

SPP-00016-2017

**A. GENERAL INFORMATION**

Subdivision Name Hartland Subdivision  
Total Acres 53.48  
Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)  
Property Address(es) \_\_\_\_\_  
Legal Description T4N R2W SEC 34  
Canyon County Parcel Account Number(s) 34373012 0  
Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
(County Zoning) \_\_\_\_\_

**B. OWNER/ APPLICANT INFORMATION**

**Owner of Record**

Name	Lois Hartley
Address	18052 Northside Blvd
City	Nampa
State	Idaho
Telephone	
Email	
Fax	

**Applicant**

Name	Property Associates LLC - Lori Sanderson
Address	9252 Hwy 20-26
City	Caldwell
State	Idaho
Telephone	208-880-9257
Email	lorisanderson7@gmail.com
Fax	

**Engineer/Surveyor/Planner**

Name	Dan Lardie - Leavitt & Associates Engineers, Inc.
Address	1324 1st Street South
City	Nampa
State	Idaho
Telephone	208-463-0333
Email	jrl@leavittengineers.com
Fax	208-463-9040

**C. SUBDIVISION INFORMATION**

<i>Lot Types</i>	<i>Number of Lots</i>	<i>Acres</i>
Residential	158	34.08 acres
Dwelling units per acre (gross /net)	2.95/ac (Gross)	4.6/ac. (net)
Commercial	N/A	
Industrial	N/A	
Common (Landscape, Utility, Other)	28	4.46 ac.
Open Space	3	2.99 ac.
Total	189	41.53 ac

**DEADLINES FOR SUBMITTALS**

The completed application and plat documents must be submitted to the Planning Department not later than \_\_\_\_\_. The Planning Commission meets on \_\_\_\_\_; applications are due approximately \_\_\_ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

