

# Canyon County, ID Web Map



10/3/2024, 1:37:32 PM



Multiple Parcel Search \_Query result

Hydro\_NHDFlowline



Green: Band\_2

FEMA FLOOD ZONES

Imagery\_2022



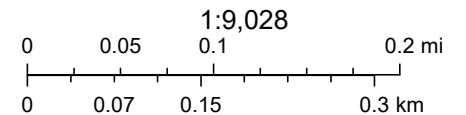
Blue: Band\_3



X



Red: Band\_1



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

Canyon County, ID

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 | City of Nampa |

# 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: Calvin & Rebecca Gordon
	MAILING ADDRESS: 21721 Tucker Road Greenleaf Idaho 83626
	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: <u>[Signature]</u> Date: <u>09-12-2024</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: TJ Wellard
	COMPANY NAME: Skinner Land Survey
	MAILING ADDRESS: 17842 Sand Hollow Road Caldwell, Idaho 83607
	PHONE: 208-454-0935 EMAIL: tj@skinnerlandsurvey.com

<b>SITE INFO</b>	STREET ADDRESS: 21 Tucker Road		
	PARCEL #: R3613101200	LOT SIZE/AREA: 12.232	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NW 1/4	SECTION: 17	TOWNSHIP: 4North RANGE: 4West
	ZONING DISTRICT: CRRR	FLOODZONE (YES/NO): NO	

<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 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 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		

Tucker Hill Subdivision	
CASE NUMBER: SD2024-0010	DATE RECEIVED: 10.3.24
RECEIVED BY: LISTER	APPLICATION FEE: 1,800 <input checked="" type="checkbox"/> MO CC CASH
#0637	

## IRRIGATION PLAN 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



Applicant(s) Calvin & Rebecca Gordon [REDACTED]  
Name Daytime Telephone Number  
21721 Tucker Road Greenleaf, Idaho 83626  
Street Address City, State Zip

Representative Name Skinner Land Survey by TJ Wellard 208-454-0933 tj@skinnerlandsurvey.com  
Daytime Telephone Number / E-mail Address  
17842 Sand Hollow Road Caldwell, Idaho 83607  
Street Address City, State Zip

Location of Subject Property: Tucker Road and Red Top Road Greenleaf  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R3613101200 Section 17 Township 4N Range 4W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.



2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Wilder Irrigation District

Drainage: Wilder Irrigation District

3. How many acres is the property being subdivided? 12.232 10.62 w/r acres available WIS

4. What percentage of this property has water? 100

5. How many inches of water are available to the property? \_\_\_\_\_

6. How is the land currently irrigated? ☒ Sprinkler ☐ Surface ☐ Irrigation Well  
☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Sprinkler ☐ Surface ☐ Irrigation Well  
☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Headgate is 1320 feet South of the Corner of Tucker Road and is piped east to a concrete ditch which carries the water North for a pump. The water is delivered by a buried 6" line with risers along the high ground.

9. Are there irrigation easement(s) on the property? ☐ Yes

WIS ☒ No There is easement asserted to the East for Benson Wasteway

10. How do you plan to retain storm and excess water on each lot?

See plat notes. There will be no excess irrigation water and the development doesn't create storm water.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

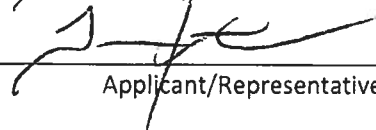
NA

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 08 / 30 / 2024  
Property Owner (Application Submitted)

Signed:  Date: 9 / 30 / 2024  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

## Irrigation Plan Map Requirements

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

- 1 ☒ All canals, ditches, and laterals with their respective names.
- 2 ☒ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☒ Rise locations and types, if any.
- 4 ☒ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☒ Slope of the property in various locations.
- 6 ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☒ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Also, provide the following documentation:**



Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.



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

September 30, 2024

Calvin & Becky Gordon  
Job No. OC2123

Letter of Intent

Canyon County Development Services,

We are requesting a short plat application for the division of land into two lots that conform with the conditional rezone and development agreement 21-081 recorded as Inst. No. 20210702412. This subdivision would create 2 residential building lots. Both lots front Tucker Road. The lots are 5.89 acres and 5.772 acres. The owners plan on allowing family to purchase and build on the lots. Both lots are currently served by a pressurized irrigation system. A new easement is being established to cover this underground pipeline across the new lot. Both lots will be served by individual wells and septic systems approved by IDWR and SWDH respectively.

The property is a slight ridge that has 15% percent slopes, but the top is level and provides ample usable space for a residence and outbuildings. The development is restricted to no improvements on the slopes greater than 15%.

The existing pressurized irrigation system will remain and serve the two new lots. The point of delivery is ¼ mile south and west and is delivered via pipe into a concrete ditch to the pump station. Then the water is delivered pressurized to the development. No excess or irrigation runoff is expected but the eastern boundary is the area natural drainage being the Benson Gulch Drain Wasteway and to the west is the Guess Gulch Wasteway. All stormwater created impervious surfaces by the development will be retained on site. Historical drainage patterns of the undeveloped areas will remain.

