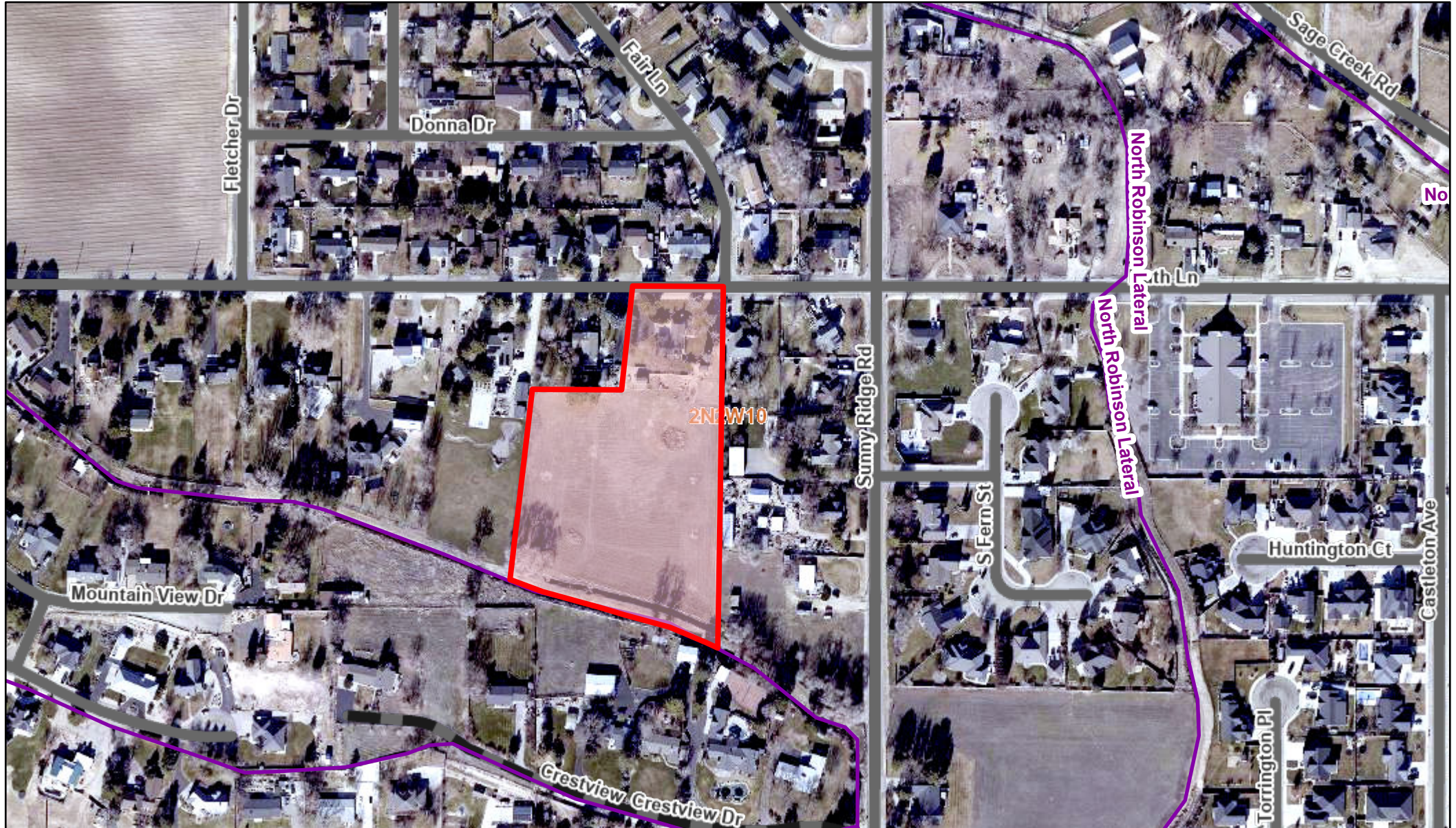
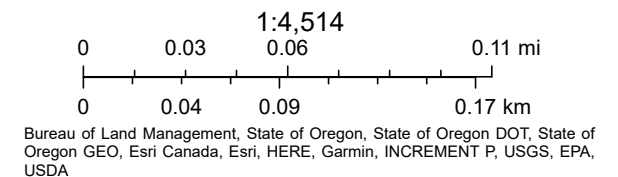


Canyon County, ID Web Map



8/25/2025, 11:26:39 AM

- | | | |
|--|---|--|
| Multiple Parcel Search_Query result | CC_PrivateRoads | Sections |
| Hydro_NHDFlowline | County Boundary | Imagery_2025_3in |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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	
Letter of Intent (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting form was completed and signed	X	
Completed Agency Acknowledgement form including:		
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/Idaho Transportation Dept	X	
Area of City Impact (If applicable)	X	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	
Deed or evidence of property interest to the subject property		
Fee:	X	
\$1,400 Conditional Rezone		

****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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

→ Applicant/Owner: Raymond C. Russell Date 9/4/25

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone:	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Rayona Russell	
	MAILING ADDRESS: 627 Ruth Lane, Nampa, ID 83686	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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.		
Signature: <u>Rayona C. Russell</u> Date: <u>9/4/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen	
	COMPANY NAME: HECO Engineers	
	MAILING ADDRESS: PO Box 235, Payette, ID 83661	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 627 Ruth Lane	
	PARCEL NUMBER: R29423	
	PARCEL SIZE: 5.33 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR (Rural Residential)	PROPOSED ZONING: R-1 (Single Family Residential)
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

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



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Bob Parks
	MAILING ADDRESS: 611 Ruth Ln, Nampa, ID 83686
	PHONE: [REDACTED] EMAIL: [REDACTED]
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. Signature: <u>[Signature]</u> Date: <u>6/5/2020</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen
	COMPANY NAME: HECO Engineers
	MAILING ADDRESS: PO Box 235 - Payette, ID 83661
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 611 Ruth Ln, Nampa, ID 83686	
	PARCEL NUMBER: R29424	
	PARCEL SIZE: 0.90 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR (Rural Residential)	PROPOSED ZONING: RR (Rural Residential)
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CC

FOR DSD STAFF COMPLETION ONLY:

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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Bob Parks (name), 611 Ruth Lane Nampa, ID (address)
Nampa (city), Idaho (state), 83686 (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

Heco Engineering (name), P.O. Box 235 (address) Payette, Idaho
83661

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 5 day of JUNE, 20 24.

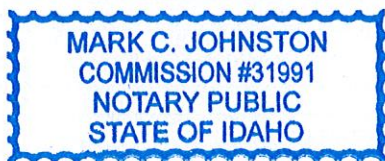
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 5 day of JUNE, in the year 2024, before me Mark C. Johnston
a notary public, personally appeared BOB PARKS, 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:

My Commission Expires: _____

MARK C JOHNSTON
Residing in: Nampa, ID
Commission Expires: 05/13/2029

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

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

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☒ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Thacker Irrigation Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 5 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



September 3, 2025

Jesse Christensen
HECO Engineers
32 N Main St PO Box 235
Payette, ID 83661

Subject: Wayne's Hideaway Subdivision – Letter of Intent

To Whom It May Concern,

Summary

The proposed subdivision at 627 Ruth Lane, Nampa, ID 83686 consists of 5.33 acres and is planned to include five buildable lots, each with a minimum lot size of 1.0 acre. Access to the lots will be provided via a private driveway extending south from Ruth Lane.

Existing Use

The property is currently zoned Rural Residential and contains a single existing residence and shed on the north side of the parcel, with an access approach from Ruth Lane. The site is irrigated via the Thacker Irrigation Lateral, located along the southern boundary, utilizing a concrete box and head gate to distribute water via flood irrigation. The property slopes from southwest to northeast.

A ditch along the eastern boundary conveys irrigation water to neighboring properties north of Ruth Lane. No formal stormwater management facilities were identified in the topographic survey, and it is assumed that surface runoff infiltrates naturally into the native soil. The existing residence is served by a private well and a septic system consisting of a septic tank and drainfield. The remainder of the site consists of undeveloped land with native vegetation.

Proposed Use

The proposed development includes a rezoning request from Rural Residential (RR) to Single Family Residential (R-1) with a conditional rezone requiring a minimum lot size of 1.0 acre. The proposed subdivision will retain the existing residence while creating four additional residential lots, each designed to accommodate a single-family home.

Each lot will be served by:

Access: A private driveway extending south from Ruth Lane, with an easement providing access for all lots.

Water Supply: Individual domestic wells on each lot.

Sewer: Individual septic tanks, drainfields, and replacement drainfield areas sized for 4,500-square-foot homes.

Irrigation: Gravity-fed irrigation from the Thacker Irrigation Lateral.

Stormwater Management: On-site infiltration basins for stormwater retention.

Traffic Impact: The estimated trip generation is 47 average daily trips (ADT), based on ITE Land Use Code 210 (Single-Family Detached Housing) with an average trip rate of 9.4 trips per dwelling unit.

Rezone Request & Compatibility

The requested rezoning from Rural Residential (RR) to Single Family Residential (R-1) with a conditional rezone reflects the evolving land use pattern in the area. The surrounding properties to the west, east, and north across Ruth Lane are primarily residential, though currently zoned Rural Residential. The adjacent properties east and north of the subject site feature residential lots averaging 0.5 acres in size, making the proposed 1.0-acre lot minimum a compatible transition between existing residential development and the county's rural landscape.

Comprehensive Plan Amendment

A Comprehensive Plan Amendment is proposed to designate the parcel for future residential use with a conditional rezone requiring 1.0-acre minimum lots. This amendment aligns with the Canyon County 2030 Comprehensive Plan, particularly as properties northeast of the site are designated for future Rural Residential zoning.

The proposed development supports the area's ongoing transition to residential use while maintaining the rural character, open space, and native vegetation. The subdivision will ensure compatibility with adjacent residential properties while preserving larger lot sizes that align with the county's long-term growth vision.

Sincerely,
HECO Engineers

By: _____
Jesse Christensen, PE

A PORTION OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2
NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
-2025-

A PORTION OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2
NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
-2025-



THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 89°13'25" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1321.59 FEET.

ROS INST. No. 2006094681
ROS INST. No. 2001027857
ROS INST. No. 2022026759
ROYAL MEADOWS SUBDIVISION No. 2 INST. No. 200215055 BOOK 30 PAGE 49
QUITCLAIM DEED INST. No. 2020-034274
WARRANTY DEED INST. No. 2016-032735



N.T.S.

1. A GRAVITY IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE SECTION 31-3805.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
3. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED
 - a) 10' LONG SUBDIVISION BOUNDARYIF ANY LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY, PROVIDING THAT THE FACILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE – EXCEPTION, 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".
5. IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805. THE LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA MERIDIAN IRRIGATION DISTRICT.
6. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY OR EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE. ALL MUNICIPAL SURFACE DRAINAGE WILL BE RETAINED ON SITE.
7. ANY RE-SUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. LOT 6 BLOCK 1 IS A PRIVATE ROAD AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND IS SUBJECT TO A INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT.
9. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____.
10. LOTS 1 - 5, BLOCK 1 IN THIS SUBDIVISION ARE FOR RESIDENTIAL USE.
11. EXISTING ZONING OF SUBJECT PROPERTY IS AG (AGRICULTURAL).
12. NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN THE INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
12. DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
13. THERE ARE 6 TOTAL LOTS. LOT 6, BLOCK 1 IS FOR REYONA WAY, A PRIVATE ROAD, LOT 1, BLOCK 1 HAS AN EXISTING RESIDENCE, LOT 2-5, BLOCK 1, ARE BUILDABLE LOTS PER THIS PLAT.

LEGEND

- | | | |
|---|----|----------------------------------|
| 11 | 12 | 1/4 COR. MONUMENT AS NOTED |
| 11 | 12 | 1/16 COR. MONUMENT AS NOTED |
|  | | SET 5/8" REBAR W/ CAP "PLS 9895" |
|  | | ALUMINUM CAP AS NOTED |
|  | | 5/8" REBAR AS NOTED |
|  | | 1/2" REBAR AS NOTED |
|  | | CALC POINT |
|  | | IRON PIPE |
|  | | MAG NAIL |
|  | | CHISELED "X" |
|  | | HUB AND TACK |
|  | | WATER SPIGOT |
|  | | SPRINKLER |
|  | | IRRIGATION CONTROL VALVE |
|  | | PIPE INVERT |
|  | | POST |
|  | | POWER POLE |
|  | | TELEPHONE BOX |
|  | | AIR CONDITION UNIT |
|  | | GAS MARKER |
|  | | SIGN |
|  | | CABLE TV |
|  | | BOUNDARY |
|  | | SECTION LINE |
|  | | EASEMENT |
|  | | ADJOINER |
|  | | EDGE OF PAVEMENT |
|  | | EDGE OF GRAVEL |
|  | | CROWN OF ROAD |
|  | | EDGE OF LAWN |
| | | EXISTING CONCRETE |
| | | FENCE LINE |
| | | TOP OF SLOPE |
| | | TOP OF BANK |
| | | FLOW LINE |
| | | RETAINING WALL |
| | | PIPE |
| | | GRADE BREAK |
| | | TREE DRIP LINE |
| | | EXISTING BUILDING |

WAYNE'S HIDEAWAY		WAYNE'S HIDEAWAY SUBDIVISION	
NAMPA, IDAHO		PRELIMINARY PLAT	
OWNER/DEVELOPER		SURVEY FOR	
DALE RUSSELL		CLIENT: DALE RUSSELL	
431 E ROCKLAN CT.		JOB NUMBER: 24074	
NAMPA, ID 83686		CADD FILE: 24074 - RUSSELL SUB RUTH LANE	
(760) 213-9032		DESIGNED BY: EPS	
		DRAWN BY: EPS	
		CHECKED BY: MJC	
		DELIVERY DATE: 3/13/2025	
NO.		DATE	
BY		DISCUSSION	
REVISIONS SCALE: 1" = 40' SHEET NUMBER: 1 OF 1			

630624

FILED

JUL 6 11 35 AM '69

WALTER FRY
CANYON COUNTY RECORDER

BY *Alene Morgan*

RECORDED

AT THE REQUEST OF
Wahco Abstract & Title Co.