**\*\*\*Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.\*\*\***

**I understand:**

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature  Date 9/18/17

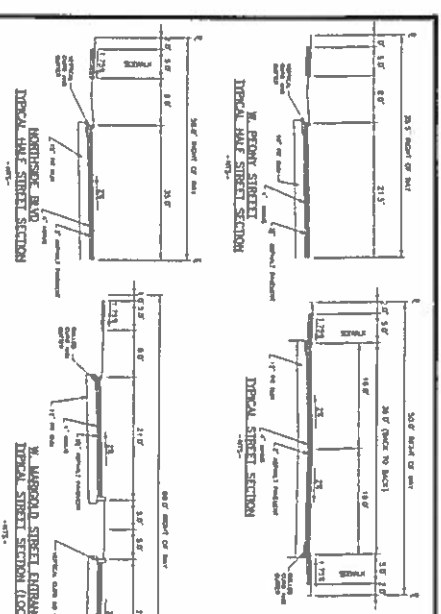
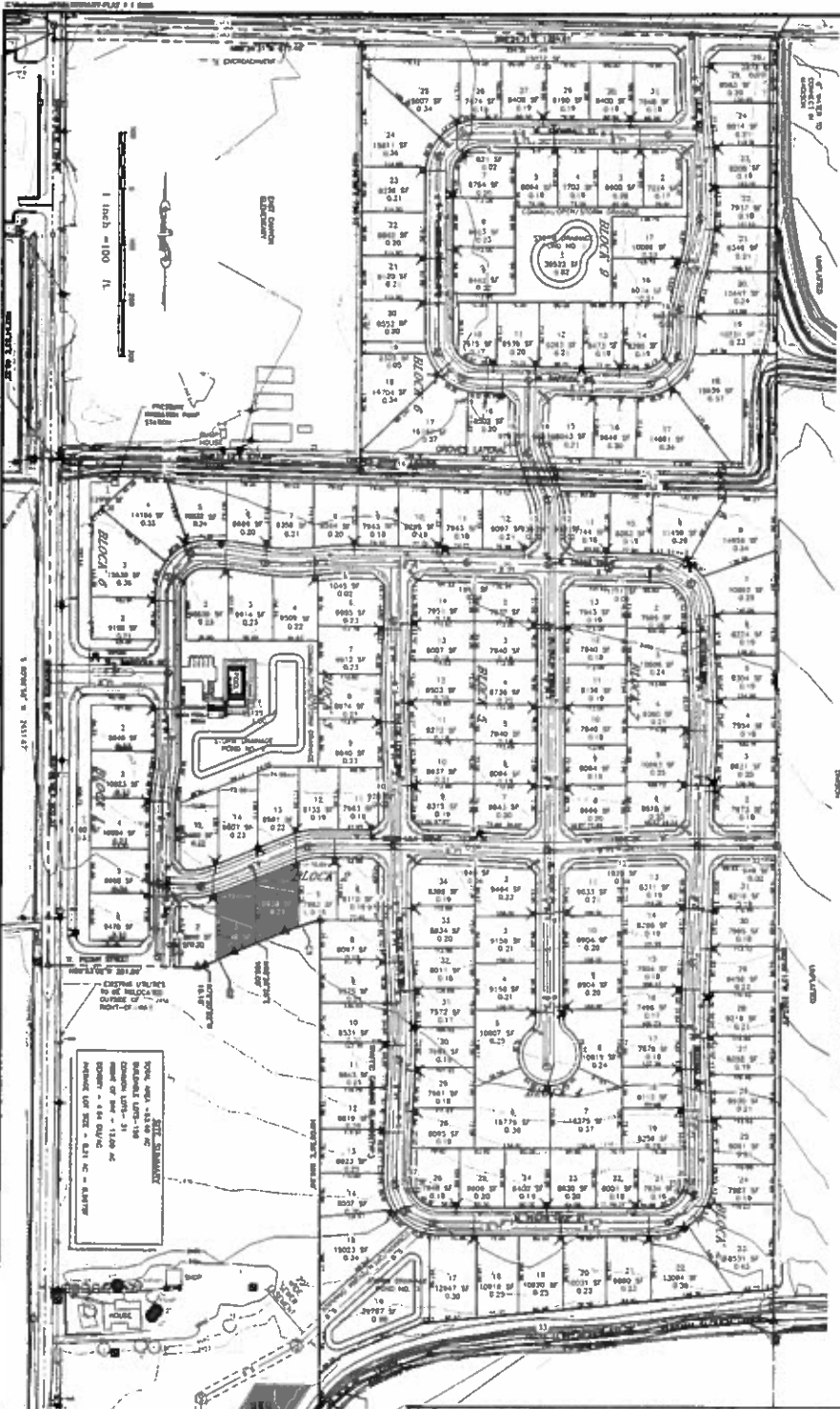
**For City Office Use Only**

FEE \$: 2223.22 CASH: \_\_\_\_\_ CHECK: 6843 RECEIPT NO.: TRC 1439836-22-09-2017  
 DATE RECEIVED: 9/19/17 RECEIVED BY: SM HEARING DATE: 11/28/17

# HARTLAND SUBDIVISION

## PRELIMINARY PLAT

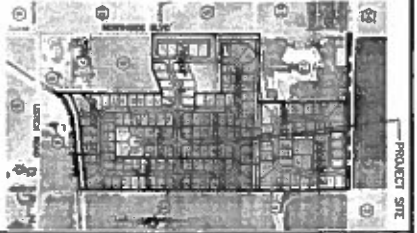
T.4N, R.17W, SEC. 34, CANYON COUNTY, NAMPA, IDAHO  
2017