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

## SUBDIVISION 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



#### GENERAL

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

#### IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**  
☐ Irrigation Well ☒ Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 100 %
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 8 on Plat. This development will not increase stormwater until development by individual lots. Each lot  
will be responsible for stormwater retention with newly constructed improvements. Property is sprinkle irrigated.
5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**  
N/A

#### 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 2 Non-Buildable \_\_\_\_\_ Common \_\_\_\_\_
2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**  
☐ YES ☒ NO

\*If YES, a grading plan is required. No development on slopes greater than 15%



## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

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

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

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



TUCKER HILL SUBDIVISION

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

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

APPROVAL OF GOLDEN GATE HIGHWAY DISTRICT NO. 3

Golden Gate Highway District No. 3 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.

Chairman

Date

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

OWNERS' CERTIFICATE

We, Calvin and Rebecca Gordon, husband and wife, say we are the owner's of this property, being more particularly described in the legal description below, state that it is our intention to include said property in the subdivision plat. 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 NW 1/4 of Section 17 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the NE 1/4 NW 1/4, (CNY/16 Corner, Section 17);

thence North 00° 53' 15" East along the East boundary of the NE 1/4 NW 1/4 a distance of 1326.59 feet to the Northeast corner of the NE 1/4 NW 1/4;

thence South 89° 29' 09" West along the North boundary of the NE 1/4 NW 1/4 a distance of 798.66 feet to the TRUE POINT OF BEGINNING, a point on the centerline of the Benson Cutch Drain Wasteway;

thence traversing said centerline as follows:

South 20° 47' 33" East a distance of 233.48 feet;

South 36° 57' 08" East a distance of 157.02 feet;

South 29° 16' 53" East a distance of 258.83 feet;

South 33° 16' 48" East a distance of 261.86 feet;

thence leaving said Wasteway bearing South 89° 27' 03" West parallel with the South boundary of the NE 1/4 NW 1/4 a distance of 958.52 feet to a point on the centerline of Tucker Road;

thence traversing said centerline as follows:

North 1° 30' 19" East a distance of 302.57 feet;

North 7° 32' 08" East a distance of 211.33 feet;

North 27° 05' 52" East a distance of 123.59 feet;

North 24° 00' 42" East a distance of 188.90 feet to a point on the North boundary of the NE 1/4 NW 1/4;

thence North 89° 29' 09" East along said North boundary a distance of 342.11 feet to the TRUE POINT OF BEGINNING.

Calvin Gordon

Rebecca Gordon

ACKNOWLEDGEMENT

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

On this \_\_\_ day of \_\_\_, in the year of 20\_\_\_ before me, Thomas J. Wellard a notary public, personally appeared Calvin and Rebecca Gordon, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: \_\_\_ FEE: \_\_\_

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

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

Skinner  
Land Survey

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM

Sheet 2 of 2

BOOK \_\_\_ PAGE \_\_\_

# CANYON COUNTY DEVELOPMENT SERVICES

111 North 11<sup>th</sup> Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



## FINAL PLAT CHECKLIST

APPLICANT: <b>Skinner Land Survey by TJ Wellard</b>	SUBDIVISION NAME: <b>TUCKER HILL SUBDIVISION</b>
LAND USE CASE #: <b>CR2020-0015</b>	SUBDIVISION CASE #:

### CANYON COUNTY CODE OF ORDINANCES 12-008, § 07-17-13(1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

	APP.	DSD/SRT
<b>1. METHOD &amp; MEDIUM OF PRESENTATION:</b>		
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code title 55, chapter 19, paragraph (1) for Records of Survey Maps.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to inch (100'=1") unless otherwise approved by DSD <u>prior to submission</u> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. IDENTIFICATION DATA REQUIRED:</b>		
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Name, address and official seal of the surveyor preparing the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Date of the preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. SURVEY DATA REQUIRED:</b>		
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Basis of bearing on the plat shall be referenced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. DESCRIPTIVE DATA REQUIRED:	APP.	DSD/SRT
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, Pedestrian ways and utility easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. All drainage ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. All easements provided for public services or utilities and any limitations of the easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. All sites to be dedicated to the public will be indicated and the intended use specified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. The area of each lot shall be stated in acres and decimals thereof.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. A note as to the type of sewage disposal facilities to be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. A note as to the type of water supply facilities to be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K. Required section and quarter-section line setbacks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5. DEDICATION AND ACKNOWLEDGMENT:</b>		
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. REQUIRED CERTIFICATIONS:</b>		
<i>The following certifications shall be placed on the signature page of the final plat.</i>		
A. Landowner's signature	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Certification by a surveyor stating that the plat is correct and accurate and that the Monuments described in it have been located as described.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Certification of plat approval by the county surveyor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Certification of plat approval by the County Planning and Zoning Commission Chairman and/or Hearing Examiner.	<input type="checkbox"/> NA	<input type="checkbox"/>
E. Certification of plat approval by the board	<input checked="" type="checkbox"/>	<input type="checkbox"/>



F. Approval or certification of comment by impacted agencies that may include: highway districts, health department, the city when the development is in an area of city impact, treasurer, recorder, and state and federal agencies having jurisdiction.

