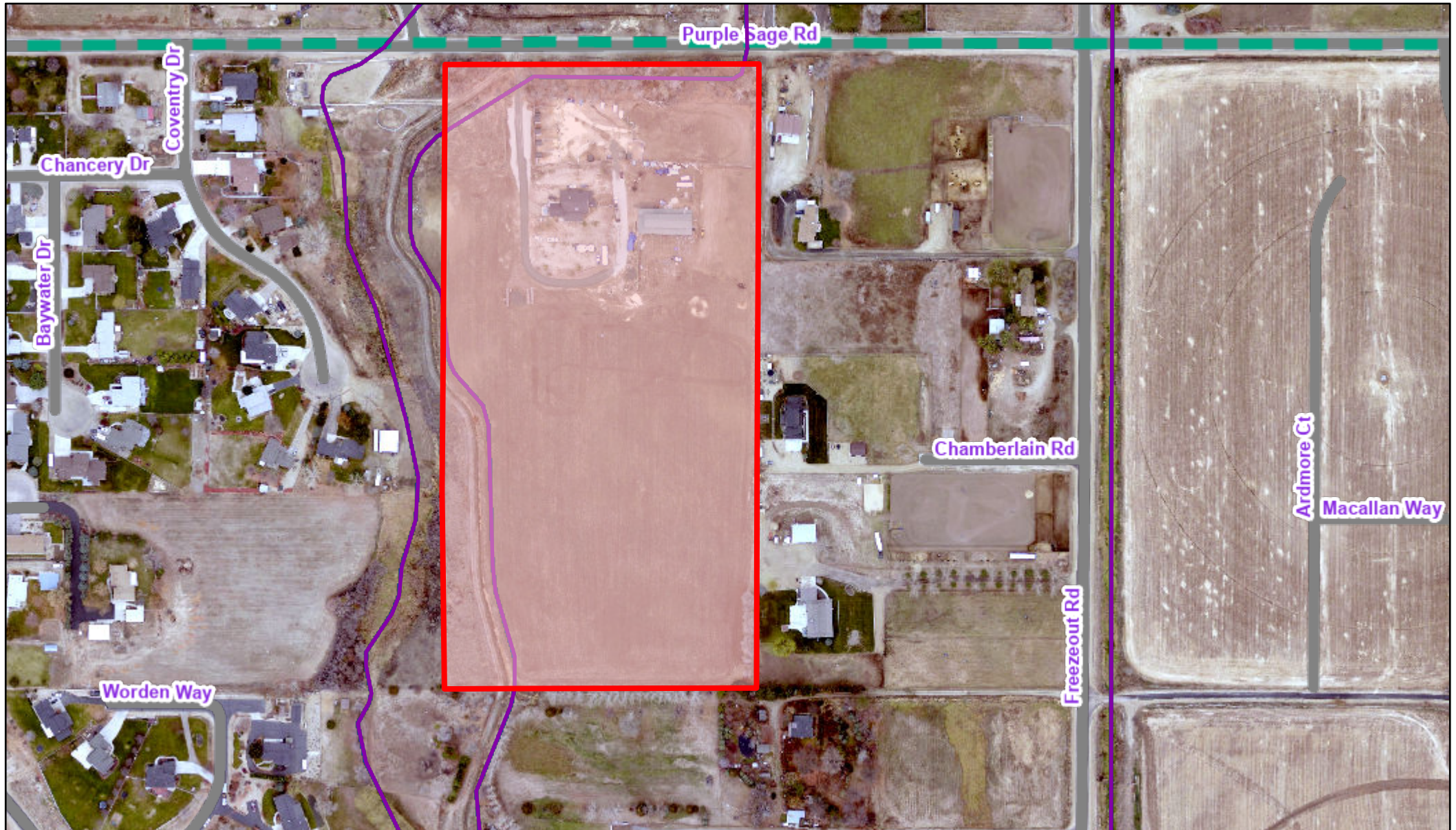


Canyon County, ID Web Map



6/22/2023, 2:56:59 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

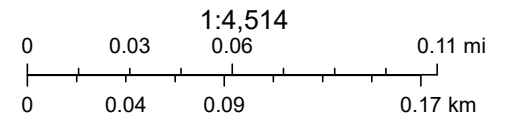
Minor Arterial

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

Blue: Band_3



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

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, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information:

Name: Robert and Jeanne Kelly

Telephone: [REDACTED]

City: Star State: ID Zip: 83369

I consent to this application and agree to allow DSD Staff / Commissioners to enter the property for site inspections.

Address: 3715 N. Pollard

Email: [REDACTED]

Signature: (Owners)

Date

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who is eligible to sign.