NO.	DESCRIPTION	NO.	DESCRIPTION
1	Lot 1	1	Lot 1
2	Lot 2	2	Lot 2
3	Lot 3	3	Lot 3
4	Lot 4	4	Lot 4
5	Lot 5	5	Lot 5
6	Lot 6	6	Lot 6
7	Lot 7	7	Lot 7
8	Lot 8	8	Lot 8
9	Lot 9	9	Lot 9
10	Lot 10	10	Lot 10
11	Lot 11	11	Lot 11
12	Lot 12	12	Lot 12
13	Lot 13	13	Lot 13
14	Lot 14	14	Lot 14
15	Lot 15	15	Lot 15
16	Lot 16	16	Lot 16
17	Lot 17	17	Lot 17
18	Lot 18	18	Lot 18
19	Lot 19	19	Lot 19
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22	Lot 22	22	Lot 22
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26	Lot 26	26	Lot 26
27	Lot 27	27	Lot 27
28	Lot 28	28	Lot 28
29	Lot 29	29	Lot 29
30	Lot 30	30	Lot 30
31	Lot 31	31	Lot 31
32	Lot 32	32	Lot 32
33	Lot 33	33	Lot 33
34	Lot 34	34	Lot 34
35	Lot 35	35	Lot 35
36	Lot 36	36	Lot 36
37	Lot 37	37	Lot 37
38	Lot 38	38	Lot 38
39	Lot 39	39	Lot 39
40	Lot 40	40	Lot 40
41	Lot 41	41	Lot 41
42	Lot 42	42	Lot 42
43	Lot 43	43	Lot 43
44	Lot 44	44	Lot 44
45	Lot 45	45	Lot 45
46	Lot 46	46	Lot 46
47	Lot 47	47	Lot 47
48	Lot 48	48	Lot 48
49	Lot 49	49	Lot 49
50	Lot 50	50	Lot 50

**NOTES:**

1. Survey was conducted by G. W. Smith, P.E., on 10/10/17.
2. All lot areas are based on the survey.
3. All street widths are as shown.
4. All easements are as shown.
5. All utility lines are as shown.
6. All other features are as shown.
7. All dimensions are in feet and inches.
8. All bearings are in degrees, minutes and seconds.
9. All bearings are true bearings.
10. All bearings are based on the North American Datum of 1983.
11. All bearings are based on the State Plane Coordinate System for Idaho.
12. All bearings are based on the NAD 83 datum.
13. All bearings are based on the State Plane Coordinate System for Idaho.
14. All bearings are based on the NAD 83 datum.
15. All bearings are based on the State Plane Coordinate System for Idaho.
16. All bearings are based on the NAD 83 datum.
17. All bearings are based on the State Plane Coordinate System for Idaho.
18. All bearings are based on the NAD 83 datum.
19. All bearings are based on the State Plane Coordinate System for Idaho.
20. All bearings are based on the NAD 83 datum.