☐☐

**DSD SUBDIVISION REVIEW TEAM USE ONLY – DO NOT WRITE BELOW THIS LINE**

**FINAL PLAT REVIEWED ON:** \_\_\_\_/\_\_\_\_/\_\_\_\_.

**COMPLIANCE WITH CONDITIONS OF APPROVAL:**

☐ YES    ☐ NO    ☐ N/A

**VERIFICATION OF APPROVED ROAD NAMES IN ACCORDANCE WITH PRELIMINARY PLAT:**

☐ YES    ☐ NO    ☐ N/A

**SRT COMMENTS:**

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**DECISION:**

☐ APPROVED    ☐ DENIED

**SRT COMMENTS:**

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**NOTE:**

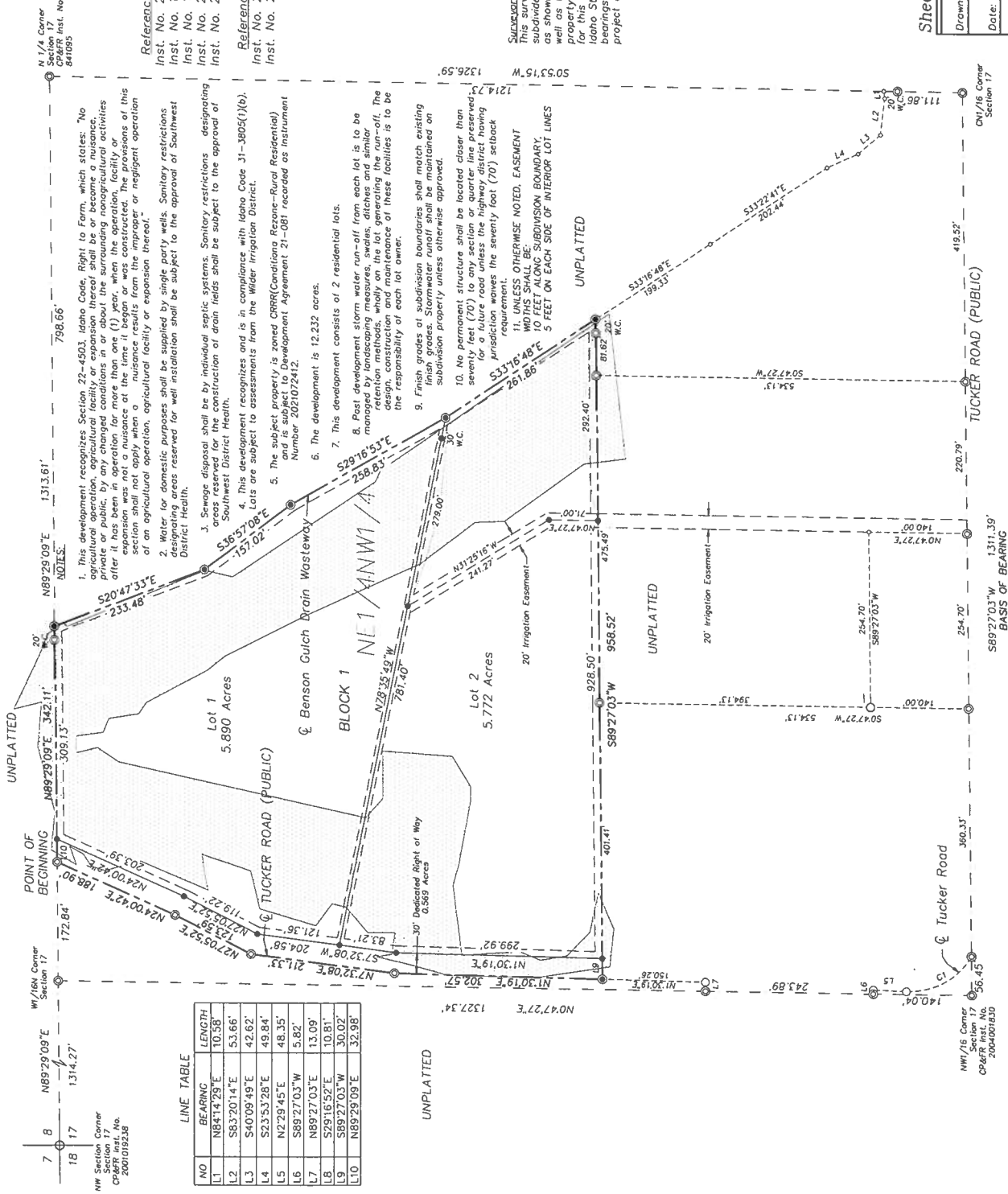
1. If you would like to attend the Subdivision Review Team Meeting please contact our office at 208-454-7458.
2. If you are submitting revisions of your plat and there are items you feel were marked in error, please provide a written explanation as to why these items should not have been redlined.

# TUCKER HILL SUBDIVISION

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

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
CT	100.00'	62° 49' 12"	109.64'	N 28° 54' 57" W	104.23'



**Reference Surveys:**  
Inst. No. 2023033078  
Inst. No. 19950004956  
Inst. No. 19990001796  
Inst. No. 20040003906  
Inst. No. 20020000443

**Reference Deeds:**  
Inst. No. 2018010470  
Inst. No. 2013018574

- LEGEND**
- ALUMINUM CAP MONUMENT - FOUND
  - 5/8" REBAR - FOUND
  - 1/2" REBAR - FOUND
  - 1/2" x 24" REBAR - SET
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - SECTION/ALIQUOT PART LINE
  - EASEMENT LINE(UTILITY, Irrigation & Drainage)
  - ORIGINAL LINE
  - W.C. WITNESS CORNER
  - SLOPES 15% OR GREATER
  - NO BUILD AREA

**Surveyor's Narrative:**  
This survey was performed at the request of Rebecca Gordon to subdivide the parcel as shown. Section control was located and held as shown. The Benson Gulch Drain Wasteway was physically located as well as the centerline of Tucker Road for the West boundary. The property was then divided at the client's direction. The basis of bearing was the 1983 NAD83 datum. The 1983 NAD83 datum was used for the Idaho State Plane Coordinate system West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.



