



**TEALEY'S LAND
SURVEYING**

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October 13, 2017

Ada County Planning and Development Services
200 Front St.
Boise Idaho, 83702

RE: Proposed Charles Creek Subdivision

The applicant, Matt and Karen Alandt, are the owners of a 15.14 acre parcel located at the NW corner of W. Victory Road and South Black Cat. The address is 4688 W. Victory. It is located in the W ½ of the SW ¼ SW ¼ of Section 22, T3N, R1W, B.M, Ada County, Idaho. The tax parcel numbers are S1222336060 & S1222336200, the parcel is zoned RUT.

The applicant proposes to split the parcel into 3 lots. They will continue to own proposed Lot 1 which has the existing residence. Proposed lots 2 & 3 are currently being farmed.

Proposed Lots 2 and 3 will access off South Black Cat Road. Proposed lot 1 will continue to access off W. Victory Road on a private road. The private road is currently a paved drive to the existing residence.

All 3 lots will be served by the existing gravity ditch system that now services the property. No modification will be necessary.

Sincerely,

Patrick A. Tealey
PLS #4347