Applicant: Representative / Business Name:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

I certify this information is correct to the best of my knowledge.

Signature: (Applicant) _____

Date

Additional Contact if applicable: Business Name:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

Engineer / Surveyor if applicable: Business Name: Ats Pin Founders, LLC

Name: Allen Johnson Phone: [REDACTED]

Address: 2511 San Marco Way Fax: [REDACTED]

City: Nampa State: ID Zip: 83686

Email: [REDACTED]

Site Information: Address: 14715 Purple Sage Road, Total Acreage: 18.03

Tax Parcel Number(s): 381570110 Caldwell, ID

Quarter Section: NW Section: 34 Township: 5N Range: 3W Zoning: A

Area of Impact: _____ Subdivision: Kelly Ridge Sub Lot: _____ Block: _____

Check application type:

- ☐ Assisted Care Facility
- ☐ Bed and Breakfast
- ☐ Day Care Facility
- ☐ Reduction Frontage, Easement, Road Lot
- ☐ Floodplain Development
- ☐ Home Business ☐ New Application ☐ Renewal
- ☐ Land Division Administrative
- ☐ Mineral Extraction short term
- ☐ Public Service Agency Telecom >75'

Administrative Applications

- ☐ Parcel Inquiry
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Zoning Compliance Certificate

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Road Name Change

Hearing Level Applications

- ☐ Time Extension
- ☐ Variance
- ☒ Zoning Ordinance Amendment ☒ Map ☐ Text

Subdivision Applications

- ☐ Final Plat
- ☒ Short Plat
- ☐ Preliminary Plat

- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only: Case # SD 2020-0023 Received by: TS Date: 6-29-20 Fees: 1880.00 Receipt #:

Master Application must be accompanied with an application checklist relative to application type.

Al's Pin Pounders LLC



Allen R. Johnson, P.L.S.

Professional Land Surveying

Email [REDACTED]

2511 San Marco Way
Nampa, Idaho 83686



June 17, 2020

Canyon County Development Services
County Administration Building
Caldwell, Idaho 83605

RE: Short Plat Submittal

Dear Staff:

Attached you will find a completed package submittal for the Kelly Ridge Subdivision.

The subdivision is located on 18.95 acres along Purple Sage Road. Our plan is to turn it into 9 lots. The existing home and barn will be located on two of the lots with the other seven being sold for residential construction as the parcel is zoned.

Access to the parcel will be a single gravel road as discussed with the Canyon Highway District No. 4. The road will be constructed to their standard. During the conversation with them the requested that we give them ownership to the Northerly 10 feet of the parcel so that they will have a 50' wide ownership for their road construction.

We have conducted the NP Study on the parcel and the report has been shared with the Southwest District Health Department. Any changes required have been addressed.

Thank you for your review. Please advise us if changes are required.

Sincerely;

Allen R Johnson, RLS
Registered Land Surveyor
208-861-8414

CANYON COUNTY DEVELOPMENT SERVICES

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



GENERAL

1. How Many Lots are you proposing? 9
2. Average Lot Size of the Residential Parcels? 18.95 Acres

IRRIGATION

1. Irrigation Water is Provided via ☐ Irrigation Well ☒ Surface Water
2. What percentage of the property has water? 70 %
3. How many inches of water are available to property? _____
4. How do you plan to retain storm and excess water on each lot?
individual detention ponds
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system?
individual detention ponds

ROADS

1. Roads within the Development will be: ☐ Public ☒ Private ☐ N/A

HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?
0 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%
☐ Yes ☒ No

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. Will you be requesting waivers of Subdivision Improvements from the City?
☐ Yes ☒ No
2. If yes, which waivers will you be requesting?
☐ Curbs ☐ Gutters ☐ Sidewalks ☐ Streetlights ☐ Landscaping

Short Plat Application Checklist

Canyon County Development Services

111 North 11th Avenue, #140, Caldwell, ID 83605.

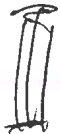
Phone 208-454-7458 Fax 208-454-6633

www.canyoncounty.org



The following list details items that must be submitted with your application.

- ☒ Master Application completed and signed
- ☒ Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate negative impacts
- ☒ Subdivision Worksheet
- ☒ Copy of Preliminary and Final Plat
- ☐ Private Road Name approval from the County (if internal roads are private)
- ☒ Preliminary Drainage plan, if applicable
- ☒ Preliminary Irrigation plan, if applicable
- ☐ Preliminary Grading plan, if applicable
- ☐ Final Drainage Plan, if applicable
- ☐ Final Irrigation Plan, if applicable
- ☐ Final Grading Plan, if applicable
- ☐ Deed or evidence of property interest to all subject properties.
- ☐ Fees



After the preliminary and final plats have been reviewed and found in compliance **an additional fifteen copies of the preliminary and five copies of the final plat shall be submitted in addition to one electronic copy of each.**

Notes:

If the detailed letter is incomplete or not sufficient to evaluate the project a revised version may be required.