REVISIONS

NO	REVISION
2	
1	

Sheet 1 of 2

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

Drawn By: ZCL  
Date: Jan. 12, 2024  
Surveyed By: ZCL  
Job No. OC2123

# CANYON COUNTY DEVELOPMENT SERVICES

111 North 11<sup>th</sup> Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



## PRELIMINARY PLAT CHECKLIST

APPLICANT: <b>Skinner Land Survey by TJ Wellard</b>	SUBDIVISION NAME: <b>Tucker Hill Subdivision</b>
LAND USE CASE #: <b>CR2020-0015</b>	SUBDIVISION CASE #:

### CANYON COUNTY CODE OF ORDINANCES 12-008, § 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

A. FORM OF PRESENTATION:	APP.	DSD/SRT
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Size of Drawing (No larger than 24"x36").	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>B. IDENTIFICATION AND DESCRIPTIVE DATA:</b>		
1. Proposed name of subdivision and its location by section, township and range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Reference by dimension and bearing to a section corner or quarter section corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name, address and phone number of developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name address and phone number of the person preparing the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. North arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>C. EXISTING CONDITIONS DATA:</b>		
1. 2 foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Existing zoning classification, by note.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>B. EXISTING CONDITIONS DATA (continued):</b>	<b>APP.</b>	<b>DSD/SRT</b>
6. Approximate acreage of the tract, by note.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Boundary dimensions of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>D. PROPOSED CONDITIONS DATA:</b>		
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, width and use of easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Designation of all land to be dedicated or reserved for public use with use indicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. All roads must be labeled as either "private" or "public" behind or beneath the road name.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>E. PROPOSED UTILITY METHODS:</b>		
1. <b>Sewage:</b> A statement as to the type of proposed sanitary sewage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <b>Water Supply:</b> A statement as to the type of proposed water supply facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <b>Storm Water Disposal:</b> A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <b>Irrigation System:</b> A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <b>Utility Easement:</b> The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DSD SUBDIVISION REVIEW TEAM USE ONLY**

**PRELIMINARY PLAT REVIEWED ON:** \_\_\_\_/\_\_\_\_/\_\_\_\_.

**COMPLIANCE WITH CONDITIONS OF APPROVAL:**

☐ YES      ☐ NO      ☐ N/A

**ROAD NAME APPROVAL:**

☐ YES      ☐ NO      ☐ N/A

**PLAT REVIEW DECISION:**

☐ APPROVED      ☐ CONDITIONALLY APPROVED      ☐ DENIED

**SRT COMMENTS:**

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**PRELIMINARY PLAT SECOND REVIEW ON:** \_\_\_\_/\_\_\_\_/\_\_\_\_.

**DECISION:**

☐ APPROVED      ☐ DENIED

**SRT COMMENTS:**

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**NOTE:**

1. If you would like to attend the Subdivision Review Team Meeting please contact our office at 208-454-7458.
2. If you are submitting revisions of your plat and there are items you feel were marked in error, please provide a written explanation as to why these items should not have been redlined.



RECORDING REQUESTED BY:  
PAYETTE COUNTY TITLE & ESCROW

**2018-010470**  
RECORDED  
**03/14/2018 11:29 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 MBROWN \$15.00  
TYPE: DEED  
PAYETTE CO. TITLE & ESCROW  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

Escrow No.: **18-4017-TG**

**FOR VALUE RECEIVED**

**Rodger D. Albers and Linda J. Albers, husband and wife**

the grantors, do or does hereby grant, bargain, sell and convey unto

**Calvin Gordon and Rebecca Gordon, husband and wife**

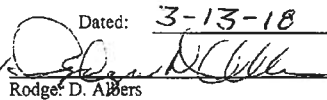
whose current address is **P.O. Box 355 Greenleaf, ID 83626**

the grantees, the following described premises, in Canyon County, **Idaho**, TO WIT:

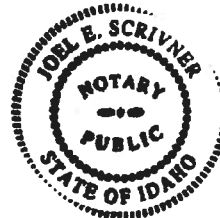
LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'

**TO HAVE AND TO HOLD** the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises: that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 3-13-18  
  
Rodger D. Albers

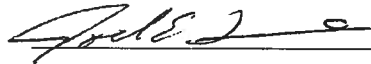
  
Linda J. Albers



STATE OF IDAHO }  
COUNTY OF CANYON } SS.

On this 13<sup>th</sup> day of Marh in the year 2018 before me, a Notary Public in and for said state, personally appeared Rodger D. Albers and Linda J. Albers known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

  
Notary Public in and for the State of Idaho  
My Commission Expires: 7-31-2018

## Exhibit "A"

### Legal Description:

#### Parcel I

The South 628 feet of the Northeast quarter of the Northwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying Southwesterly of the certain drain ditch running Northwesterly across said Northeast quarter of the Northwest quarter; said drain ditch is also known as Benson Gulch Drain Wasteway.