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50	Lot 50	50	Lot 50

**HARTLAND SUBDIVISION**  
NAMPA, IDAHO

PROPERTY ASSOCIATES  
P. O. BOX 1207  
EAGLE, IDAHO 83616  
PLAT NO. 2017-001-0001

**PRELIMINARY PLAT**

**LEAVITT & ASSOCIATES**  
ENGINEERS, INC.

STRUCTURAL • CIVIL  
SURVEYING

1854 FIRST STREET SOUTH NAMPA IDAHO 83601

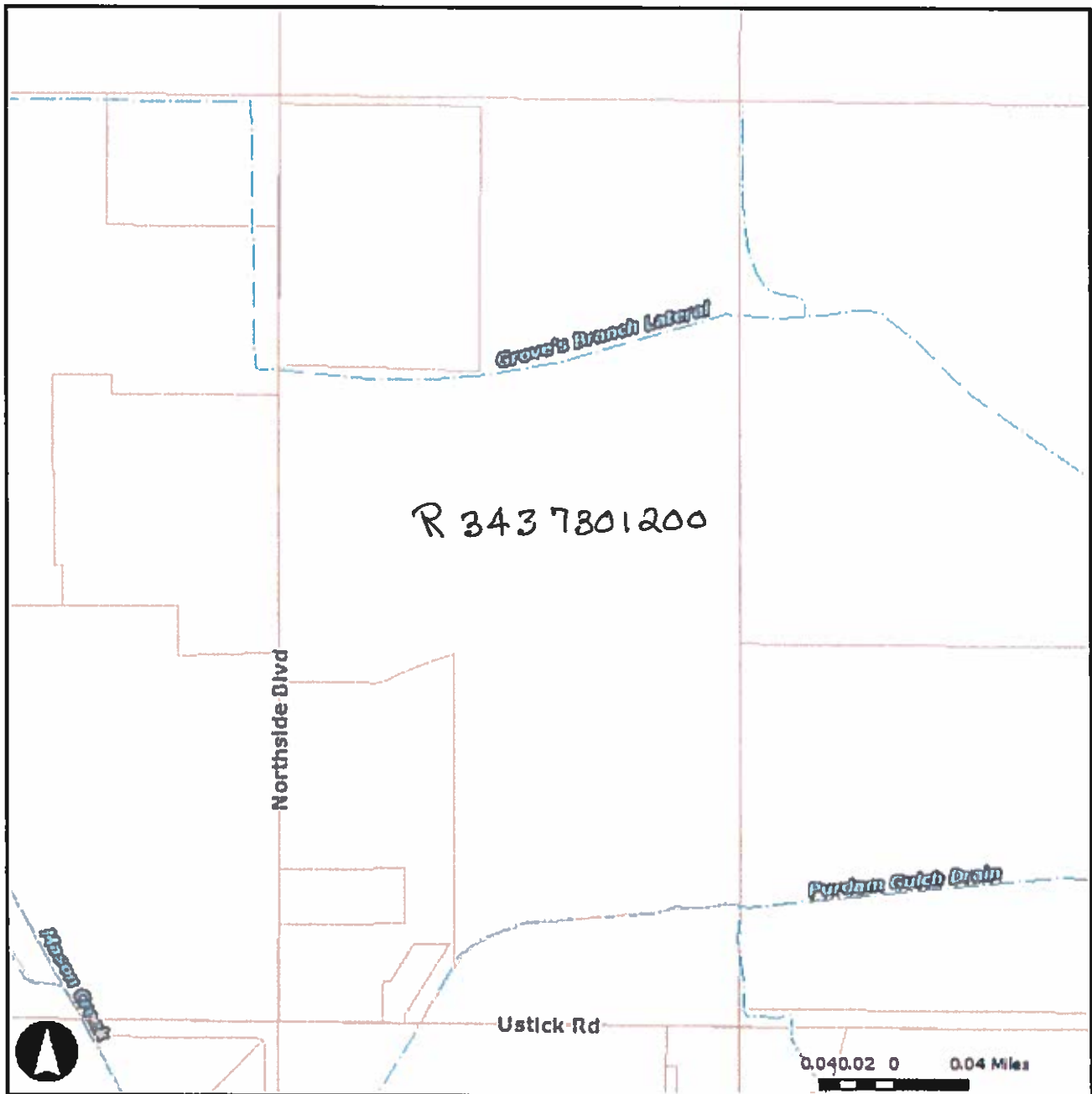
DATE: \_\_\_\_\_

ISSUED FOR APPROVAL: \_\_\_\_\_

9-10-2017

1