IN

FR

OF

DEED

SEE

22

50

Frank E. Clark aka et al

to

Wayne L. Russell et al

W.D.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Frank E. Clark [Seal]
Eileen Clark [Seal]
[Seal]
[Seal]

STATE OF IDAHO

County of Canyon

ss.

On this 2nd day of July in the year 1969, before me the undersigned, a Notary Public

In and for said State, personally appeared

a/k/a FRANK E. CLARK

F. E. CLARK and EILEEN CLARK, Husband and Wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



A. E. Larson
Notary Public for the State of Idaho,
Residing at Nampa, Idaho

No.

WARRANTY DEED

-TO-

Dated 19

STATE OF IDAHO

County of

I hereby certify that this instrument was filed for record at request of

at minutes past

o'clock M., this

day of

in my office, and duly recorded in Book

of at page

Ex-Officio Recorder.

By Deputy.

Fees \$

Mail to *Laramie, Smith & Co. Boise*

816-12-24 Ave 50

Nampa, Idaho, 83651

Inst # 630624

THIS INDENTURE, Made this 2nd day of July
 in the year of our Lord one thousand nine hundred and Sixty-Nine, between
 a/k/a FRANK E. CLARK
 F. E. CLARK and EILEEN CLARK, Husband and Wife,
 of Nampa, County of Canyon, State of Idaho
 the parties of the first part, and
 WAYNE L. RUSSELL and RAYONA C. RUSSELL, Husband and Wife,
 of Nampa, County of Canyon, State of Idaho,
 the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
 NINE THOUSAND FIVE HUNDRED ----- DOLLARS,

lawful money of the United States of America, & other good & valuable considerations,
 to them in hand paid by the said
 parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
 and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
 of the second part, and to their heirs and assigns forever, all of the following described real estate,
 situated in, County of Canyon, State of Idaho, to-wit:

Commencing at a point on the quarter section line 687.5 feet West of
 the Center of Section 10, Twp. 2 N., R. 2 W.B.M., Canyon County, Idaho;
 thence South 6° 33' West 610 feet, to a point on the center line of the
 Thacker Lateral; thence South 70° 0' East, along the center line of
 said lateral, 72 feet; thence South 75° 0' East 271 feet; thence South
 66° 0' East 110 feet; thence leaving the lateral and bearing North 0°
 43' East 744.8 feet, to a point North 89° 57' West 318.8 feet from the
 center of said Section 10; thence North 89° 57' West on the quarter
 section line, 368.7 feet to the point of beginning;

Together with all water, water rights, ditches and rights of way for
 ditches appurtenant thereunto or in anywise appertaining;

Subject to taxes and assessments for 1969 and following (excepting 1969
 Spring irrigation charges, which have already been paid by Grantors);

Subject to all growing crops which shall remain the property of the
 Grantors' Lessee;

Possession of the above premises shall be immediate, save and except
 for such possession rights as are in the Grantors' Lessee needed for
 the harvesting of the aforementioned growing crops; Grantors, however,
 warrant that they will deliver possession immediately with respect to
 the full and complete possession of such tract as might be designated
 of the above described parcel by the Grantees for their purposes in
 commencing construction of a residence.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
 belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
 issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
 in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together
 with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever
 and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable
 possession of the said parties of the second part, their heirs and assigns, against the said parties
 of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully
 claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 627 Ruth Lane	Parcel Number: R29423	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 6/25/2025	Number of Acres: 5.33	Current Zoning: R2
Description of the Request: Proposed 6 lot subdivision		

APPLICANT/ REPRESENTATIVE INFORMATION

Contact Name: Jesse Christensen		
Company Name: HECO Engineers		
Current address: 5700 E Franklin Road, Ste 160		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 7/9/2025	MEETING LOCATION: 627 Ruth Lane	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. Jesse Christensen	[Signature]	2151 W Willow Pointe Ave
2. Patricia Schultz	[Signature]	626 Crestview Dr.
3. Connie Martin	[Signature]	524 Ruth Lane
4. Carol Martin	[Signature]	524 Ruth Lane
5. MARK HOBERT	[Signature]	4225 Sunny Ridge Rd
6. David Quimby	[Signature]	709 Ruth Ln
7. Janyia Sheibon	[Signature]	618 Crestview DR.
8. Tom McNeill / Lisa Kuhn	[Signature]	706 Crestview DR
9. Julie Dahl	[Signature]	4811 Sunny Ridge Rd

	Name (Print)	Sign	Address
10.	Kirk Russell	Kirk Russell	Utah
11.			
12.	BRAD RUSSELL	BRAD RUSSELL	
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

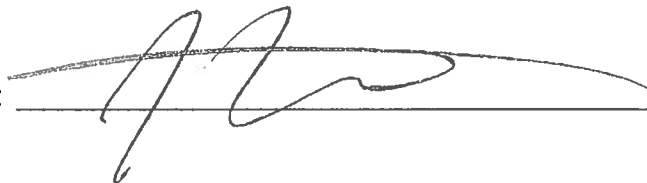
NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Tesse Christensen

APPLICANT/REPRESENTATIVE (Signature):

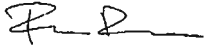


DATE: 7/1/05

MEMORANDUM

Date: June 4, 2025

To: Mitch Kiester, Anthony Lee, Southwest District Health Department

From: Fritz Durham, Department of Environmental Quality 

Subject: Addendum No. 1, Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho

On May 23, 2024, the Idaho Department of Environmental Quality (DEQ) received *Addendum No. 1, Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho* (Addendum). The proposed Ruth Lane Subdivision is in central Canyon County, Idaho, west of Sunny Ridge Road. The Addendum was prepared by Atlas Technical Consultants (Atlas) of Boise, Idaho for Dale Russell of Nampa, Idaho. The proposed Ruth Lane Subdivision (Property) is reported to be an approximate 5.5-acre area of undeveloped land with an existing residence on the north end of the Property. The proposed development is for four single-family residences with individual wastewater disposal systems and potable water systems. Reported sizes of the four lots range from 0.84 to 1.14 acres.

The Addendum was submitted in response to DEQ's March 19, 2025, review of *Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho* (Atlas, November 11, 2024); our review was included in a March 19, 2024, memorandum to Southwest District Health Department (SWDH). In the memorandum DEQ requested additional data to support the proposed hydraulic conductivity value, additional description and discussion of the geology and hydrogeology of the Property area, modification of the proposed groundwater flow direction, and modification of the mass-balance spreadsheets for the subdivision's lots. Our review of the Addendum indicates the above-requested items were adequately addressed, and DEQ can approve the nutrient pathogen study for the Ruth Land Subdivision. This approval is premised on the lot sizes and orientation remaining as presented in the Addendum, and the installation and use of extended treatment systems at each lot that reduces the nitrate concentration in wastewater to a value of 16 milligrams per liter or lower.

If you have any questions or would like to discuss DEQ's evaluation of the nutrient pathogen study for the proposed Ruth Lane Subdivision, please contact me by phone at 208-373-0183 or by e-mail at Fritz.Durham@deq.idaho.gov.



Nexus Number: 024090

July 2, 2025

Rayona C. Russell
627 Ruth Ln
Nampa, ID 83686

RE: Ruth Lane Subdivision, Level 1 Nutrient Pathogen (NP) Study Approval Addendum No. 1

Mr. Russell,

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (DEQ) acknowledge receipt of the Level 1 Nutrient-Pathogen Study Addendum No. 1 for the proposed Ruth Lane Subdivision, located in Section 10, Township 2 North, Range 2 West. The Addendum, prepared by Atlas Technical Consultants of Boise, Idaho, on your behalf, was received for review on May 23, 2025.

According to the submitted documentation, the subject property encompasses approximately 5.33 acres. The proposed development includes four (4) buildable lots with a minimum lot size of 0.84 acres. The development plan includes individual wastewater disposal systems and individual water wells to serve single-family residences on each lot.

Based on the data and analysis presented in the Nutrient-Pathogen Study, the proposed development of the Ruth Lane Subdivision is not expected to significantly impact downgradient groundwater quality. Accordingly, the Level 1 Nutrient-Pathogen Study is hereby approved as of June 4, 2025, subject to the following conditions:

Condition(s) of approval:

- DEQ's Review of the MB Spreadsheets indicates **all** lots will need extended treatment systems to reduce nitrate concentrations in wastewater to 16 mg/L or less.
- The maximum house size permitted is a four (4) bedroom house (300 gallons per day). 300 gallons per day is the value used in the NP study as the amount of effluent discharged from each individual subsurface disposal system.
- If lots are added, the study must be resubmitted and/or amended before additional lots are approved.
- Secondary dwellings are not approved for this proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings. Approval of secondary dwellings is based on the resubmittal or amended NP study findings.

Based on the review and findings provided by the Idaho Department of Environmental Quality (DEQ), the Ruth Lane Subdivision may proceed to the next phase of the approval process, contingent upon compliance with the requirements outlined in Southwest District Health's (SWDH) Subdivision Engineering Report (SER). The SER, along with the associated subsurface sewage disposal system design, must reflect and incorporate the conclusions of the approved Nutrient-Pathogen Study. During lot design, particular attention must be given to the placement of septic systems to minimize potential impacts to downgradient wells. Upon submission of the completed SER to SWDH, a formal review will be conducted.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@phd3.idaho.gov

Respectfully,

Anthony
Lee

Digitally signed by
Anthony Lee
Date: 2025.07.02
15:54:27 -06'00'

Anthony Lee, REHS/RS
Land Development Senior

Cc: Cody Ellis, L.G./ Atlas Technical Consultants

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)



October 22, 2024

Notice of Neighborhood Meeting Pre-Application Requirement for a Public Hearing

Dear Neighbor,

We are currently in the process of submitting an application for a Comp Plan Amendment, Preliminary Plat with Conditional Use, and Rezone to Rural/Residential (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (**Canyon County Zoning Ordinance § 07-01-15**).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Thursday, November 7, 2024 *too old, see comp plan neighborhood meeting.*

Time: 5:00 PM, local time

Location: 627 Ruth Lane, Nampa, ID 83686. See attached Location Map.

Property Description: Open land and one single family home

The project is summarized below:

Site Location: 627 Ruth Lane, Nampa, ID 83686

Proposed Access: Directly off Ruth Lane.

Total Acreage: 5.33 acres

Proposed Lots: 6 total lots, 5 single family lots, and 1 shared road lot

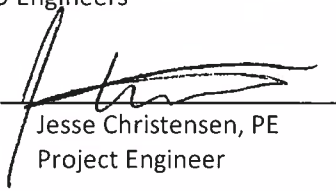
We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE- APPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,
HECO Engineers

By:


Jesse Christensen, PE
Project Engineer

HECO File No.: PR24-0338

LOCATION MAP



Source: Google Maps

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

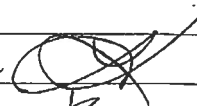
Site Address: 627 Ruth Lane	Parcel Number: R29423	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 10/22/2024	Number of Acres: 5.33	Current Zoning: R2
Description of the Request: Proposed 6 lot subdivision		

APPLICANT/ REPRESENTATIVE INFORMATION

Contact Name: Jesse Christensen		
Company Name: HECO Engineers		
Current address: 5700 E Franklin Road, Ste 160		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 11/7/2024	MEETING LOCATION: 627 Ruth Lane	
MEETING START TIME: 5:00pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. Jesse Christensen	[Signature]	2151 W Willow Pointe
2. William Brubaker	[Signature]	506 Westview Dr
3. Eugene Hughes	[Signature]	618 Ruth
4. [Signature]	[Signature]	" "
5. [Signature]	[Signature]	521 Ruth
6. Bill Talbot	[Signature]	521 Ruth
7. David Quimby	[Signature]	709 Ruth
8. Tanya Gaona	[Signature]	4725 Sunny Ridge Rd
9. Julie Dahl	[Signature]	4811 Sunny Ridge Rd

10.	Lisa Kahr + Tom McNeill	706 CRESTVIEW DRIVE	
11.	Jeff Sheikman	618 Crestview Dr.	JS
12.	KATH FIELD	529 RUTH LN	KF
13.	BRAD RUSSELL	931 E. ROCKLAND CT. NANTAUA	
14.	Kirk Russell	1452 N. 9th W. Pleasant Grove, UT	
15.	Karee Ridgeway	HECO	KRP
16.			
17.			
18.			
19.			
20.			

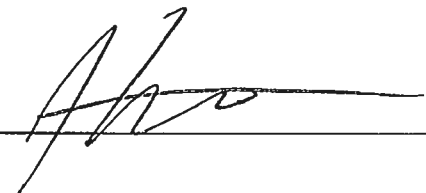
NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Jesse Christensen HECO

APPLICANT/REPRESENTATIVE (Signature):



DATE: 11/8/24



AGENCY ACKNOWLEDGMENT

Date: 10/14/2024

Applicant: Jesse Christensen

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

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:

☒ Applicant submitted/met for informal review.

District: Nampa Fire Dist.

Date: 10/15/2024 Signed: _____

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

Highway District:

☐ Applicant submitted/met for informal review.

District: _____

Date: _____ Signed: _____

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

Irrigation District:

☐ Applicant submitted/met for informal review.

District: _____

Date: _____ Signed: _____

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

Area of City Impact

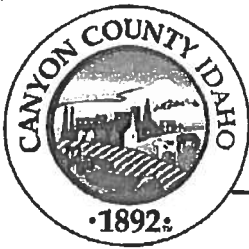
☐ Applicant submitted/met for informal review.

City: _____

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: 10/14/2024

Applicant: Jesse Christensen

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

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: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-15-24 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: 10/14/2024

Applicant: Dale Russell

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

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: _____

☐ 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: _____

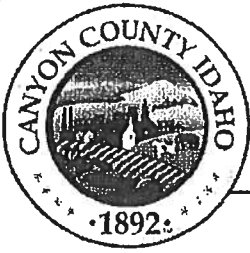
Nampa

☒ Applicant submitted/met for informal review.