#### Excepting therefrom

A portion of the Northeast quarter of the Northwest quarter, Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter; thence East along the South boundary line a distance of 416.26 feet, more or less, to the Real Point of Beginning; thence continuing East along the South boundary line a distance of 255 feet, more or less, to a point being 640.31 feet West of the Southeast corner of said Northeast quarter of the Northwest quarter; thence North on a line parallel with the West boundary line a distance of 140 feet; thence West on a line parallel with the South boundary line a distance of 255 feet; thence South on a line parallel with the West boundary a distance of 140 feet to the Real Point of Beginning.

#### Also excepting therefrom

The South 140 feet of the West 416.26 feet of the Northeast quarter of the Northwest quarter of Section 17, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

Also excepting therefrom that part of the above described parcel lying South and West of the county road known as Tucker Road.

#### Also excepting therefrom

A portion of the Northeast quarter of the Northwest quarter, Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter; thence North along the West boundary line of the Northeast quarter of the Northwest quarter a distance of 140 feet more or less to the Real Point of Beginning marked by a steel survey pin; thence continuing East parallel with the South boundary line of said quarter for 416.26 feet more or less to a point marked by a steel survey pin; thence Northerly approximately 243.82 feet more or less to a point marked by a steel survey pin; thence 416.26 feet more or less Westerly, parallel with the South boundary line of said quarter to the West boundary line of said quarter; thence South approximately 243.82 feet more or less along the West boundary line of the Northeast quarter of the Northwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian to the Real Point of Beginning.

#### Parcel II

The Northeast quarter of the Northwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying Southwesterly of the certain drain ditch running Northwesterly across said Northeast quarter of the Northwest quarter; said drain ditch is also known as Benson Gulch Drain Wasteway.

Excepting therefrom that part of the above described parcel lying West of the county road known as Tucker Road.

Also excepting therefrom the South 628 feet of the above-described parcel.

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C:\Users\TJ\Skinner Land Survey\Skinner Land Survey - Documents\General\\_\_2023  
 [[ Traverse Report ]]  
 Thursday, October 03, 2024 11:01:34  
 Filename: C:\Users\TJ\Skinner Land Survey\Skinner Land Survey - Documents  
 \General\\_\_2023\OC2123 Gordon\JY2120.trv

[[ Traverse Name: Sub Boundary ]]

[ Traverse data ]

Point	Type	Grid Bearing	Ground Dist	Northing	Easting	Description
121				739608.990	2334889.310	
		S20°47'33"E	233.475			
5768				739390.739	2334972.183	CLD
		S36°57'08"E	157.016			
5767				739265.272	2335066.565	CLD
		S29°16'53"E	258.834			
5765				739039.529	2335193.150	CLD
		S33°16'48"E	261.864			
727				738820.629	2335336.832	
		S89°27'03"W	958.522			
726				738811.445	2334378.434	
		N1°30'19"E	302.571			
3715 ROAD				739113.887	2334386.381	CL TUXKER
		N7°32'08"E	211.328			
3720 ROAD				739323.372	2334414.092	CL TUXKER
		N27°05'52"E	123.588			
3723 ROAD				739433.385	2334470.383	CL TUXKER
		N24°00'42"E	188.897			
132				739605.921	2334547.243	
		N89°29'09"E	342.110			
121				739608.990	2334889.310	

[ Error Summary ]

Relative: 1:0 (Closed Loop)      Linear:0.000 Feet      Direction:N0°00'00"E  
 Northing:0.000 Feet      Easting:0.000 Feet      Elevation:0.000 Feet  
 Angular: None

[ Traverse Summary ]

Closed Loop      11 Points From 121 To 121  
 Horizontal Distance: 3038.205 Feet      Slope Distance: 3044.368 Feet  
 Area: 532819.081 SqFt      12.232 Acres

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 [[ Traverse Name: Lot 1 ]]

[ Traverse data ]

Point	Type	Grid Bearing	Ground Dist	Northing	Easting	Description
341				739606.2165	2334580.2136	
		N89°29'09"E	309.13			
121				739608.9899	2334889.3097	
		S89°27'14"W	20.03			
21	SS			739608.7990	2334869.2830	121-
132	SET5-8 20WC					
		S20°47'33"E	233.48			
5768				739390.7390	2334972.1830	CLD
		S36°57'08"E	157.02			
5767				739265.2720	2335066.5650	CLD
		S29°16'53"E	258.83			
5765				739039.5290	2335193.1500	CLD
		N78°35'49"W	30.00			
41	SS			739045.4597	2335163.7446	141-
140	SET1-2 20WC					
		N78°35'49"W	781.40			
140				739194.0047	2334427.2379	CALC
		N7°32'08"E	121.36			
344				739314.3115	2334443.1523	
		N27°05'52"E	119.22			
345				739420.4402	2334497.4558	
		N24°00'42"E	203.39			
341				739606.2165	2334580.2136	

[ Error Summary ]

Relative: 1:0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E  
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet  
 Angular: None

[ Traverse Summary ]

Closed Loop 9 Points From 341 To 341  
 Horizontal Distance: 2183.84 Feet Slope Distance: 2184.35 Feet  
 Area: 256569.130 SqFt 5.890 Acres