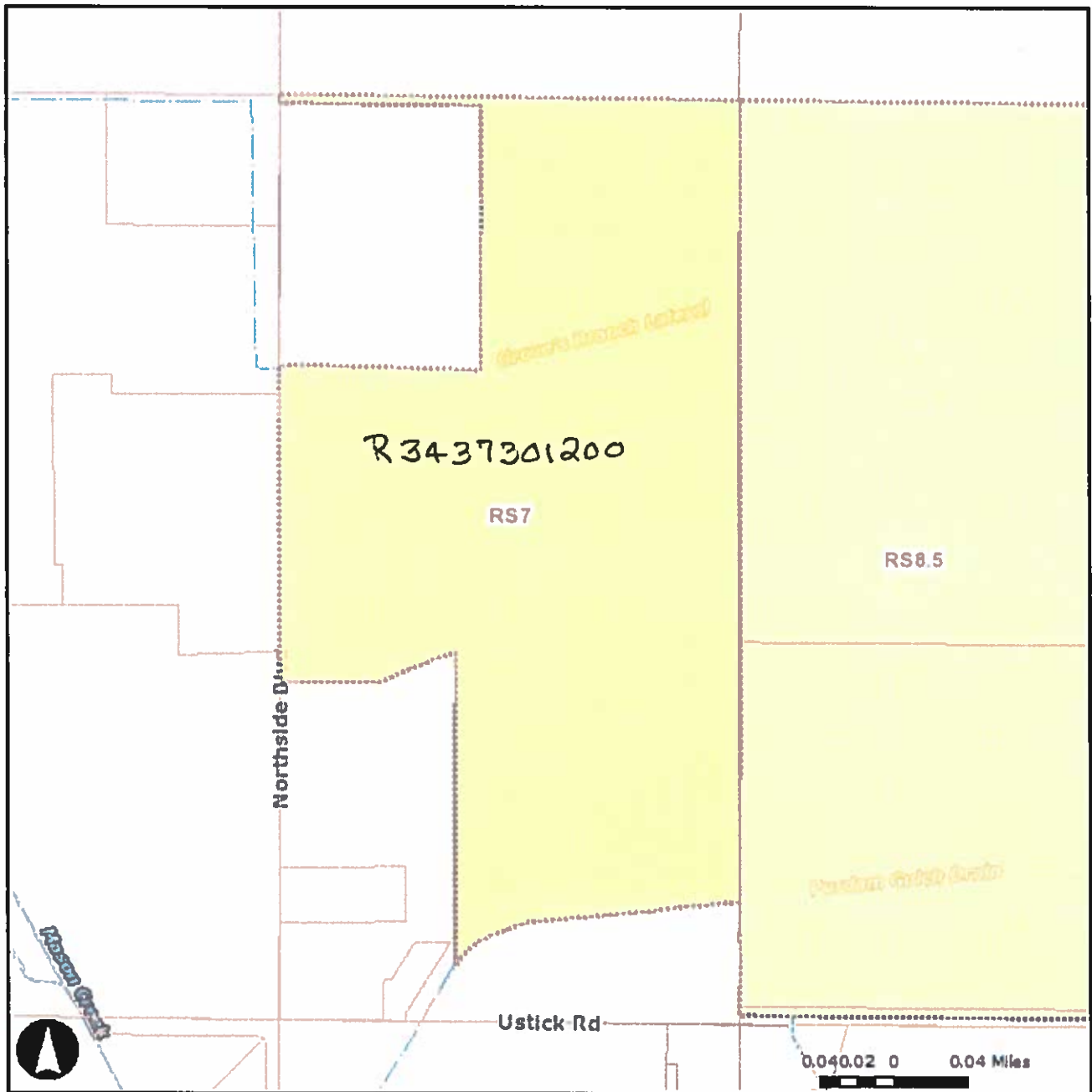
# Map



- |                  |                     |             |
|------------------|---------------------|-------------|
| County Parcels   | Railroad            | Landuse <8k |
| Draft Centerline | Waterway            | Golf Course |
| Centerline_<8k   | Fairway             | Green       |
| Road             | Sand Trap           | Tee Box     |
| Trail            | Tee Box - Drop area |             |