Date: 8/21/2025 Signed: _____

Kristi Wether
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: 10/14/2024

Applicant: Dale Russell

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

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: Boise-Kuna Irrigation District

☒ Applicant submitted/met for informal review.

Date: 8-18-2025 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

aflavel.bkirrdist@gmail.com

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Wednesday, March 19, 2025 8:11 AM
To: [REDACTED]
Cc: Alicia Flavel; Ben Vogel
Subject: Preliminary Review of Proposed Subdivision in Nampa, Idaho.
Attachments: PR24-0338 Ruth Ln. Subdivision.pdf09-26-24.pdf

All,

The irrigation plan as presented does provide water to each lot as required. However, the following must be noted for this development for approval:

The United States' Thacker lateral lies within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 30 feet both directions of the Thacker Lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and private irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

All basement style houses, storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development must be a minimum of 50' from the easement to protect the integrity of the lateral due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the Thacker Lateral. No variances will be granted.

No excavation within the Thacker Laterals easement will be allowed as this will affect the integrity of the lateral's embankment.

Thanks,
Tom

Thomas B Ritthaler
Assistant Project Manager
Boise Project Board of Control
2465 Overland Rd.
Boise, Idaho 83705
208-344-1141

AGENCY LOCATION AND CONTACT		
Southwest District Health		
Address		Phone Number
13307 Miami Lane, Caldwell		(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
Address		Phone Number
11331 W. Chinden Blvd., Boise		(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Rayona Russell, 627 Ruth Lane
(name) (address)
Nampa, Idaho 83686
(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

Jesse Christensen, HECO Engineers, PO Box 235, Payette, ID 83661
(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 3rd day of June, 20 25.

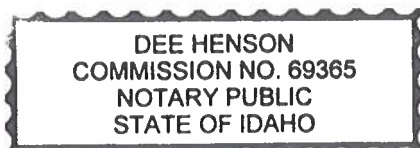
Rayona Russell
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 3rd day of June, in the year 20 25, before me Dee Henson,
a notary public, personally appeared Rayona Russell, 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: Dee Henson

My Commission Expires: 2-10-2029

630624

FILED

JUL 8 11 35 AM '69

WALTER FRY
CANYON COUNTY RECORDER

BY *Allen Morgan*

RECORDED

AT THE REQUEST OF
Mecho Abstract & Title Co.

IN

BY

Sealed

JUL 8 2 50

*Frank E. Clark and
et al*

TO

Wayne L. Russell et al

W.D.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Frank E. Clark [Seal]
Eileen Clark [Seal]
[Seal]
[Seal]

STATE OF IDAHO

County of Canyon ss.

On this 2nd day of July in the year 1969, before me the undersigned, a Notary Public

in and for said State, personally appeared
a/k/a FRANK E. CLARK
F. E. CLARK and EILEEN CLARK, Husband and Wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



A. Eugene Larson
Notary Public for the State of Idaho.
Residing at Nampa, Idaho

No.

WARRANTY DEED

-TO-

Dated 19

STATE OF IDAHO

County of ss.

I hereby certify that this instrument was filed for record at request of

at minutes past
o'clock M., this day
of A. D. 19
in my office, and duly recorded in Book
of at page

Ex-Officio Recorder.

By Deputy.

Fees \$

Mail to *Larson, Amos & M. Donald*
816-12nd Ave So

SPRINT COMPANY, IDAHO

Nampa, Idaho, 83651

Inst # 630624

THIS INDENTURE, Made this 2nd day of July

in the year of our Lord one thousand nine hundred and Sixty-Nine, between

a/k/a FRANK E. CLARK
F. E. CLARK and EILEEN CLARK, Husband and Wife,

of Nampa, County of Canyon, State of Idaho

the parties of the first part, and

WAYNE L. RUSSELL and RAYONA C. RUSSELL, Husband and Wife,

of Nampa, County of Canyon, State of Idaho,

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
NINE THOUSAND FIVE HUNDRED ----- DOLLARS,lawful money of the United States of America, & other good & valuable considerations,
to them in hand paid by the said
parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
of the second part, and to their heirs and assigns forever, all of the following described real estate,
situated in, County of Canyon, State of Idaho, to-wit:Commencing at a point on the quarter section line 687.5 feet West of
the Center of Section 10, Twp. 2 N., R. 2 W.B.M., Canyon County, Idaho;
thence South 6° 33' West 610 feet, to a point on the center line of the
Thacker Lateral; thence South 70° 0' East, along the center line of
said lateral, 72 feet; thence South 75° 0' East 271 feet; thence South
66° 0' East 110 feet; thence leaving the lateral and bearing North 0°
43' East 744.8 feet, to a point North 89° 57' West 318.8 feet from the
center of said Section 10; thence North 89° 57' West on the quarter
section line, 368.7 feet to the point of beginning;Together with all water, water rights, ditches and rights of way for
ditches appurtenant thereunto or in anywise appertaining;Subject to taxes and assessments for 1969 and following (excepting 1969
Spring irrigation charges, which have already been paid by Grantors);Subject to all growing crops which shall remain the property of the
Grantors' Lessee;Possession of the above premises shall be immediate, save and except
for such possession rights as are in the Grantors' Lessee needed for
the harvesting of the aforementioned growing crops; Grantors, however,
warrant that they will deliver possession immediately with respect to
the full and complete possession of such tract as might be designated
of the above described parcel by the Grantees for their purposes in
commencing construction of a residence.TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
in law as in equity, of the said parties of the first part.TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together
with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever
and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable
possession of the said parties of the second part, their heirs and assigns, against the said parties
of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully
claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

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: 86162

Date: 8/22/2025

Date Created: 8/22/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brad Russell for Rayona Russell

Comments: Conditional Rezone and Comprehensive Plan Amendment: CR2025-0009 and OR2025-0020

Site Address: 627 RUTH LN, Nampa ID / Parcel Number: 29423000 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 - Comprehensive Plan Map Amendment	OR2025-0020	\$3,200.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0020	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0020	\$600.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2025-0009	\$1,250.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0009	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0009	\$600.00	\$0.00	\$0.00

Sub Total: \$5,750.00

Sales Tax: \$0.00

Total Charges: \$5,750.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check / Ref Number:</u>	<u>Amount:</u>
Check	001042	\$5,750.00

Total Payments: \$5,750.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1

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: 86165

Date: 8/22/2025

Date Created: 8/22/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brad Russell for Rayona Russell

Comments: CR2025-0009 - Conditional Rezone; balance of charges

Site Address: 627 RUTH LN, Nampa ID / Parcel Number: 29423000 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 - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0009	\$500.00	\$0.00	\$0.00

Sub Total: \$500.00

Sales Tax: \$0.00

Total Charges: \$500.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	001043	\$500.00

Total Payments: \$500.00

ADJUSTMENTS

Receipt Balance: \$0.00

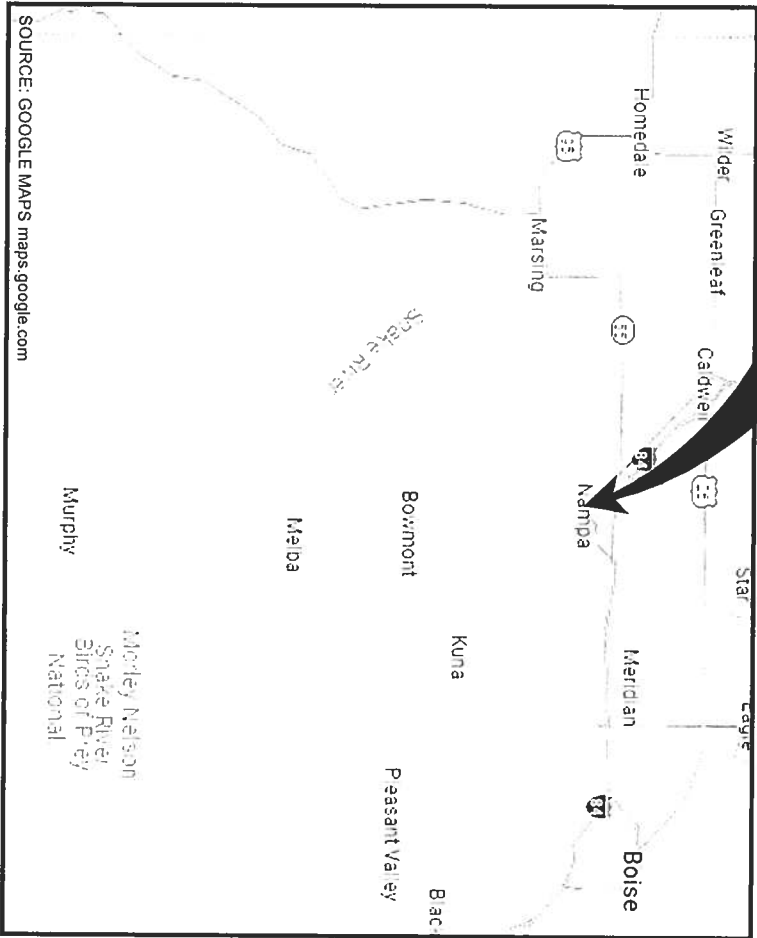


WAYNE'S HIDEAWAY SUBDIVISION

CANYON COUNTY, IDAHO

MAY, 2025

PROJECT
AREA



PROJECT
LOCATION



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5	G1.0	OVERALL SITE PLAN
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STANDARD DETAILS		
12	G5.0	DETAILS

NOTES:

- CONSTRUCTION SHALL BE PER ISPMC STANDARDS UNLESS OTHERWISE NOTED.
- CONSTRUCTION WITHIN THE ROW OF SMITH SHALL BE PER THE NAMPA HIGHWAY#1 REQUIREMENTS AND STANDARDS.
- CONSTRUCTION OF IRRIGATION SHALL BE PER THE ISPMC.
- NO WORK SHALL TAKE PLACE WITHIN THE ##### CANAL EASEMENT WITHOUT A LICENSE AGREEMENT.
- PRIVATE IRRIGATION FACILITIES SHALL NOT DISRUPT DOWN STREAM USERS.



AREA MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

REVISIONS		DESCRIPTION	DATE	BY
NO.	DATE			

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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MATTHEWS		COVER SHEET	
DESIGN QC: J. CHRISTENSEN	G0.0	WAYNE'S HIDEAWAY SUBDIVISION	PROJECT NO.: PR24-0338
DWG QC: Z. MATTHEWS		CANYON COUNTY, IDAHO	SHEET 1 OF 12

LEGEND

	SANITARY SEWER MANHOLE
	CLEAN-OUT
	SERVICE CLEAN-OUT
	STUB-OUT
	VALVE
	FIRE HYDRANT
	WATER SERVICE
	THRUST BLOCK
	FIRE DEPARTMENT CONNECTION
	WATER BLOW-OFF
	WATER METER
	WATER MANHOLE
	STORM DRAINAGE MANHOLE
	MONITORING WELL
	CURB INLET
	CIRCULAR AREA INLET
	SQUARE AREA INLET
	SINGLE SAND & GREASE TRAP
	DOUBLE SAND & GREASE TRAP
	PRESSURE IRRIGATION SERVICE
	GRAVITY IRRIGATION MANHOLE
	GRAVITY IRRIGATION BOX
	STREET LIGHT
	SINGLE STREET LIGHT
	DOUBLE STREET LIGHT
	SPRINKLER
	BOLLARD
	SIGN
	SHRUB
	DECIDUOUS TREE
	CONIFEROUS TREE

LEGEND CONT'D

	GIRR	GRAVITY IRRIGATION LINE
	OHP	OVERHEAD POWER LINE
	PIRR	PRESSURE IRRIGATION LINE
	SS	SANITARY SEWER LINE
	SD	STORM DRAIN LINE
	OHT	OVERHEAD TELEPHONE LINE
	UGT	UNDERGROUND TELEPHONE LINE
	OHP	OVERHEAD POWER LINE
	UGP	UNDERGROUND POWER LINE
	W	WATER LINE
	2400	PROPOSED GROUND CONTOUR
	4	CONCRETE AREA
		CURB AND GUTTER
		EASEMENT LINE
	EG	EDGE OF GRAVEL
	EP	EDGE OF PAVEMENT
	EW	EDGE OF WATER
	X	BARB WIRE FENCE LINE
	X	CHAIN LINK FENCE LINE
		FLOOD LINE
	(X)	LOT LINE
		PROPERTY LINE
	RW	RIGHT-OF-WAY LINE
		ROADWAY CENTERLINE
		SECTION LINE
	FO	PROPERTY TIE LINE
	FO	FIBER OPTICS LINE
	FW	EROSION FIBER WATTLE

	SECTION CORNER
	HALF SECTION CORNER
	HALF SECTION CORNER
	SET 1/2" MONUMENT
	SET 5/8" MONUMENT
	SET BRASS PLUG MONUMENT
	SET MAG NAIL
	SET CHISELED "X"
	OFFSET SHOT
	TEMPORARY BENCHMARK
	NITRATE REDUCTION SYSTEM

SURVEY NOTES:

- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE, AND AS-BUILT PLANS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.