C:\Users\TJ\Skinner Land Survey\Skinner Land Survey - Documents\General\\_\_2023  
[[ Traverse Name: Lot 2 ]]

[ Traverse data ]

Point	Type	Grid Bearing	Ground Dist	Northing	Easting	Description
342				738811.7330	2334408.4494	
		N1°30'19"E	299.92			
343				739111.5196	2334416.3266	
		N7°32'08"E	83.21			
140				739194.0047	2334427.2379	CALC
		S78°35'49"E	781.40			
5765				739039.5290	2335193.1500	CLD
		S33°16'48"E	261.86			
727				738820.6294	2335336.8315	
		S89°27'03"W	928.50			
342				738811.7330	2334408.4494	

[ Error Summary ]

Relative: 1:0 (Closed Loop)    Linear:0.00 Feet    Direction:N0°00'00"E  
Northing:0.00 Feet Easting:0.00 Feet    Elevation:0.00 Feet  
Angular: None

[ Traverse Summary ]

Closed Loop            6 Points From 342 To 342  
Horizontal Distance: 2354.89 Feet            Slope Distance: 2358.84 Feet  
Area: 251447.806 SqFt            5.772 Acres

[[ Total and Average Areas ]]

Total Area for 3 parcels: 1040836.02 SqFt            23.894 Acres  
Average Area for 3 parcels: 346945.34 SqFt            7.965 Acres



## Dan Lister

---

**From:** TJ Wellard <TJ@skinnerlandsurvey.com>  
**Sent:** Thursday, October 3, 2024 11:05 AM  
**To:** Dan Lister; 'Greenleaf City Hall'  
**Cc:** Amy Woodruff  
**Subject:** Re: [External] Fwd: New 2 lot subdivision

Lee,  
At this point in time the Highway District has not indicated that a joint access approach would be required. Since both new Lots have a significant amount of public road frontage I don't want to lock them into something that isn't required if there may be other options available. The current owner isn't planning on building on either of these lots themselves so we would want to leave options available for the end user to decide. Obviously there are requirements by the Highway District that will have to be met for a new approach but typically that occurs at the building permit phase.

Thanks,  
T.J. Wellard, PLS

### Skinner Land Survey

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
208-454-0933

[www.skinnerlandsurvey.com](http://www.skinnerlandsurvey.com)

**ID PLS #15352, OR PLS #88835**

**Privileged and Confidential Communication.**

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

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**From:** Dan Lister <Daniel.Lister@canyoncounty.id.gov>  
**Sent:** Wednesday, October 2, 2024 3:35 PM  
**To:** 'Greenleaf City Hall' <cityhall@greenleaf-idaho.us>; TJ Wellard <TJ@skinnerlandsurvey.com>  
**Cc:** Amy Woodruff <amy@civildynamics.net>  
**Subject:** RE: [External] Fwd: New 2 lot subdivision

Thank you, Lee! Once the short plat is submitted, the application and materials will be sent to all affected agencies for review. Hopefully, Mr. Wellard address your questions on the plat and in the letter of intent. If the applicant does not address those items, you can request those to be addressed before preliminary plat approval.

Mr. Wellard,  
This e-mail can be used as evidence of agency acknowledgment instead of a signature on the acknowledgment form.

Sincerely,

**Dan Lister, Principal Planner**

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Development Services Department (DSD)

**Public office hours**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**\*\*We will not be closed during lunch hour \*\***

**PUBLIC RECORD NOTICE:** All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

**From:** Greenleaf City Hall <cityhall@greenleaf-idaho.us>

**Sent:** Wednesday, October 2, 2024 4:28 PM

**To:** 'TJ Wellard' <tj@skinnerlandsurvey.com>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>

**Cc:** Amy Woodruff <amy@civildynamics.net>

**Subject:** [External] Fwd: New 2 lot subdivision

Hi TJ and Dan!

Per verbiage on the Acknowledgement Form, please consider this email string as a record of communication with an agency regarding the project instead of a signature.

Would it be possible to receive clarification regarding anticipated vehicle access from the two created parcels to Tucker Road?

Lot 1 frontage to Tucker Road appears quite close to the intersection of Tucker and Red Top roads. While traffic can be light in this area, folks tend to speed considerably down Tucker toward the bottom of the gully near this intersection, and I believe there is also seasonal truck traffic. Is a shared driveway contemplated to serve both lots from potentially safer Lot 2 frontage to Tucker Road for more distance from the Red Top intersection? If so, then it might be worth considering including a dedicated easement for the shared drive to help avoid future issues between property owners.

There might be existing Ag access to be leveraged, and I might have missed road access points on the map. Pretty sure the highway district will be looking at access as part of their review.

Thank you,

Lee C. Belt

Greenleaf City Clerk

208/454-0552 phone

208/454-7994 fax

208/880-4061 cell

----- Forwarded Message -----

**Subject:**New 2 lot subdivision

**Date:**Tue, 1 Oct 2024 17:08:26 +0000

**From:**TJ Wellard <[TJ@skinnerlandsurvey.com](mailto:TJ@skinnerlandsurvey.com)>

**To:**TJ Wellard <[TJ@skinnerlandsurvey.com](mailto:TJ@skinnerlandsurvey.com)>

**CC:**Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

Please find the attached proposed plats for a two lot subdivision. I have also included our application with the County which includes our letter of intent. The county is requiring your review and comments and to sign the acknowledgement form indicating that we have contacted you. If you have any questions, please let me know.