Copyright

# Map



County Parcels



Draft Centerline



Centerline\_<8k

— Road

— Trail

Railroad



Waterway



Golf Course

□ Fairway

■ Green

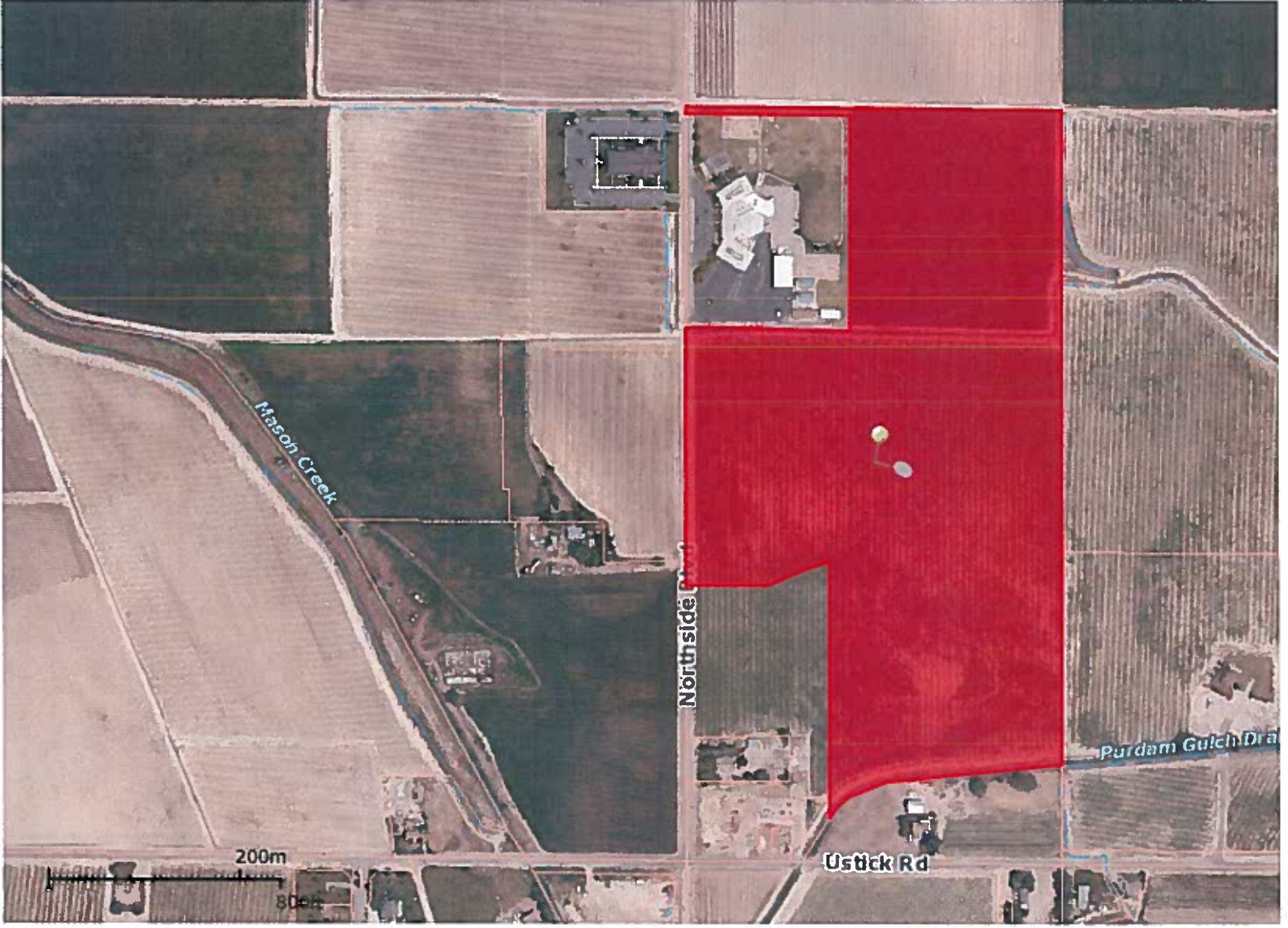
■ Sand Trap

■ Tee Box

■ Tee Box - Drop area

Landuse <8k

Copyright





# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 )  
 ) :SS  
 )  
COUNTY OF CANYON )

- A. I, Louis J. Hartley, whose address is 18052 Northside Blvd. Nampa being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Property Associates LLC, whose address is 9252 Hwy 2026 Caldwell, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or 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 8 day of May 2017.

Louis J. Hartley  
Signature

SUBSCRIBED AND SWORN to before me the 8 day of MAY, 2017.



[Signature]  
Notary Public for Idaho  
Residing at: CALDWELL, ID  
Commission Expires: 11/28/2017





February 15, 2017

**Hartley-Northside 53.48 Acres**

A parcel of land located in the West 1/2 of the SW 1/4 of Section 34, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 34, from which the N1/4 corner of said Section 34 bears North 00°06'58" East, 2651.67 feet;

thence along the West boundary line of said Section 34 North 00°06'58" East, 1871.10 feet to the REAL POINT OF BEGINNING;

thence leaving said West boundary line North 82°54'24" East, 40.32 feet;

thence South 88°27'12" East, 537.63 feet;

thence North 00°06'58" East, 759.13 feet;

thence North 89°24'31" West, 577.48 feet to a point on the West boundary line of said Section 34;

thence along said West boundary line North 00°06'58" East, 25.00 feet to the N1/4 corner of said Section 34;

thence along the North boundary line of said Section 34 South 89°24'31" East, 1,324.61 feet to the C-W 1/16 corner of said Section 34;