REVISIONS	
NO.	DATE BY DESCRIPTION

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HECO ENGINEERS CORPORATE OFFICE
32 N. MAIN, PAYETTE, IDAHO



DESIGNED J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYYAR		LEGEND	
DESIGN QC: J. CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	PROJECT NO.: PR24-0338
DWG QC: Z. MATTHEWS		CANYON COUNTY, IDAHO	SHEET 2 OF 12

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ITD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (2012), ISPMC, AND THE CANYON COUNTY MUNICIPAL CODE.
2. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIGLINE THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION IN THE AREA. (1-800-342-1585 OR 811). RETAIN AND PROTECT ALL UTILITIES NOT BEING CONSTRUCTED.
3. RETAIN & PROTECT ALL EXISTING PROPERTY AND UTILITIES UNLESS NOTED ON DRAWINGS TO MODIFY OR REMOVE. CONTRACTOR SHALL BE REQUIRED TO REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE PROPOSED PROJECT AREA OF ALL TREES, STUMPS, AND WEEDS AS NEEDED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. CONTRACTOR TO VERIFY WORK PLAN WITH THE CITY PRIOR TO COMMENCING CONSTRUCTION.
5. HOURS OF CONSTRUCTION SHALL BE BETWEEN 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY OR AS APPROVED BY CITY STAFF.
6. ALL LABORATORY AND FIELD MATERIALS TESTING SHALL BE DONE IN ACCORDANCE WITH ITD QUALITY ASSURANCE MANUAL.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL CONSTRUCTION SIGNING FOR SAFETY AND TRAFFIC CONTROL. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO START OF CONSTRUCTION. LOCAL ACCESS TO BUSINESSES, RESIDENCES, AND STREET APPROACHES SHALL BE PROVIDED TO ALLOW VEHICLE ACCESS AT THE END OF EACH WORK DAY, OR AS APPROVED BY THE CITY.
8. THE CONTRACTOR SHALL FILE AND SUBMIT A NOTICE OF INTENT (NOI) ALONG WITH A STORM WATER POLLUTION PREVENTION PLAN TO MEET THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY FOR CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
9. CONTRACTOR SHALL RETAIN AND PROTECT BUILDINGS LOCATED ADJACENT TO AND ENCRoACHING IN ALLEY AND STREET RIGHT-OF-WAY.
10. NEW/DESIGN FEATURES SHOWN ON THE PLANS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO: LOCATION, ELEVATION, ETC., SHALL BE FIELD VERIFIED BY THE CONTRACTOR BEFORE COMMENCING CONSTRUCTION. ANY DISCREPANCIES FOUND BEFORE OR DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE CITY AND THE PROJECT DESIGN ENGINEER.
11. ALL MANHOLES OR VALVES LOCATED IN PAVED SECTIONS SHALL HAVE A CONCRETE COLLAR CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARDS.
12. DISPOSAL OF PROPERTY AND UTILITIES SHOWN TO BE REMOVED ON THE PLANS, OR AS DIRECTED BY THE CITY, SHALL BE COMPLETED IN ACCORDANCE WITH ALL PERTINENT SAFETY AND ENVIRONMENTAL GUIDELINES. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF PER THE SPECIFICATIONS BY THE CONTRACTOR.
13. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIGLINE THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION IN THE AREA. (1-800-342-1585 OR 811). RETAIN AND PROTECT ALL UTILITIES NOT BEING CONSTRUCTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.

GENERAL NOTES CONT'D:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (2020), THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
2. A PRECONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHALL BE PRESENT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD.
5. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS. WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
6. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #5 AT THE REQUEST OF THE APPROVING AGENCY AND/OR THE DESIGN ENGINEER PRIOR TO FUND DISBURSEMENT COVERING SAID WORK.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIGLINE AT 1-800-342-1585.
8. WORK SUBJECT TO AGENCY OR PROJECT ENGINEERS APPROVAL MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF CONCRETE, (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK AS SPECIFIED.
9. CONTRACTOR SHALL REQUEST A PERMIT TO USE RIGHT-OF-WAY: UTILITIES AND OTHERS FROM CANYON HIGHWAY DISTRICT NO. 4 PRIOR TO WORK ON KINGSBURY RD. FOR WIDENING AND UTILITY WORK. REQUEST SHALL BE SUBMITTED A MINIMUM OF 7 DAYS PRIOR TO WORK START DATE.
10. THE CONTRACTORS MUST KEEP A SEPARATE SET OF CONSTRUCTION PLANS TO RECORD AS-BUILT INFORMATION DURING CONSTRUCTION AT THE COMPLETION OF CONSTRUCTION. THIS SET OF PLANS MUST BE SUBMITTED IN LEGIBLE FORM TO AND APPROVED BY THE PROJECT CIVIL ENGINEER AND OWNER. ALL DISCREPANCIES ARE TO BE REPORTED TO THE CIVIL ENGINEER FOR REVIEW AND APPROVAL. THE AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY OF NAJPA UPON COMPLETION OF CONSTRUCTION.
11. ONLY PLANS SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
12. PLANT MIX PAVEMENT SHALL BE PER HSDP SECTION 3060.0703 OR SP 2 OR BETTER WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4". PG 84-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS SPECIFIED.

ENGINEERS STANDARD NOTES:

1. THE CONTRACTOR AT ALL TIMES SHALL COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBILITY PARTY WHO SHALL HAVE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.
2. THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS AND SPECIFICATIONS, CAREFULLY EXAMINE ALL OF THE CONTRACT DOCUMENTS, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART AND/OR HIS NEGLIGENCE AND/OR FAILURE TO ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE.
3. ALL EXISTING UTILITY LOCATIONS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. EXACT LOCATION OF UNDERGROUND UTILITIES CAN ONLY BE DETERMINED BY PHYSICAL EXCAVATION OF THE UTILITY LINE AND SURVEYING THE LOCATION OF THE PIPE OR CONDUIT. CALL "DIG LINE", 48 HOURS IN ADVANCE OF COMMENCING WORK, AT 1-800-342-1585.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, OR STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT, AND SHALL REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE GOVERNING AGENCY, AT NO EXTRA COST TO THE OWNER.
5. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, SHALL BE RETAINED AND PROTECTED.
6. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE 2020 ISPMC. NO EXCEPTIONS TO THESE STANDARDS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE GOVERNING AGENCY.
7. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
8. CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES.
9. HECO DOES NOT AND CANNOT GUARANTEE THE ACCURACY OF WORK DONE BY OTHERS AND INCLUDES THIS INFORMATION FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE OWNERS REPRESENTATIVE TO REQUEST CLARIFICATION OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND INFORMATION SHOWN ELSEWHERE. IN THE EVENT THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT SUCH CLARIFICATION FROM THE OWNERS REPRESENTATIVE, HE SHALL BE LIABLE FOR THE COST OF CORRECTIVE WORK AND SHALL REPAIR OR RECONSTRUCT THE FAULTY WORK TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, ERECTING AND MAINTAINING THE REQUIRED MATERIALS, EQUIPMENT AND MANPOWER NECESSARY FOR PUBLIC SAFETY AND TRAFFIC CONTROL, INCLUDING PEDESTRIAN TRAFFIC, WITHIN THE PROJECT LIMITS AND ON THE APPROACHES TO THE PROJECT.
11. CONTRACTOR SHALL HAVE A STAMPED, APPROVED SET OF PLANS, A COMPLETE COPY OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND SUPPLEMENTAL SPECIFICATIONS AT THE WORK SITE AT ALL TIMES.
12. EXISTING UTILITIES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO ABANDON OR RELOCATE THE UTILITY MATERIALS AS NEEDED.

SEPTIC SYSTEM NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) AND CANYON COUNTY ORDINANCES (CCO).
2. NITRATE REDUCTION SYSTEM CAPABLE OF REDUCING NITRATES BY 40% IS REQUIRED ALONG WITH THE SEPTIC TANK. FINAL SELECTION OF SYSTEM TO BE CHOSEN BY OWNER AND COORDINATED BY CONTRACTOR. SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS FROM SWDH. SEE TABLE 5-16 OF TECHNICAL GUIDANCE MANUAL. INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS FOR SYSTEMS CAPABLE OF REDUCING NITRATES BY 65%.
3. SEPTIC SYSTEMS SHALL BE INSTALLED ACCORDING TO THE TECHNICAL GUIDANCE MANUAL. INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS (TGM), LATEST EDITION, FROM THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2020 ISPMC.
2. UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN LOCATED AS MARKED IN THE FIELD BY DIGLINE AND APPLICABLE UTILITY COMPANIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONTACT DIGLINE TO MARK ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA. CONTRACT DIGLINE AT 1-800-342-1585. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE SUBGRADE IN SUCH A CONDITION THAT IT WILL BE WELL-DRAINED AT ALL TIMES. DRAINAGE DITCHES SHALL BE CONSTRUCTED AS NECESSARY TO AVOID DAMAGE TO THE CONSTRUCTION SITE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND ELEVATION OF ALL THE IN POINTS PRIOR TO CONSTRUCTION AND SHALL CONTACT THE DESIGN ENGINEER WITH ANY DISCREPANCIES. THIS SHALL BE FOR ALL SURFACE AND SUBSURFACE CONNECTIONS.
5. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE (ABBREVIATED SO ON PLANS) SHALL BE ASTM D 3034 PVC; AASHTO M 252 OR AASHTO M 294 HDPE PER ISPMC SECTION 601.
6. ALL PIPE INSTALLATION AND TRENCHING SHALL CONFORM TO THE ISPMC SECTION 301.
7. PIPE COUPLINGS SHALL CONFORM TO THE REQUIREMENTS OF ISPMC SECTION 601 PART 2 & 2.3. ALL DISSIMILAR SIZE PIPE MAINLINE (GREATER THAN 12" DIAMETER) TO MAINLINE CONNECTIONS SHALL BE WITH ECCENTRIC FITTINGS (MATCHING INVERT ELEVATIONS) AND SHALL PROVIDE A WATERTIGHT CONNECTION. ALL STORM DRAIN SERVICE LINE CONNECTIONS SHALL BE TYPE "A" PER ISPMC SD-511 (PREFERRED) OR TYPE "C" (MATCHING CROWN). ALL PIPE SHALL BE PROVIDED WITH 1-FOOT MINIMUM COVER.
8. PROVIDE A FLEXIBLE MANHOLE CONNECTOR (KORAN SEAL OR APPROVED SUBSTITUTION) FOR ALL PIPE CONNECTIONS THROUGH CIRCULAR STRUCTURES (MANHOLES AND CATCH BASINS). CORE DRILL ALL RECTANGULAR STRUCTURES AND GROUT PENETRATIONS WATER-TIGHT PER ISPMC SECTION 703.
9. MAINTENANCE OF STORMWATER FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY IS SHOWN TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
10. EXCESS SOIL CAN BE PLACED IN LOTS 4, 5, AND 6 AND LEVELED WITH THE SURROUNDING AREA.
11. EACH LOT BUILDER SHALL APPLY WITH CDH4 FOR AN APPROACH PERMIT AND CONSTRUCTION OF DRIVEWAY PER CDH4 POLICY.

REVISIONS	
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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET NOTES	DATE: MAY 2025
DRAWN BY: S. MAYNAR			
DESIGN CC: J. CHRISTENSEN			
DWG CC:			
Z. MATTHEWS			
G0.2		WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	PROJECT NO: PR24-0338
		SHEET	3 OF 12

REVISIONS	
NO.	DATE BY DESCRIPTION

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DESIGNED J. CHRISTENSEN	SUB SHEET NO. G1.0	TITLE OF SHEET EXISTING TOPO WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	DATE MAY 2025
DRAWN BY S. MAYYAR			PROJECT NO. PR24-0338
DESIGN QC J. CHRISTENSEN			SHEET 4 OF 12
DWG QC Z. MATHEWS			



VIEW/DETAIL TITLE
G1.0



- LEGEND**
- ALUMINUM CAP AS NOTED
 - 5/8" REBAR AS NOTED
 - 1/2" REBAR AS NOTED
 - CALC POINT
 - IRON PIPE
 - MAG NAIL
 - CHISELED "X"
 - HUB AND TACK
 - WATER SPIGOT
 - SPRINKLER
 - IRRIGATION CONTROL VALVE
 - PIPE INVERT
 - POST
 - POWER POLE
 - TELEPHONE BOX
 - AIR CONDITION UNIT
 - GAS MARKER
 - SIGN
 - CABLE TV
 - BOUNDARY
 - SECTION LINE
 - EASEMENT
 - ADJOINER
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CROWN OF ROAD
 - EDGE OF LAWN
 - EXISTING CONCRETE
 - FENCE LINE
 - TOP OF SLOPE
 - TOP OF BANK
 - FLOW LINE
 - RETAINING WALL
 - PIPE
 - GRADE BREAK
 - TREE DRIP LINE
 - EXISTING BUILDING

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DESIGNED: J. CHRISTENSEN
DRAWN BY: S. MAYRAR
DESIGN QC: J. CHRISTENSEN
DWG QC: Z. MATHEWS

SUB SHEET NO.

C1.0

OVERALL SITE PLAN
WAYNE'S HIDEAWAY SUBDIVISION
CANYON COUNTY, IDAHO

TITLE OF SHEET

DATE:

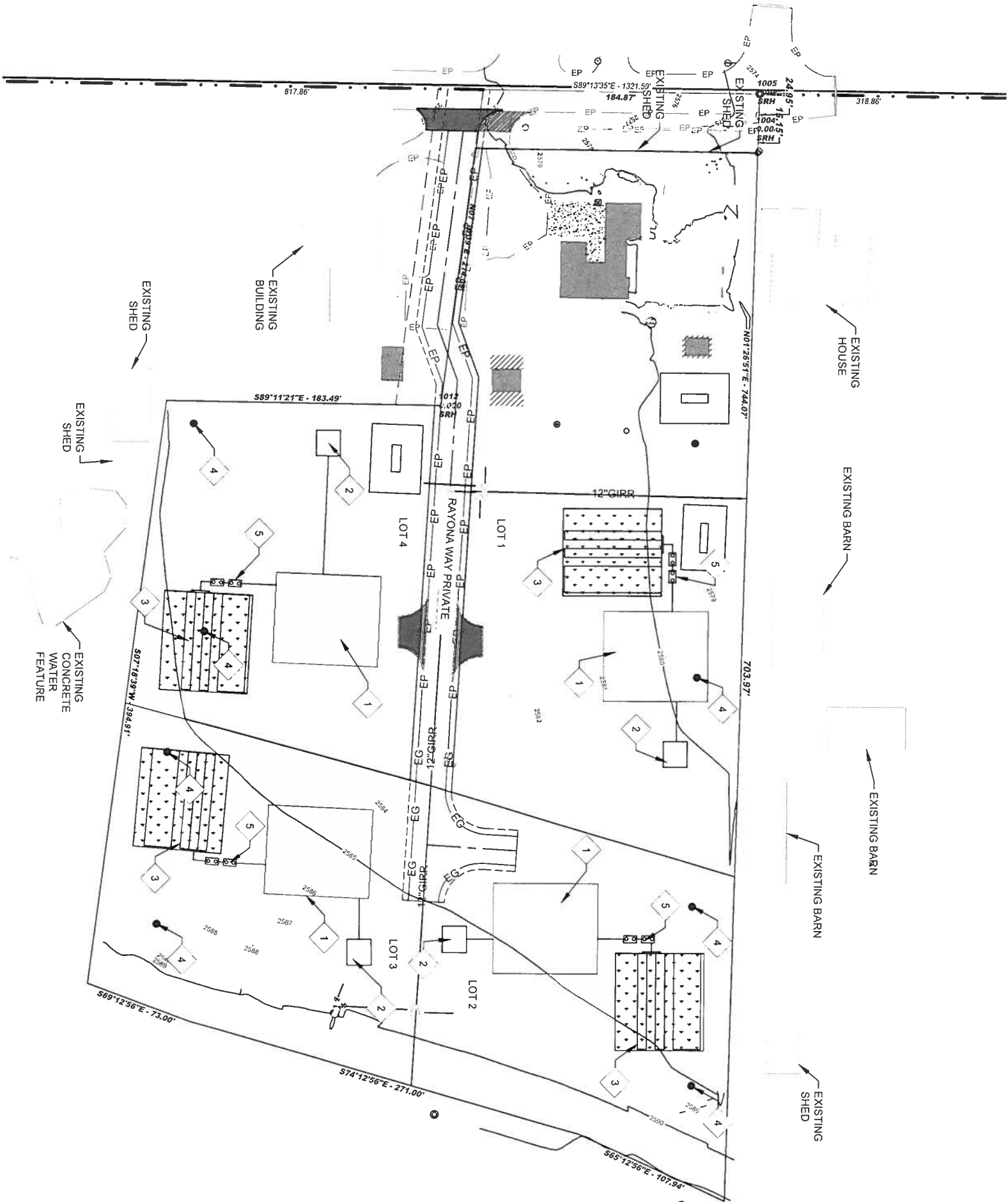
MAY 2025

PROJECT NO.