Thanks,  
T.J. Wellard, PLS

## **Skinner Land Survey**

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
208-454-0933

[www.skinnerlandsurvey.com](http://www.skinnerlandsurvey.com)

**ID PLS #15352, OR PLS #88835**

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Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

1. Rebecca Gordon 21721 Tucker Road  
(name) (address)  
Greenleaf Idaho 83626  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

T.J. Wellard(Skinner Land Survey) , 17842 Sand Hollow Road Caldwell, Idaho 83607  
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 02 day of October , 20 24 .

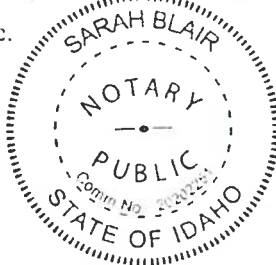
[Signature]  
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 2<sup>nd</sup> day of October , in the year 20 24 , before me Sarah Blair ,  
a notary public, personally appeared Rebecca Gordon , personally known  
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
he/she executed the same.



Notary: Sarah Blair

My Commission Expires: 06/15/2024



## AGENCY ACKNOWLEDGMENT

Date: 10/1/2024

Applicant: Skinner Land Survey by TJ Wellard

Parcel Number: R3613101200

Site Address: 0 Tucker Road

### **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: \_\_\_\_\_

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

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: 10/1/24 Signed: \_\_\_\_\_

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

#### **Irrigation District:**

District: Golden Gate Highway District No.3

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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: \_\_\_\_\_

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

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



## AGENCY ACKNOWLEDGMENT

Date: 10/1/2024

Applicant: Skinner Land Survey by TJ Wellard

Parcel Number: R3613101200

Site Address: 0 Tucker Road

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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#### Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### Fire District:

District: Wilder Rural Fire Protection Dist.

☒ Applicant submitted/met for informal review.

Date: 10/01/2024

Signed: \_\_\_\_\_

*Chuck Christensen*

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

#### Highway District:

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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: \_\_\_\_\_

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

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



## AGENCY ACKNOWLEDGMENT

Date: 10/1/2024

Applicant: Skinner Land Survey by TJ Wellard

Parcel Number: R3613101200

Site Address: 0 Tucker Road

### 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: \_\_\_\_\_

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

#### Fire District:

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ 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: \_\_\_\_\_

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

#### Irrigation District:

District: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 10/1/24 Signed: \_\_\_\_\_

Lisa K. Lee  
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: \_\_\_\_\_

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

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



**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:** 83759

**Date:** 10/3/2024

**Date Created:** 10/3/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Rebecca Gordon - Skinner Land Survey

**Comments:** SD2024-0010 Short plat - Tucker Hill SD

**Site Address:** 22332 TUCKER RD, Greenleaf ID 83626 / Parcel Number: 36131012A2

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Combining Preliminary and Final Plats - Short Plat - No Improvements Required	SD2024-0010	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2024-0010	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2024-0010	\$20.00	\$0.00	\$0.00

**Sub Total:** \$1,800.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,800.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	0637	\$1,800.00

**Total Payments:** \$1,800.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



# TUCKER HILL SUBDIVISION

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

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	100.00'	62° 49' 12"	109.64'	N 28° 54' 57" W	104.23'

LINE TABLE

NO	BEARING	LENGTH
L1	N84°14'29"E	10.58'
L2	S83°20'14"E	53.66'
L3	S40°09'49"E	42.62'
L4	S23°53'28"E	49.84'
L5	N2°29'45"E	48.35'
L6	S89°27'03"W	5.82'
L7	N89°27'03"E	13.09'
L8	S29°16'52"E	10.81'
L9	S89°27'03"W	30.02'
L10	N89°29'09"E	32.98'

## Reference Surveys:

Inst. No. 2023033078  
Inst. No. 1995004956  
Inst. No. 1999001796  
Inst. No. 2004003906  
Inst. No. 2002020043

## Reference Deeds:

Inst. No. 2018010470  
Inst. No. 2013018574

## LEGEND

- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- - - EASEMENT LINE(Utility, Irrigation & Drainage)
- - - ORIGINAL LINE
- W.C. WITNESS CORNER
- ▨ SLOPES 15% OR GREATER  
NO BUILD AREA

## Surveyor's Narrative:

This survey was performed at the request of Rebecca Gordon to subdivide the parcel as shown. Section control was located and held as shown. The Benson Gulch Drain Wasteway was physically located as well as the centerline of Tucker Road for the West boundary. The property was then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.