Additional studies and information may be required to fully understand the impacts to things such as traffic, environment, economics and the surrounding properties.

PRELIMINARY PLAT FOR
KELLY RIDGE SUBDIVISION

SCALE 1" = 100'

NE1/4, NE 1/4 , SEC. 34, T. 5 N., R 3 W., BM

LYNN & SUSAN STEEDMAN
345 N. YALE ROAD
AMERICAN FALLS, IDAHO 83211

PURPLE SAGE ROAD (PUBLIC)

FOX RIDGE ESTATES
BOOK NO. 19
PAGE NO. 44

PHIL & PAT MUNSEE
2558 E 3708 N
TWIN FALLS, IDAHO 83301

EDWARD & KIM MAETIN
24966 COVENTRY ROAD
CALDWELL, IDAHO 83607

ROSS, JAMES AND PEGGY L
LIVING TRUST
12468 NORTH COUNTRY ROAD 15
WELLINGTON, COLORAD 80549

MATTHEW & ROCIO BULLOCK
24900 COVENTRY DR
CALDWELL, IDAHO 83607

PAUL VISSER
24864 COVENTRY DR
CALDWELL, IDAHO 83607

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER THENCE; SOUTH 89° 59' 22" WEST ALONG THE NORTHLY BOUNDARY OF THE SAID NORTHEAST QUARTER FOR A DISTANCE OF 675.35 FEET TO A POINT;
THENCE SOUTH 00° 20' 40" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00° 20' 40" WEST FOR A DISTANCE OF 1290.69 FEET TO AN IRON PIN;
THENCE SOUTH 89° 59' 22" WEST FOR A DISTANCE OF 642.87 FEET TO AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER ;
THENCE NORTH 00° 11' 38" EAST ALONG THE WESTERLY BOUNDARY OF THE SAID NORTHEAST OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 1291.18 FEET TO AN IRON PIN ;
THENCE NORTH 89° 59' 22" EAST ALONG A LINE PARALLEL WITH THE NORTHERLY BOUNDARY OF THE SAID NORTH EAST QUARTER OF THE DISTANCE OF 648.34 FEET TO THE TRUE POINT OF BEGINNING.

BRIAN & MICHELLE SHARP
24921 FREEZEOUT ROAD
CALDWELL, IDAHO 83605

ROD & DEBRA STILLER
14572 CHAMBERLAIN ROAD
MERIDIAN, IDAHO 83642

LEGEND

PARCEL BOUNDARY

LOT LINE

FOUND BRASSCAP

FOUND 5/8" PIN

SET 1/2" X 24" IRON PIN WITH CAP MARKED 1029

STRUCTURE

FOUND ALUMINUM CAP

NOTES:

1. PARCEL IS ZONED R1
2. PARCEL ACREAGE IS 18.95 ACRES
3. SEWAGE DISPOSAL SYSTEMS WILL BE INDIVIDUAL SEPTIC TANK AND DRAIN FIELDS
4. DOMESTIC WATER SYSTEM SHALL BE INDIVIDUAL WELLS.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM BLACK CANYON IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(8).
6. A 10' WIDE STRIP OF LAND IS DEDICATED FOR THE MAINTENANCE AND IMPROVEMENT OF PURPLE SAGE ROAD TO CANYON NO. 4 HIGHWAY DISTRICT.
7. STORM WATER WILL BE DISPOSED OF ON SITE.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE(1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
10. THERE WILL BE A 10 FOOT UTILITY EASEMENT AROUND THE PERIMETER OF THE SUBDIVISION AND A 5 FOOT EASEMENT ALONG ALL INTERIOR LOT LINES.

ARTHUR E. & BONNIE I. ASHCRAFT
24771 FREEZEOUT ROAD
CALDWELL, IDAHO 83607

ARTHUR E. & BONNIE I. ASHCRAFT
24771 FREEZEOUT ROAD
CALDWELL, IDAHO 83607

UNPLATTED



REVISION LOG

NO.	DATE	DESCRIPTION

VICINITY MAP
SCALE 1" = 500'

KELLY RIDGE SUBDIVISION

AL'S PIN POUNDERS

PROFESSIONAL LAND SURVEYING
2511 SAN MARCO WAY, NAMPA, IDAHO
208-465-3266

DATE: JUNE 14, 2020 SCALE: 1" = 100' DRAWN BY: ARJ