

A. GENERAL INFORMATION

Subdivision Name Ridgevue Estates
 Total Acres 99.47
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
 Property Address(es) 5 Madison RD, Nampa ID
 Legal Description NE 1/4, SE 1/4, Section 34, T4N, R2W, BM, Nampa, ID
 Canyon County Parcel Account Number(s) R34370011
 Existing Zoning. (Circle one) RA RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) RS7

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	<u>MRH Homes</u>
Address	<u>P.O. Box 550</u>
City	<u>Meridian</u>
State	<u>ID</u>
Telephone	<u>(208) 938-3507</u>
Email	
Fax	

Applicant

Name	<u>Mason and Associates</u>
Address	<u>826 3rd Street South</u>
City	<u>Nampa</u>
State	<u>ID</u>
Telephone	<u>(208) 454-0256</u>
Email	<u>wmason@masonandassociates.us</u>
Fax	<u>(208) 454-0979</u>

Engineer/Surveyor/Planner

Name	<u>Will Mason / Mason and Associates</u>
Address	<u>826 3rd Street South</u>
City	<u>Nampa</u>
State	<u>ID</u>
Telephone	<u>(208) 454-0256</u>
Email	<u>wmason@masonandassociates.us</u>
Fax	<u>(208) 454-0979</u>

C. SUBDIVISION INFORMATION

Lot Types	Number of Lots	Acres
Residential	358	99.47
Dwelling units per acre (gross /net)	3.59	
Commercial	—	
Industrial	—	
Common (Landscape, Utility, Other)	15	
Open Space	—	
Total	373	

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.

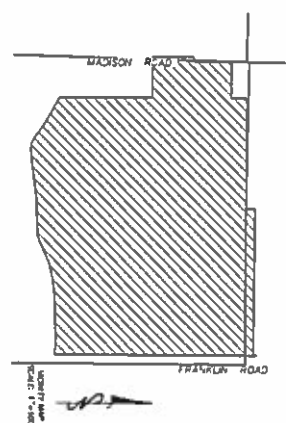
Signature William J. Moon Date February 5, 2018

For City Office Use Only

FEE \$: 3507.⁵⁴ CASH: _____ CHECK: 10557 RECEIPT NO.: 1444076

DATE RECEIVED: 2/09/18 RECEIVED BY: SM HEARING DATE: _____

**PRELIMINARY PLAN
FOR
RIDGECRE ESTATES SUBDIVISION
A PART OF THE NW 1/4, SE 1/4, SECTION 34, T. 4 N., R. 2 W., S. 4.
MAYNARD, CLAYTON COUNTY, GEORGIA
2018**



OWNER/DEVELOPER

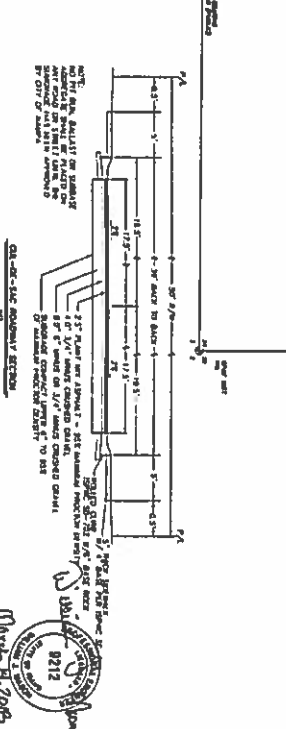
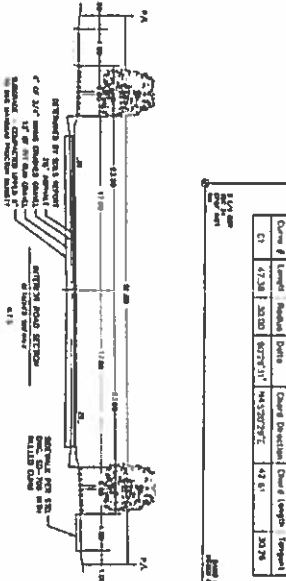
MRH HOMES
PO BOX 558
MARIETTA, GA 30067
(770) 938-3507