## REVISIONS

2	
1	

Sheet 1 of 2

Drawn By: ZCL

Date: Jan. 12, 2024

Surveyed By: ZCL

Job No. OC2123

**Skinner  
Land Survey**

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM  
surveys@skinnerlandsurvey.com

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



OWNERS' CERTIFICATE

We, Calvin and Rebecca Gordon, husband and wife, say we are the owner's of this property, being more particularly described in the legal description below, state that it is our intention to include said property in the subdivision plat. The public streets and rights of ways show 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 ¼ NW ¼ of Section 17 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the NE ¼ NW ¼, (CN1/16 Corner, Section 17);

thence North 00° 53' 15" East along the East boundary of the NE ¼ NW ¼ a distance of 1326.59 feet to the Northeast corner of the NE ¼ NW ¼;

thence South 89° 29' 09" West along the North boundary of the NE ¼ NW ¼ a distance of 798.66 feet to the TRUE POINT OF BEGINNING, a point on the centerline of the Benson Gulch Drain Wasteway;

thence traversing said centerline as follows:

South 20° 47' 33" East a distance of 233.48 feet;

South 36° 57' 08" East a distance of 157.02 feet;

South 29° 16' 53" East a distance of 258.83 feet;

South 33° 16' 48" East a distance of 261.86 feet;

thence leaving said Wasteway bearing South 89° 27' 03" West parallel with the South boundary of the NE ¼ NW ¼ a distance of 958.52 feet to a point on the centerline of Tucker Road;

thence traversing said centerline as follows:

North 1° 30' 19" East a distance of 302.57 feet;

North 7° 32' 08" East a distance of 211.33 feet;

North 27° 05' 52" East a distance of 123.59 feet;

North 24° 00' 42" East a distance of 188.90 feet to a point on the North boundary of the NE ¼ NW ¼;

thence North 89° 29' 09" East along said North boundary a distance of 342.11 feet to the TRUE POINT OF BEGINNING.

Calvin Gordon

Rebecca Gordon

ACKNOWLEDGEMENT

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

On this \_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, Thomas J. Wellard a notary public, personally appeared Calvin and Rebecca Gordon, husband and wife, known or identified to me to be the to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

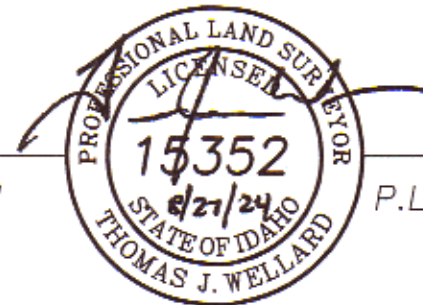
TUCKER HILL SUBDIVISION

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

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



APPROVAL OF GOLDEN GATE HIGHWAY DISTRICT NO. 3

Golden Gate Highway District No. 3 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.

Chairman Date

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

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  
by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

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

**Skinner**  
**Land Survey**

17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933  
WWW.SKINNERLANDSURVEY.COM



TUCKER HILL SUBDIVISION

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

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Reference Surveys:  
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Inst. No. 2004003906  
Inst. No. 2002020043

Reference Deeds:  
Inst. No. 2018010470  
Inst. No. 2013018574

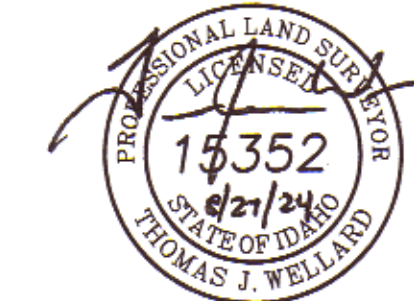
- 0' 100' 200'
- Scale: 1" = 100'
- LEGEND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
  - ⊙ 5/8" REBAR - FOUND
  - ⊙ 5/8" x 24" REBAR - SET
  - 1/2" REBAR - FOUND
  - 1/2" x 24" REBAR - SET
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - SECTION/ALIQUOT PART LINE
  - EASEMENT LINE(Utility, Irrigation & Drainage)
  - ORIGINAL LINE
  - FENCE LINE
  - W.C. WITNESS CORNER
  - TOP OF BANK
  - EDGE OF PAVEMENT
  - EDGE OF ROAD
  - EDGE OF GRAVEL
  - CENTERLINE DITCH
  - △ IRRIGATION RISER
  - TELEPHONE BOX
  - SLOPES 15% OR GREATER
  - NO BUILD AREA

NOTES:

- This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- 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.
- 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.
- This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots are subject to assessments from the Wilder Irrigation District.
- The subject property is zoned CRRR(Conditional Rezone-Rural Residential) and is subject to Development Agreement 21-081 recorded as Instrument Number 2021072412.
- The development is 12.232 acres.
- This development consists of 2 residential lots.
- 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.
- Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
- 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.
- UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:  
10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES

DEVELOPMENT DATA:  
TOTAL ACRES..... 12.232 ACRES  
TOTAL LOTS..... 2  
SINGLE FAMILY LOTS..... 2  
SINGLE FAMILY AVERAGE LOT SIZE..... 5.831 ACRES  
EXISTING ZONING..... CRRR  
PROPOSED ZONING..... CRRR(RURAL RESIDENTIAL)

SETBACKS RURAL RESIDENTIAL  
FRONT 20'  
REAR 20'  
SIDE 10'  
CORNER 20'



DEVELOPER:  
CALVIN & REBECCA GORDON  
21721 TUCKER RD  
GREENLEAF, ID 83626  
208-573-6678

INDEX No. 444-17-4-1-0-00-00	
Drawn By: ZCL	Revisions
Date: Jan. 12, 2024	2
Surveyed By: ZCL	1
Job No. OC2123	

Skinner  
Land Survey  
17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0933  
www.skinnerlandsurvey.com  
surveys@skinnerlandsurvey.com