PR24-0338

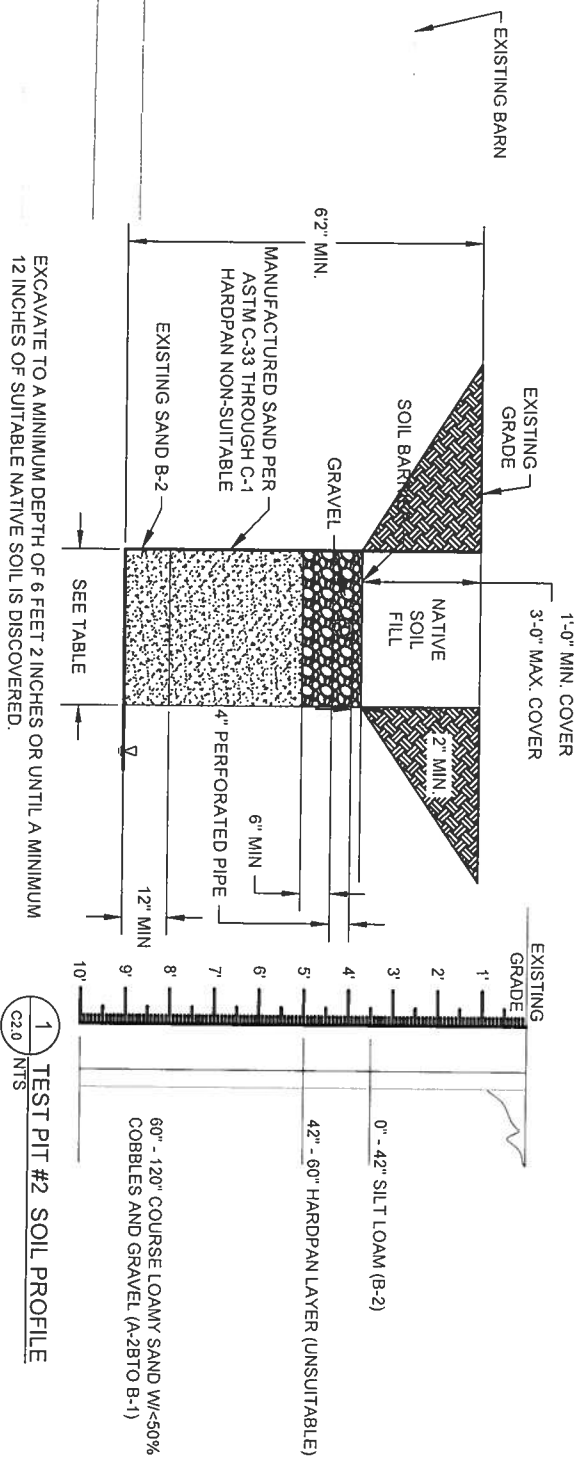
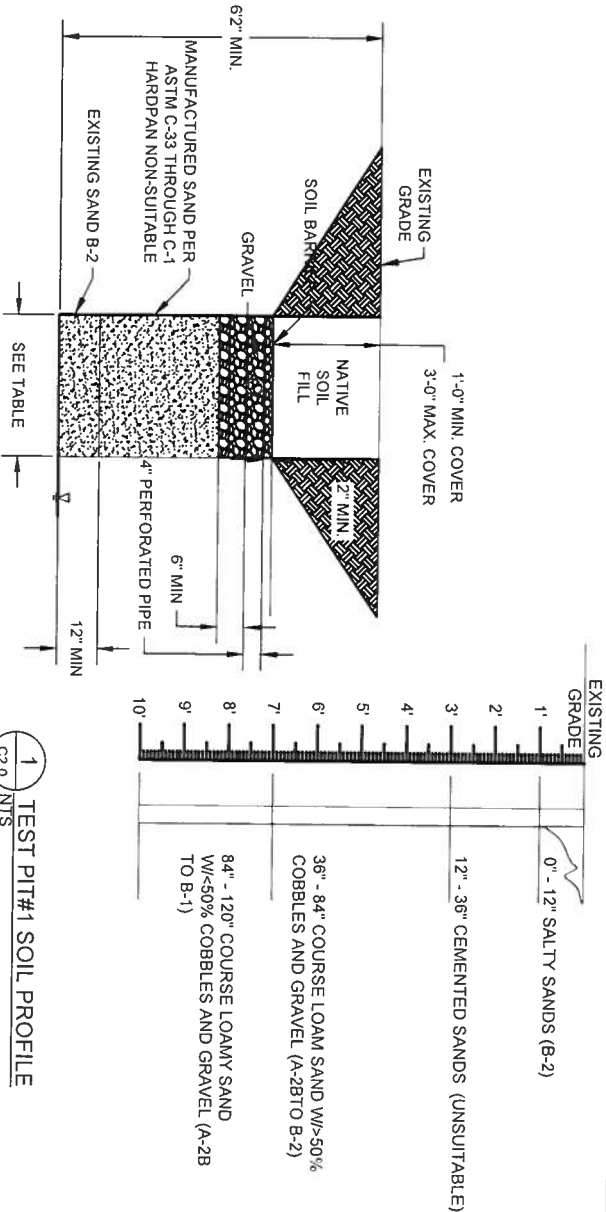
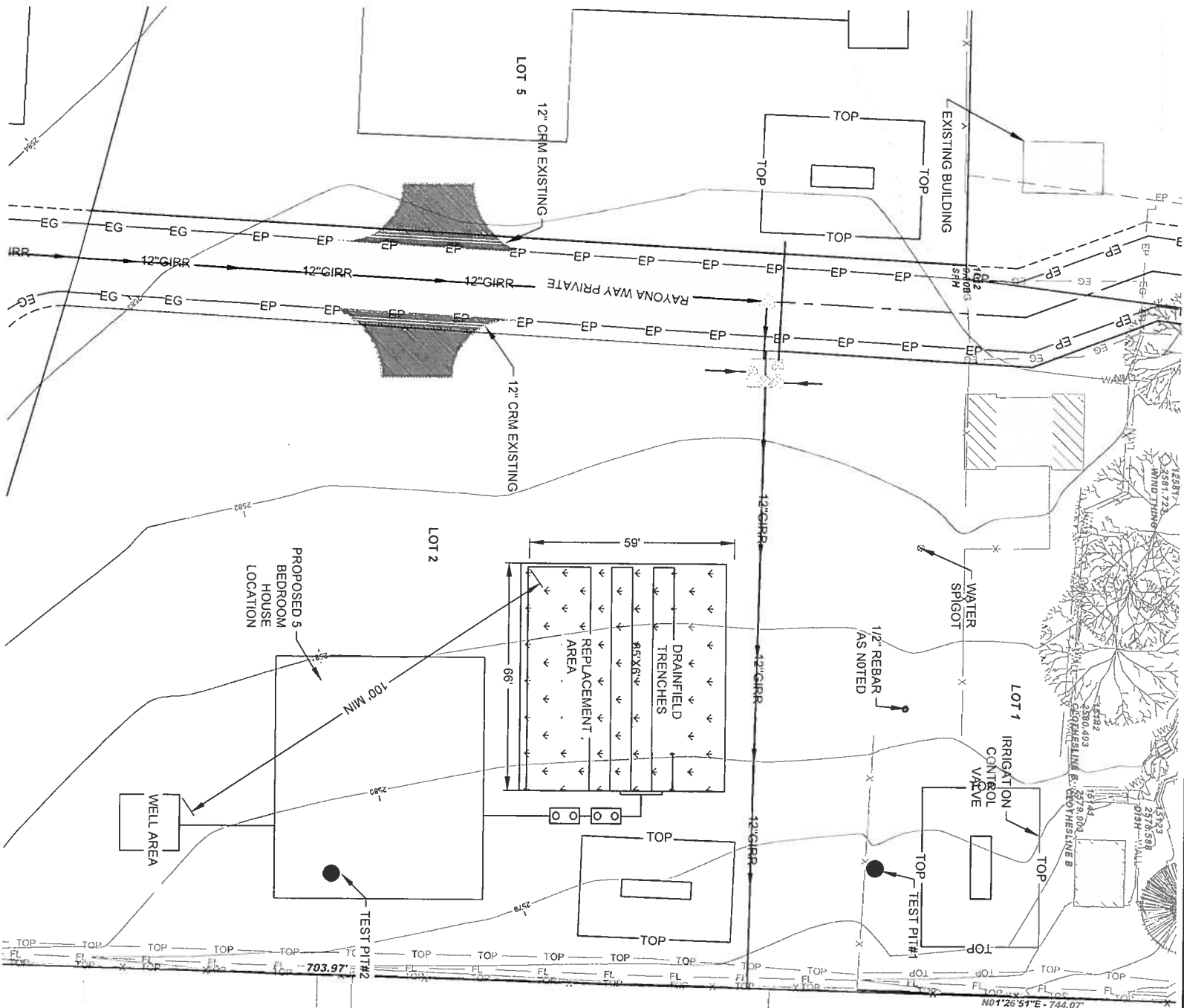
SHEET

5 OF 12



KEYNOTES:

- PROPOSED HOUSE LOCATION
- PROPOSED WELL LOCATION
- PROPOSED DRAINFIELD
- TEST PIT
- PROPOSED SEPTIC TANK



AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL						
SYSTEMS						
# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
TOTAL TRENCH LENGTHS (FEET)						
SOIL GROUP A-2b						
TOTAL SF	200	267	333	400	467	533
6" wide trench	33	44	56	67	78	89
5" wide trench	40	53	67	80	93	107
4" wide trench	50	67	83	100	117	133
3" wide trench	67	89	111	133	156	178
2" wide trench	100	139	167	200	253	267