thence along the East boundary line of the West 1/2 of the SW 1/4 of said Section 34 South 00°06'13" West, 2,297.22 feet to a point in the centerline of the Purdam Slough;

thence along said centerline following four courses and distances:

thence South 84°28'22" West, 621.29 feet;

thence South 68°26'27" West, 142.63 feet;

thence South 49°41'26" West, 60.86 feet;

thence South 32°29'45" West, 41.94 feet;

thence leaving said centerline North 00°06'58" East, 899.98 feet;

thence 66.02 feet along the arc of a non-tangent curve to the right, said curve having a radius of 566.00 feet, a central angle of 06°40'58" and a long chord of 65.98 feet which bears South 71°46'55" West;

thence South 68°26'26" West, 100.00 feet;

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**Exhibit "A"**

1 of 2

**Page 1 of 2**

thence 57.90 feet along the arc of a non-tangent curve to the right, said curve having a radius of 566.00 feet, a central angle of 05°51'38" and a long chord of 57.87 feet which bears South 65°30'36" West;

thence South 76°20'52" West, 16.18 feet;

thence North 89°53'02" West, 281.59 feet to a point on the West boundary line of said Section 34;

thence along said West boundary line North 00°06'58" East, 902.33 feet to the REAL POINT OF BEGINNING. Containing 53.48 acres, more or less.



# RECEIPT (TRC-1439836-22-09-2017)



**BILLING CONTACT**

Dan Lardie  
 Leavitt & Associates Engineers  
 1324 1St S St  
 Nampa, ID 83651

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
SPP-00016-2017	Preliminary Plat - Application Fee	Fee Payment	Check #6843	\$244.00
	Preliminary Plat - Fire Department	Fee Payment	Check #6843	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	Fee Payment	Check #6843	\$189.00
	Preliminary Plat - Lot Fee	Fee Payment	Check #6843	\$1,130.22
	Preliminary Plat - Sewer Model	Fee Payment	Check #6843	\$250.00
	Preliminary Plat - Water Model	Fee Payment	Check #6843	\$250.00
			<b>SUB TOTAL</b>	<b>\$2,223.22</b>
			<b>TOTAL</b>	<b>\$2,223.22</b>

20386

NAMPA PLANNING AND ZONING DEPT.  
RECEIPT

DATE 9/19/17

RECEIVED FROM HEARTLAND / LEAVITT & ASSOCIATES  
ADDRESS 1324 1ST STS.

NAMPA DOLLARS \$ 2223.22

JOB ADDRESS NORTHSIDE/LISTICK SUBDIVISION HEARTLAND

WATER METER \_\_\_\_\_  
CAPACITY \_\_\_\_\_  
SERVICE LINE \_\_\_\_\_  
DISTRIBUTION \_\_\_\_\_  
INLINE \_\_\_\_\_

SEWER CAPACITY \_\_\_\_\_  
TRUNKLINE \_\_\_\_\_  
MAINLINE \_\_\_\_\_  
TV SEWER \_\_\_\_\_  
SEWER MODEL  \_\_\_\_\_  
WATER MODEL  \_\_\_\_\_

PLATS & ZONING PRELIMINARY  \_\_\_\_\_  
FINAL \_\_\_\_\_  
SHORT \_\_\_\_\_  
CONDOS \_\_\_\_\_

APPLICATION PRELIM PLAT 189 LOTS  
NEO \_\_\_\_\_

ASH

CHECK  # 6843

SIGNATURE [Signature]

LEAVITT & ASSOCIATES ENGINEERS, INC.  
1324 1ST ST. S 208.463.0333  
NAMPA, ID 83651

Mountain West Bank  
Division of Glacier Bank  
92-7195/1231

6843

9/19/2017

PAY TO THE ORDER OF City of Nampa

\$ \*\*2,223.22

Two Thousand Two Hundred Twenty-Three and 22/100\*\*\*\*\* DOLLARS

City of Nampa  
401 3rd Street S  
Nampa, ID 83651

MEMO Hartland Pre Plat Fees

[Signature]  
AUTHORIZED SIGNATURE

LEAVITT & ASSOCIATES ENGINEERS, INC.

6843

City of Nampa

9/19/2017

2,223.22