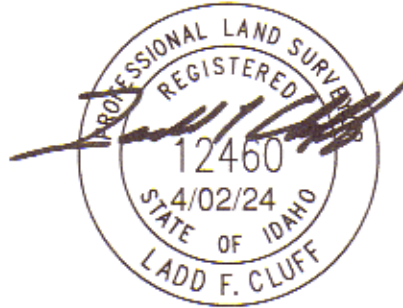
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, LADD F. CLUFF DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-585-5858

DTH SUBDIVISION

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE

APPROVAL OF PLANNING AND ZONING COMMISSION

THIS PLAT OF DTH SUBDIVISION WAS ACCEPTED AND APPROVED BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION OF IDAHO.

CHAIRMAN

DATE

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO.1 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, NAMPA HIGHWAY DISTRICT No. 1

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

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER - NAMPA, IDAHO

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

APPROVAL OF COUNTY COMMISSIONERS

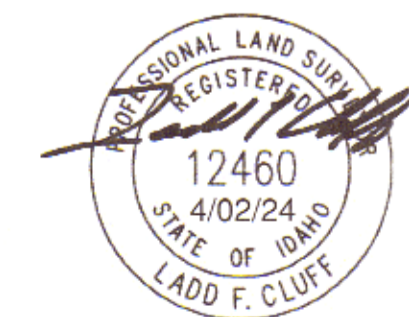
WE THE COUNTY COMMISSIONERS FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING, THIS PLAT OF DTH SUBDIVISION WAS ACCEPTED AND APPROVED.

CHAIRMAN

DATE

CLERK

DATE



**DAVID EVANS
AND ASSOCIATES INC.**
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-585-5858

SHEET NO. 3 OF 3