REVISIONS		
NO.	DATE	BY

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ENGINEERS



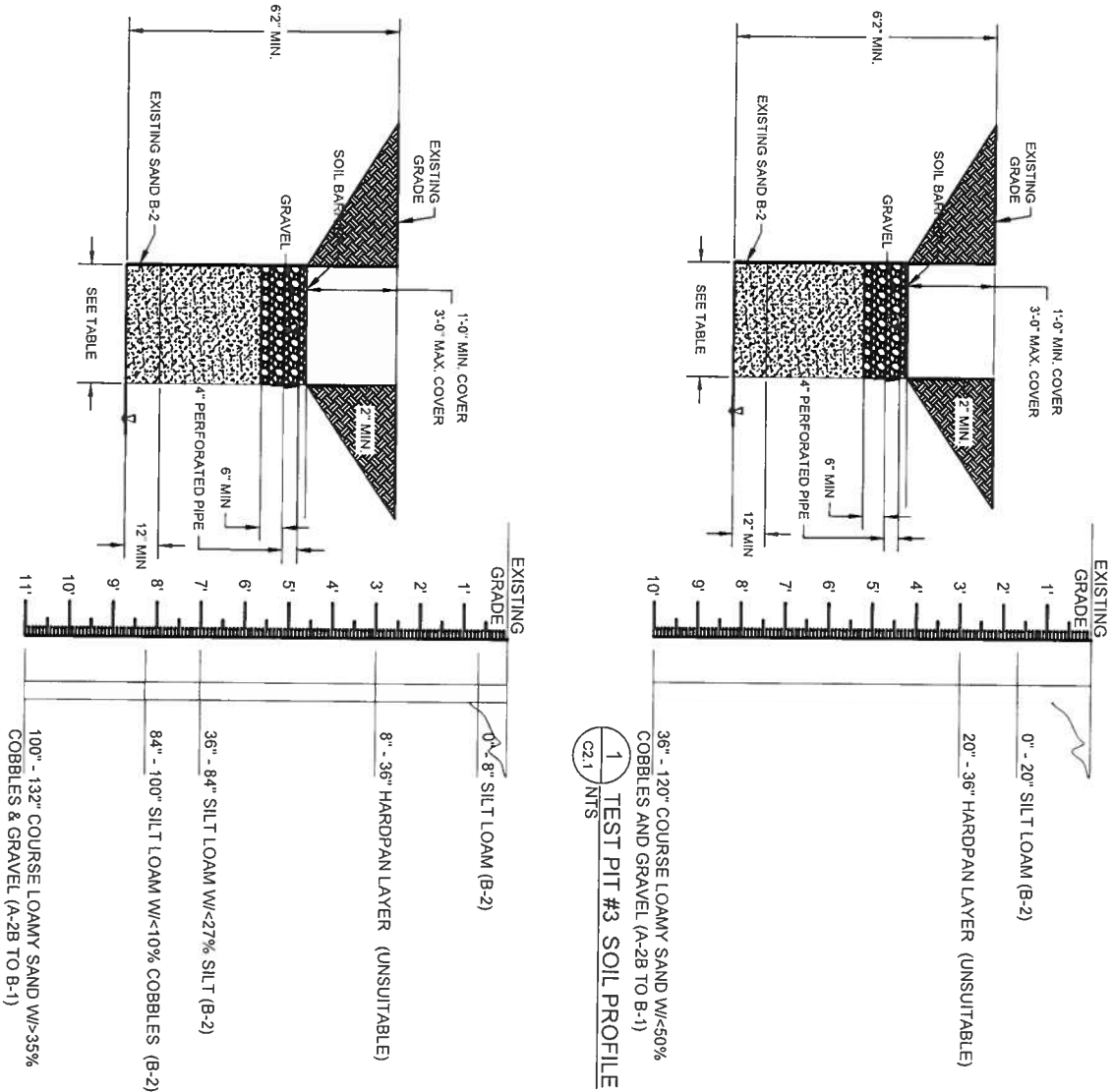
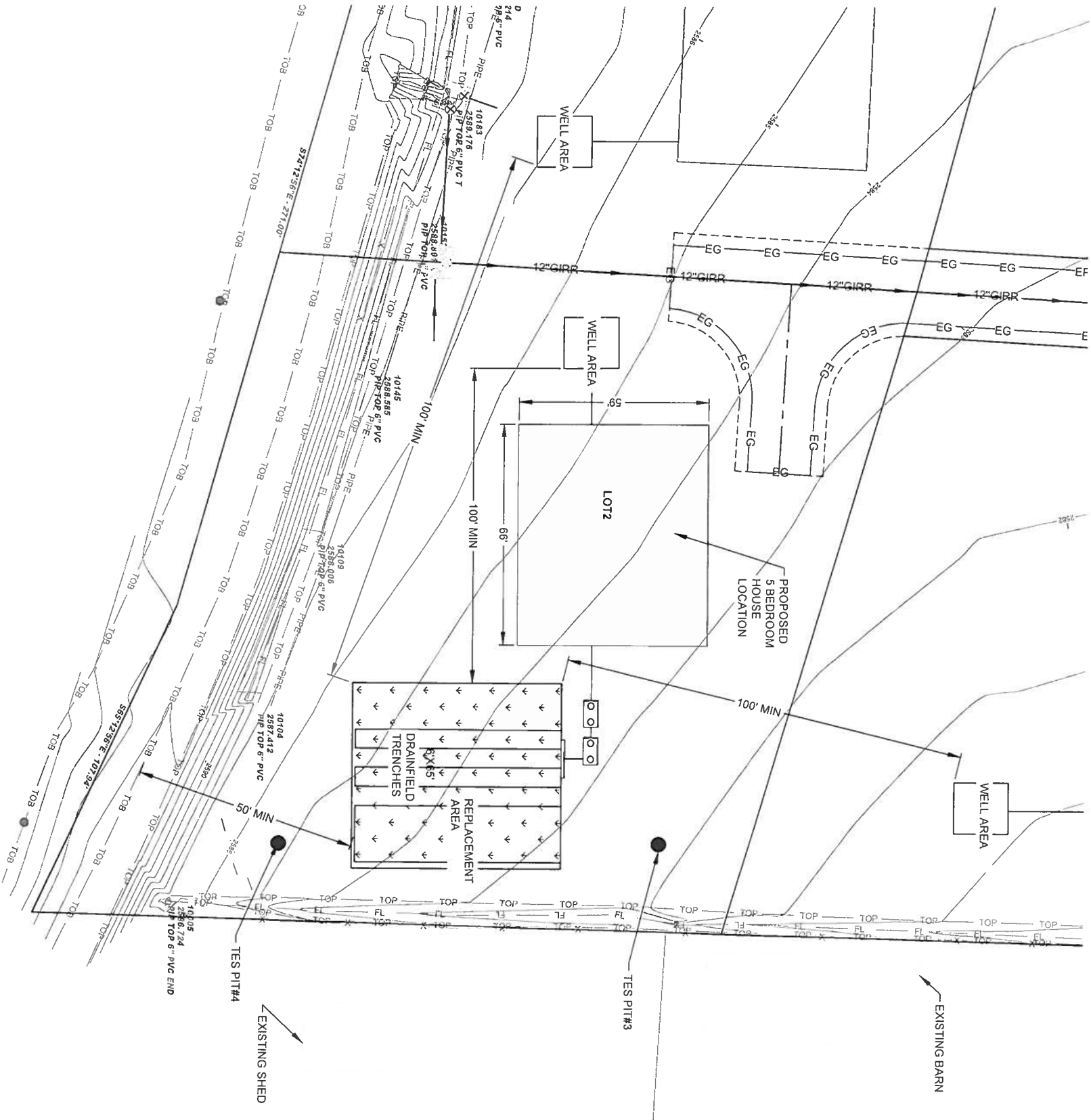
DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DATE:
J. CHRISTENSEN		LOT 1	MAY 2025
DRAWN BY:			
S. MAYAR			
DESIGN QC:			
J. CHRISTENSEN			
DWG QC:			
Z. MATTHEWS			
		WAYNE'S HIDEAWAY SUBDIVISION	PROJECT NO.: PR24-0338
		CANYON COUNTY, IDAHO	SHEET 6 OF 12

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NO.	DATE BY DESCRIPTION

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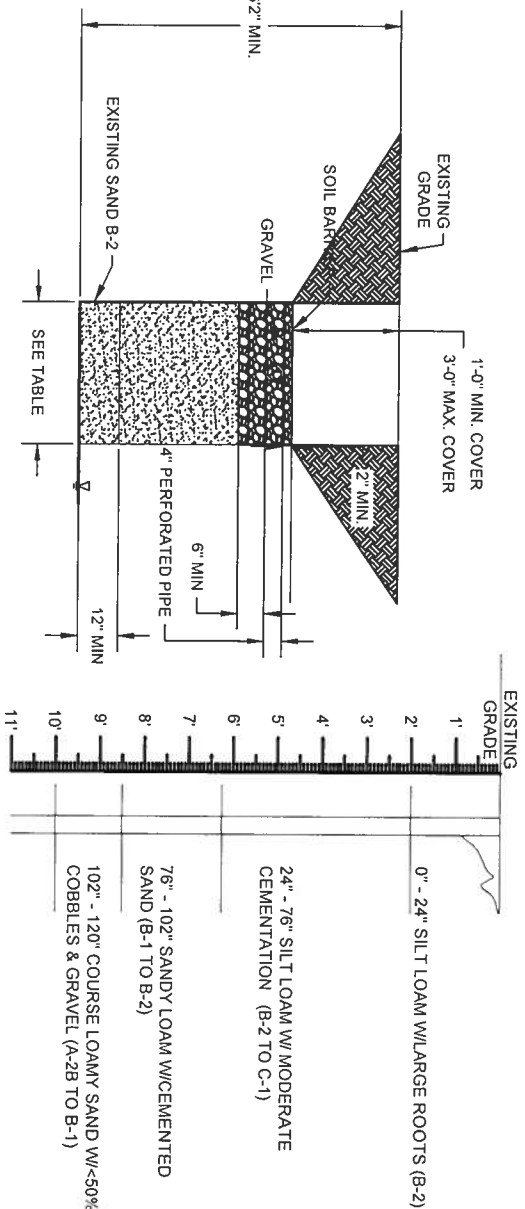
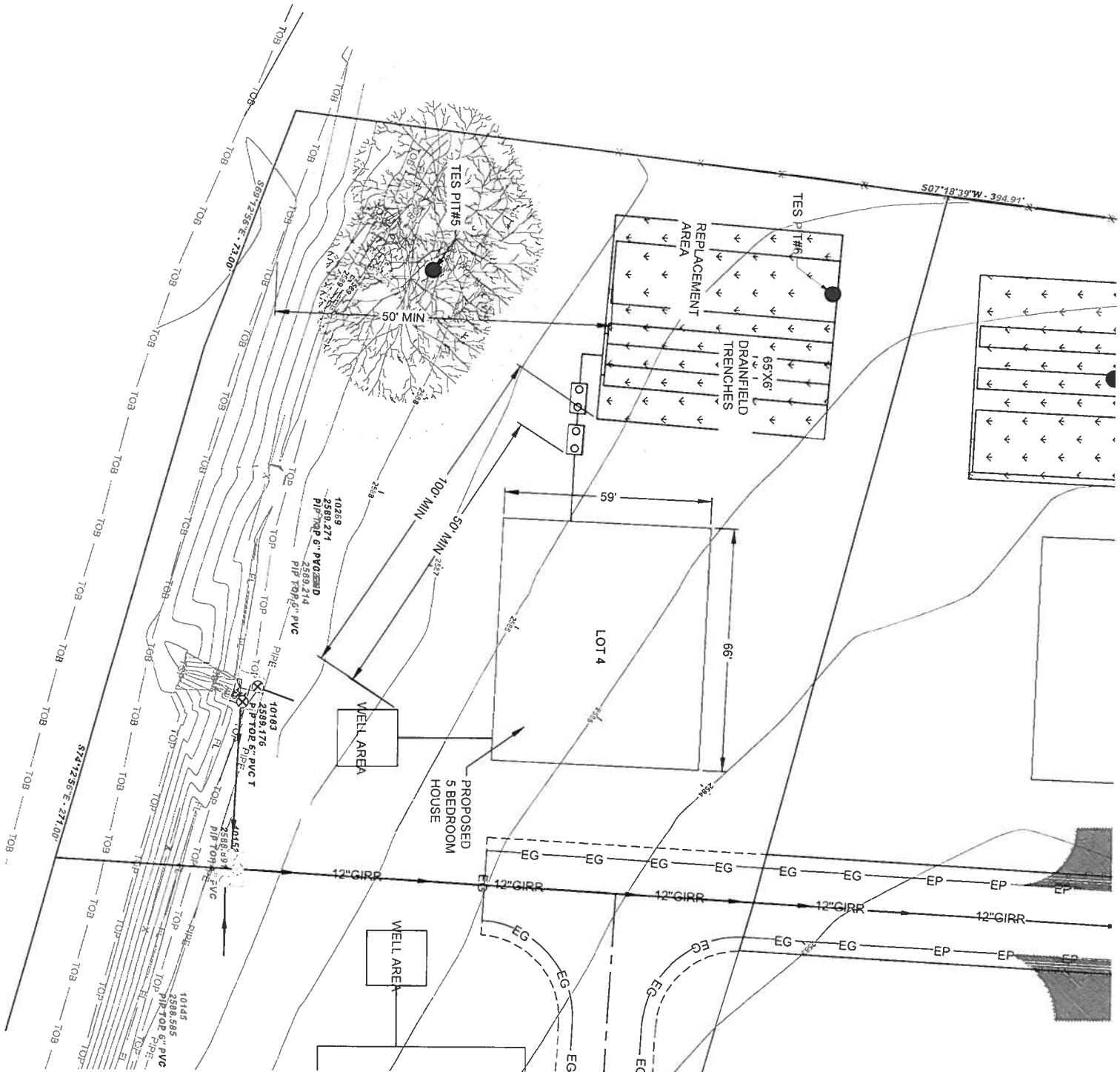
ORIGINAL DOCUMENTS STORED AT:
HECO ENGINEERS CORPORATE OFFICE
321 E. MAIN AVENUE, IDAHO



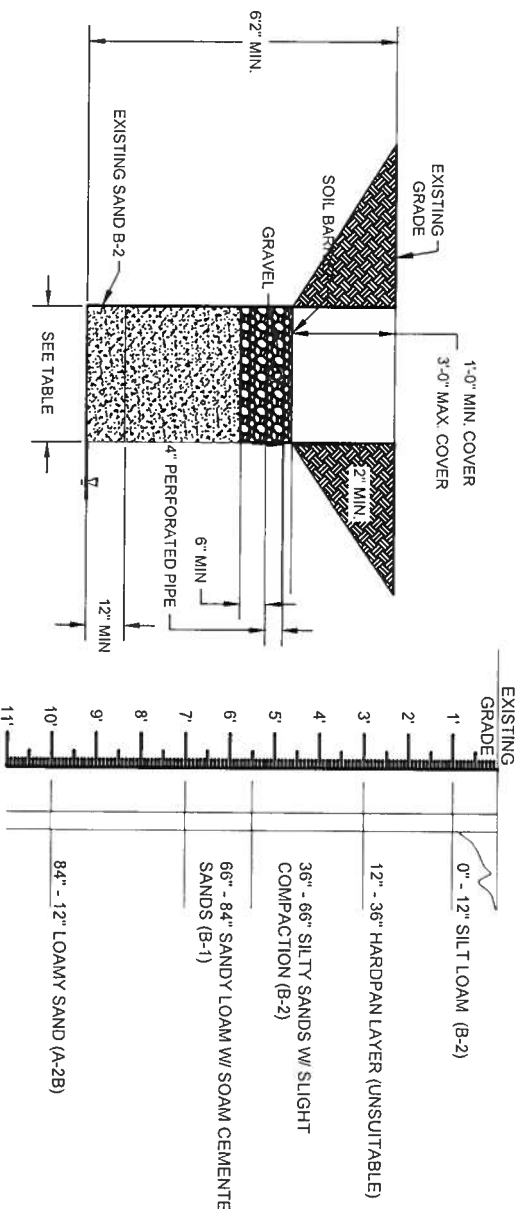
AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL						
# OF BEDROOMS	SYSTEMS					
	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
TOTAL TRENCH LENGTHS (FEET)						
SOIL GROUP A-2b	200	267	333	400	467	533
TOTAL SF						
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267



DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR		LOT 2	
DESIGN QC: J. CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	PROJECT NO: PR24-0338
DWG QC: Z. MATTHEWS		CANYON COUNTY, IDAHO	SHEET 7 OF 12



1 TEST PIT #5 SOIL PROFILE
C2.2 NTS



1 TEST PIT #6 SOIL PROFILE
C2.2 NTS

AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL					
# OF BEDROOMS	SYSTEMS				
	1	2	3	4	5
GALLONS PER DAY	150	200	250	300	350
TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b					
TOTAL SF	200	267	333	400	467
					533
6' wide trench	33	44	56	67	78
					89
5' wide trench	40	53	67	80	93
					107
4' wide trench	50	67	83	100	117
					133
3' wide trench	67	89	111	133	156
					178
2' wide trench	100	139	167	200	253
					267

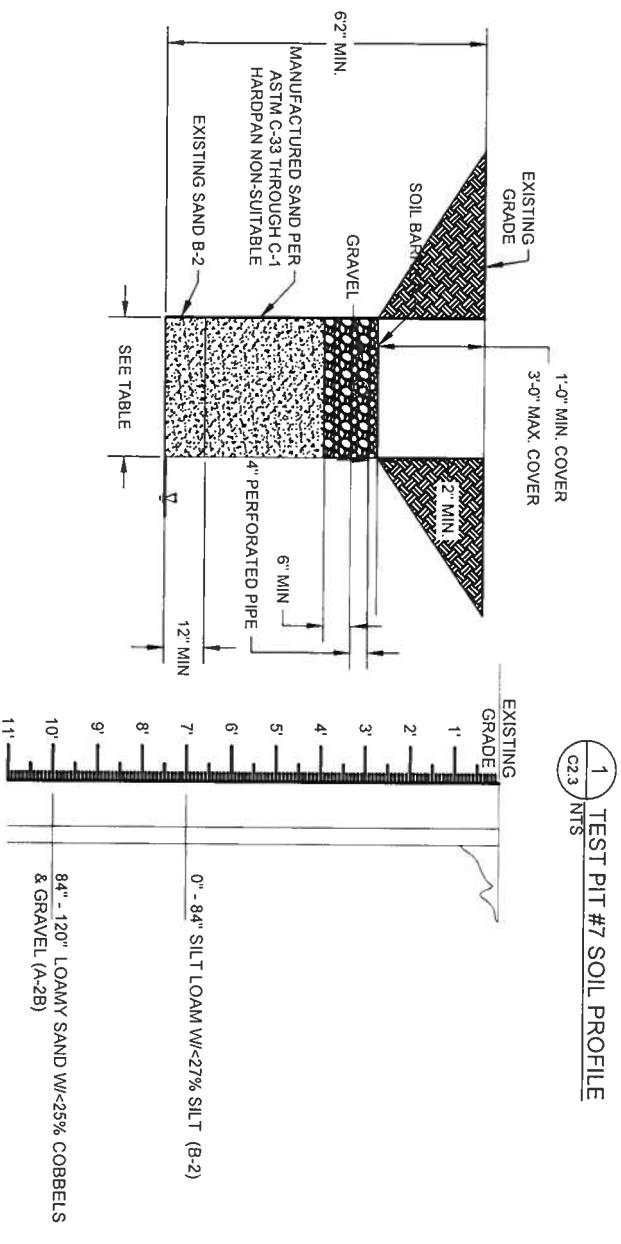
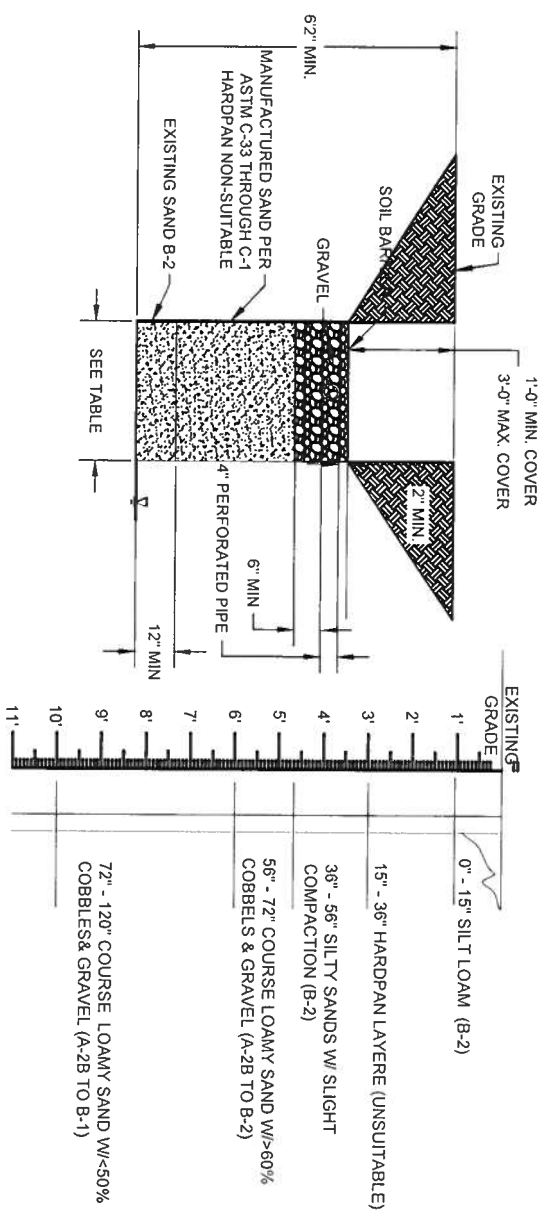
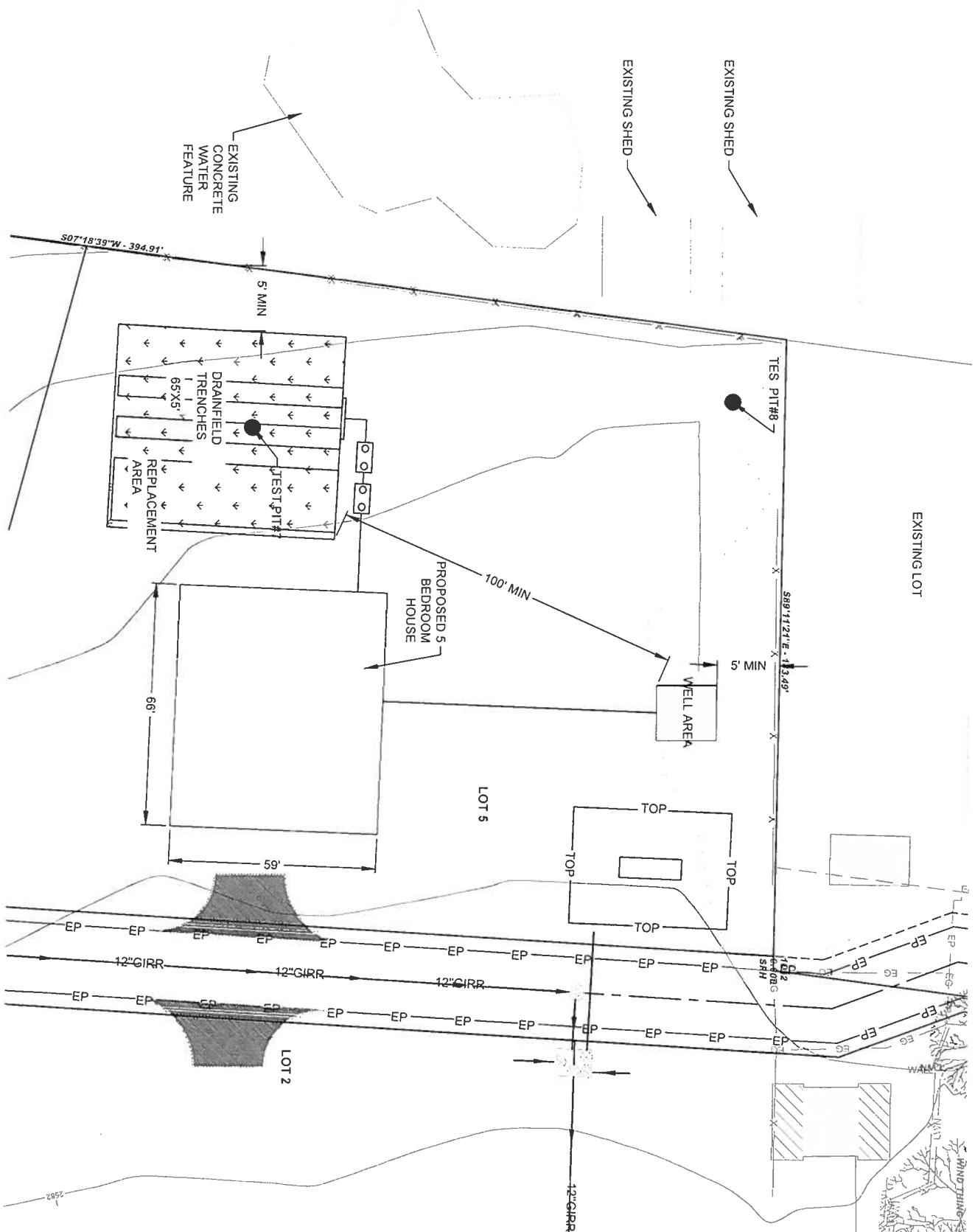


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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYYAR		LOT3	PROJECT NO. PR24-0338
DESIGN CC: J. CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 8 OF 12
DWG CC: Z. MATHEWS		CANYON COUNTY, IDAHO	



AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL SYSTEMS						
# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
	TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b						
TOTAL SF	200	267	333	400	467	533
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267



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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET LOT 4 WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	DATE: MAY 2025
DRAWN BY: S. MAYAR			PROJECT NO.: PR24-0338
DESIGN QC: J. CHRISTENSEN	C2.3		SHEET
DWG QC:			9 OF 12
Z. MATHEWS			

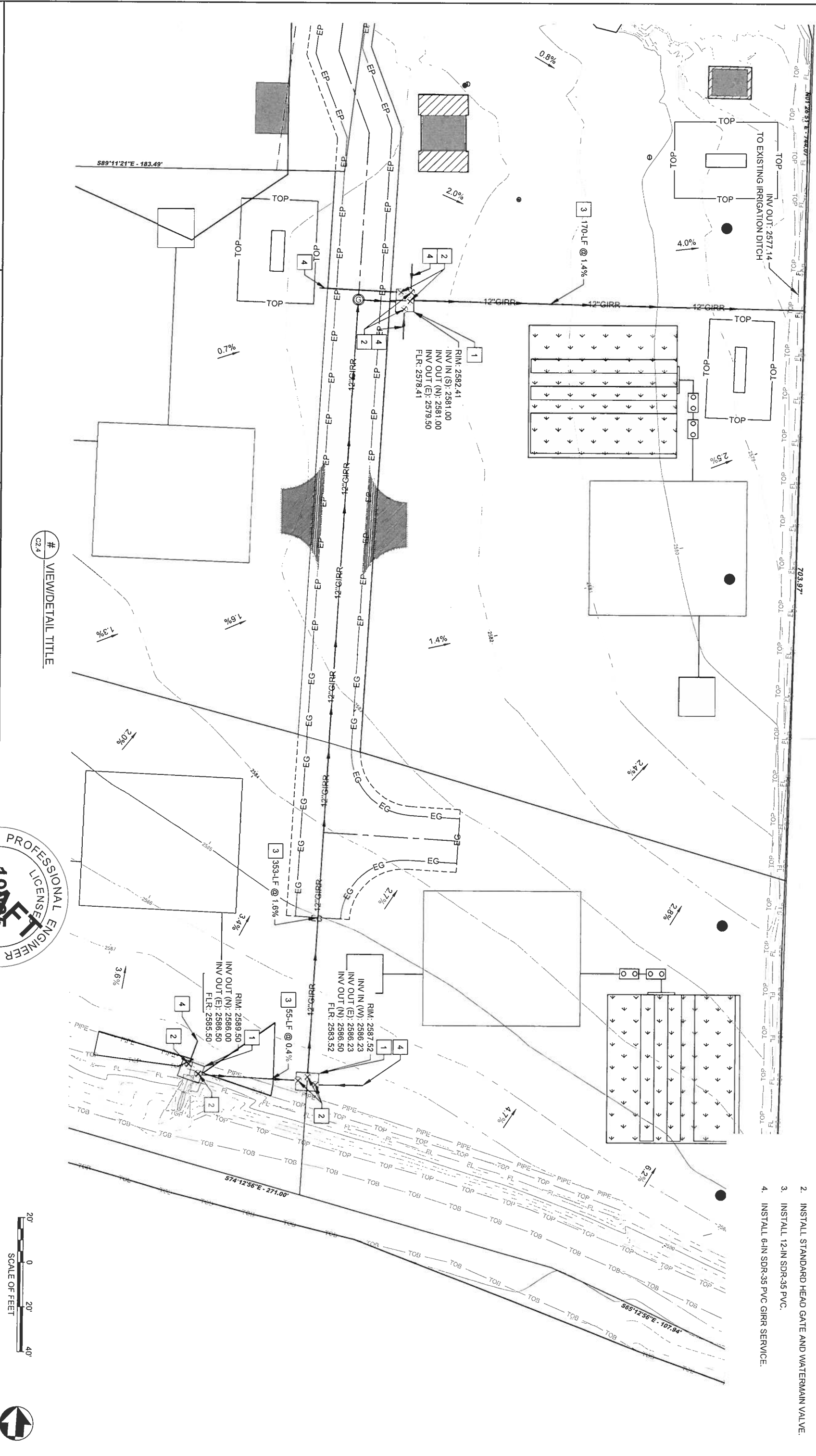
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NO.	DATE BY DESCRIPTION

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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.
DRAWN BY: S. MAYYAR	
DESIGN CC: J. CHRISTENSEN	
DWG CC: Z. MATTHEWS	

TITLE OF SHEET		DATE:
IRRIGATION		MAY 2025
C2.4 WAYNE'S HIDEAWAY SUBDIVISION		PROJECT NO.: PR24-0338
CANYON COUNTY, IDAHO		SHEET 10 OF 12



- SHEET NOTES:
- #

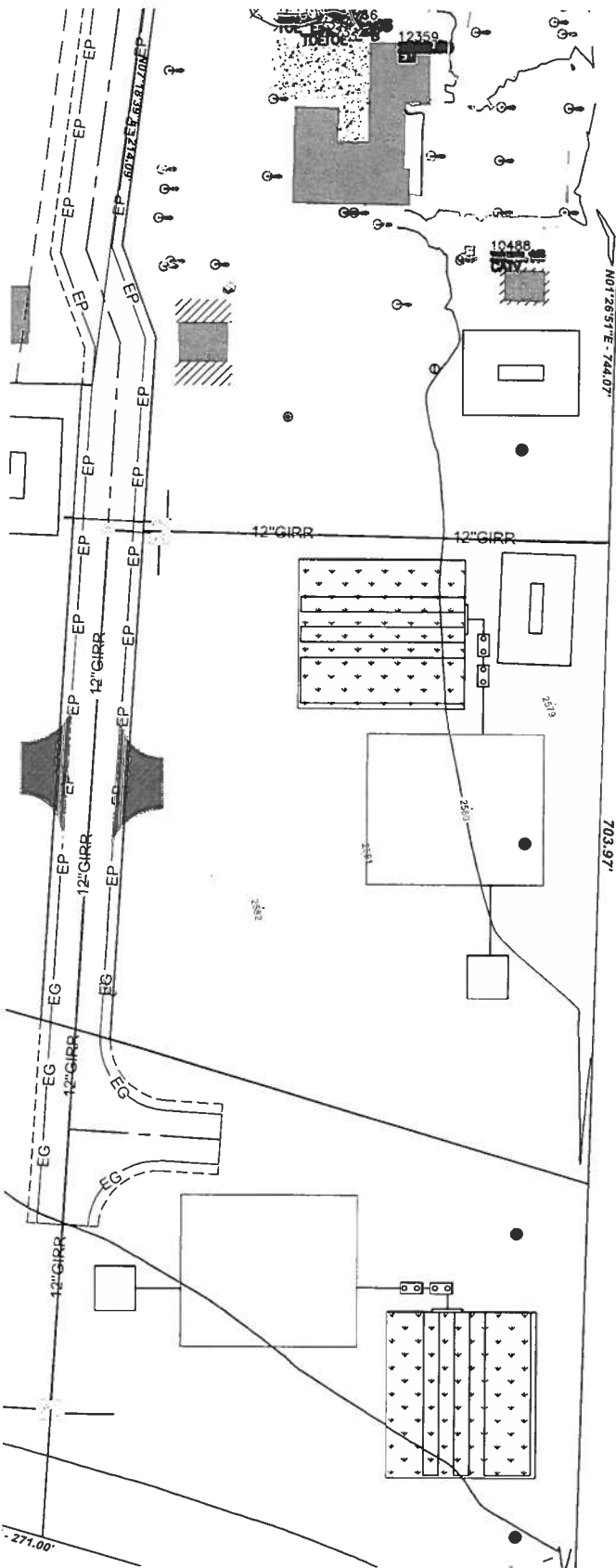
1. INSTALL 10' X 8' X 4' CONCRETE BOX AND VAULT LID.
- #

2. INSTALL STANDARD HEAD GATE AND WATERMAIN VALVE.
- #

3. INSTALL 12-IN SDR-35 PVC.
- #

4. INSTALL 6-IN SDR-35 PVC GIRR SERVICE.

SHEET NOTES:
1. PENDING



PLAN VIEW - PLAN AND PROFILE



KEYNOTES:
1. PENDING

PROFILE VIEW - STA. 0+00 TO 0+00

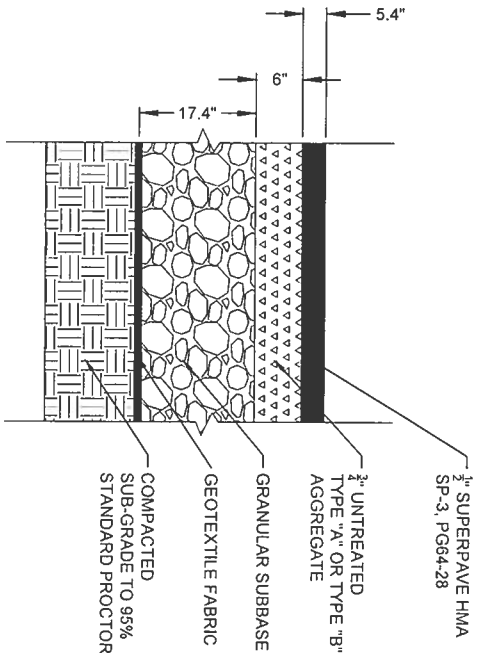


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DESIGNED J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE MAY 2025
DRAWN BY S. MAYYAR		PLAN AND PROFILE	PROJECT NO. PR24-0338
DESIGN QC J. CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 11 OF 12
DWG QC Z. MATHEWS		CANYON COUNTY, IDAHO	



1 ASPHALT SECTION
C5.0 NTS

20/12/2024 15:54 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\C5.0 DETAILS.DWG

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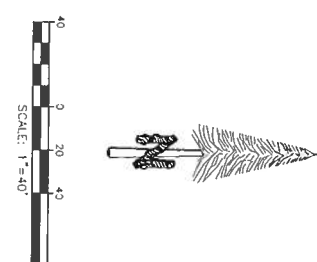
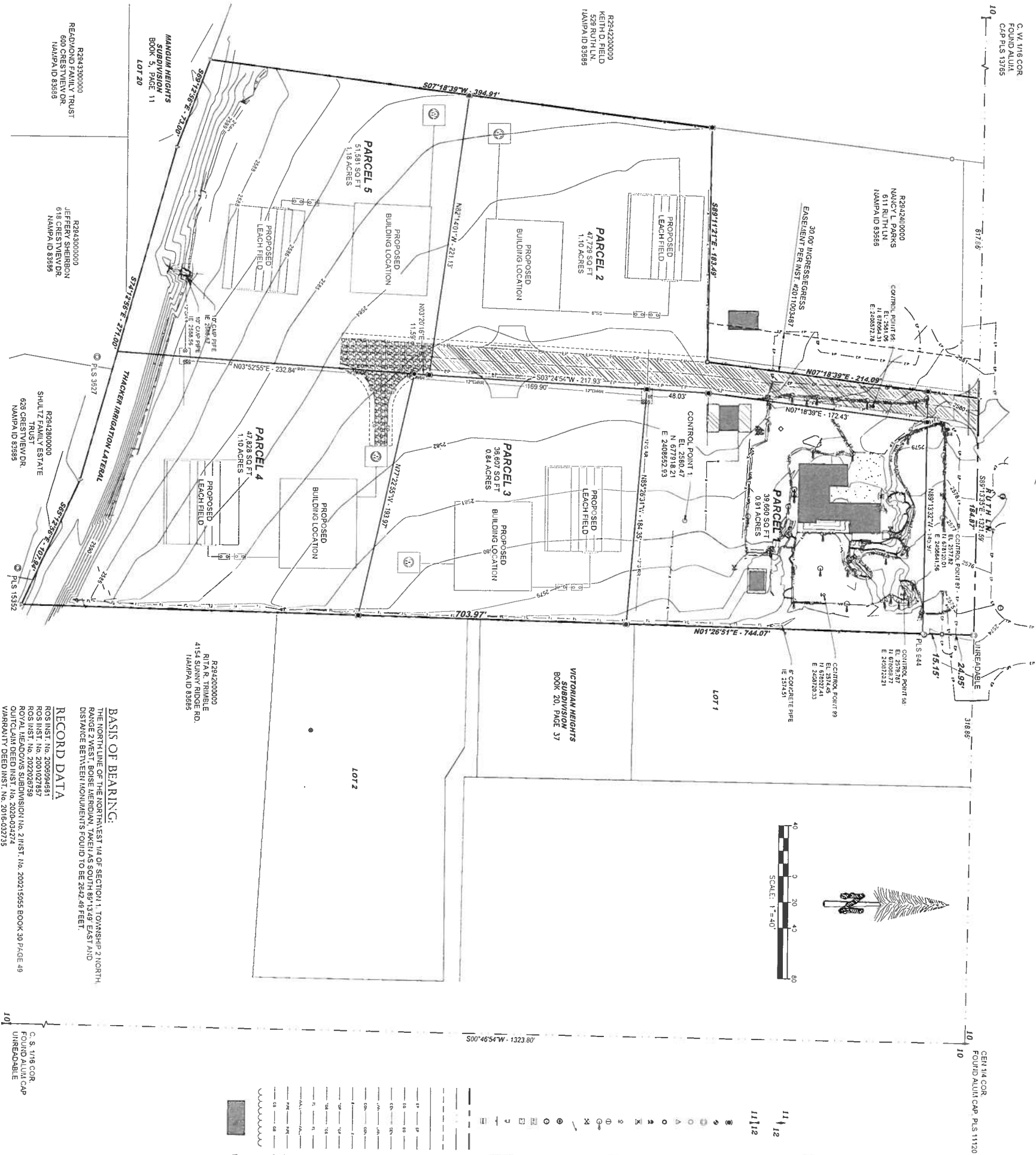
ORIGINAL DOCUMENTS STORED AT:
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DESIGNED: J. CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE
DRAWN BY: S. MAYYAR	C5.0	DETAILS WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	MAY 2025
DESIGN QC: J. CHRISTENSEN			PROJECT NO.: PR24-0338
DWG QC: Z. MATTHEWS			SHEET 12 OF 12

PRELIMINARY PLAT FOR
RUTH LANE SUBDIVISION

A PORTION OF NORTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
-2024-



- NOTES:
1. A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE SECTION 31-3805.
 2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF NAMPA STANDARDS FOR THE APPLICABLE ZONE.
 3. THE SEWER SYSTEM SHALL BE AN EXTENSION OF THE CITY OF NAMPA MUNICIPAL SEWER SYSTEM.
 4. THE WATER SYSTEM SERVING ALL LOTS OF THE SUBDIVISION SHALL BE AN EXTENSION OF THE CITY OF NAMPA MUNICIPAL WATER SYSTEM.
 5. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
a. 10' ALONG EACH SIDE OF INTERIOR LOT LINES.
b. IF ANY LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY.
c. PROVIDING THAT THE FACILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT.
 6. THIS DEVELOPMENT RECOGNIZES SECTION 24-503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL EXPANSION THEREOF NOT A NUISANCE" - EXCEPT FOR 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 NON-AGRICULTURAL 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 OF THE CONSTRUCTION OF THE PROVISIONS OF THE SECTION SHALL NOT APPLY WHEN A NUISANCE IS DETERMINED BY THE CITY OF NAMPA OR THE CITY OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 7. IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805. THE LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA MERIDIAN IRRIGATION DISTRICT.
 8. THE CITY OF NAMPA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC SEWER, AND WATER MAINS WITHIN THIS SUBDIVISION. THE CITY OF NAMPA IS ALSO RESPONSIBLE FOR WATER SERVICE TO METERS.
 9. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY OR EASEMENT ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION ON WHICH THE SUBDIVISION IS SITUATED. THE SUBDIVISION IS RESPONSIBLE FOR STORM DRAINAGE FACILITIES INCLUDING ALL MAINTENANCE RESPONSIBILITY FOR STORM DRAINAGE FACILITIES. ALL MAINTENANCE RESPONSIBILITY FOR STORM DRAINAGE FACILITIES SHALL BE RETAINED ON SITE.
 10. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
 11. LOTS 1, 4, 13, 26 OF BLOCK 1 ARE DESIGNATED COMMON LOTS FOR THE PURPOSE OF PUBLIC UTILITIES, STORM DRAINAGE AND PESTICIDE TREATMENT FOR STORM DRAINAGE. LOTS 1, 4, 13, 26 OF BLOCK 1 SHALL ALSO INCLUDE GUEST PARKING. SAID LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 12. LOT 9 BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND IS SUBJECT TO AN INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT.
 13. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____.

- LEGEND
- 11 1/2 COR. MONUMENT AS NOTED
 - 11 1/4 COR. MONUMENT AS NOTED
 - 11 1/8 COR. MONUMENT AS NOTED
 - SET 58" REBAR W/ CAP PLS 9855"
 - ALUMINUM CAP AS NOTED
 - 5/8" REBAR AS NOTED
 - 1/2" REBAR AS NOTED
 - CALC POINT
 - IRON PIPE
 - MANHOLE
 - CHSELED "X"
 - HUB AND TACK
 - WATER SPRIGOT
 - SPRINKLER
 - IRRIGATION CONTROL VALVE
 - PIPE INVERT
 - POST
 - POWER POLE
 - TELEPHONE BOX
 - AIR CONDITION UNIT
 - GAS METER
 - SIGN
 - CABLE TV
 - BOUNDARY
 - SECTION LINE
 - EASEMENT
 - ADJOINER
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CROWN OF ROAD
 - EDGE OF LAWN
 - EXISTING CONCRETE
 - FENCE LINE
 - TOP OF SLOPE
 - TOP OF BANK
 - FLOW LINE
 - RETAINING WALL
 - PIPE
 - GRADE BREAK
 - TREE DRIP LINE
 - EXISTING BUILDING

RUTH LANE SUBDIVISION
NAMPA, IDAHO

OWNER/DEVELOPER:
DALE RUSSELL
131 E ROCKLAN CT.
NAMPA, ID 83686
2061 213-9032

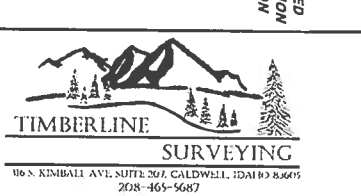
PRELIMINARY PLAT
SURVEY FOR
RUTH LANE SUB.

CLIENT: DALE RUSSELL

JOB NUMBER: 24074 CAD FILE: 24074 - RUSSELL SUB RUTH LANE

DESIGNED BY: EJS CHECKED BY: MJC

DRAWN BY: EJS DATE: 12/23/2024



REVISIONS				DATE	BY	DESCRIPTION
NO.	DATE	BY	DESCRIPTION			
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