NOTES

1. PROJECT DATE: 08/14/18
2. DATE OF PREVIOUS PLAN: 08/14/18
3. NO. OF RESIDENTIAL LOTS: 248
4. NO. OF COMMERCIAL LOTS: 0
5. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
6. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
7. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
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17. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
18. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
19. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0
20. NO. OF COMMERCIAL/INDUSTRIAL LOTS: 0

Parcel Line Table	Lot #	Area	Dimensions
1	1	1.24	48' x 110'
2	2	1.24	48' x 110'
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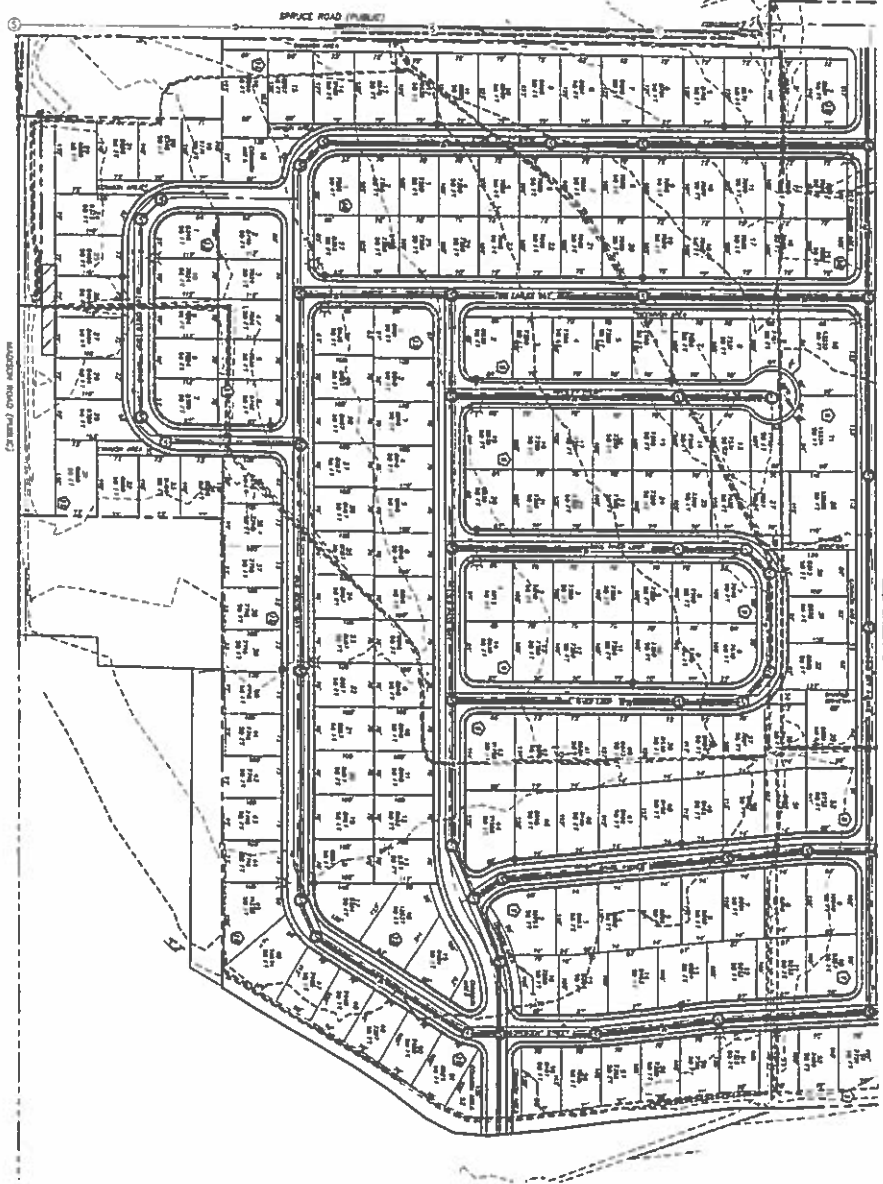
DRAWING TITLE: RIDGECRE HEIGHTS SUBDIVISION
 PRELIMINARY PLAN
 SHEET NO. 1 OF 3 SHEETS

CLIENT: MRH HOMES
 PO BOX 558
 MARIETTA, GA 30067
 (770) 938-3507

Mason & Associates

NO.	BY	DATE	DESCRIPTION
1			
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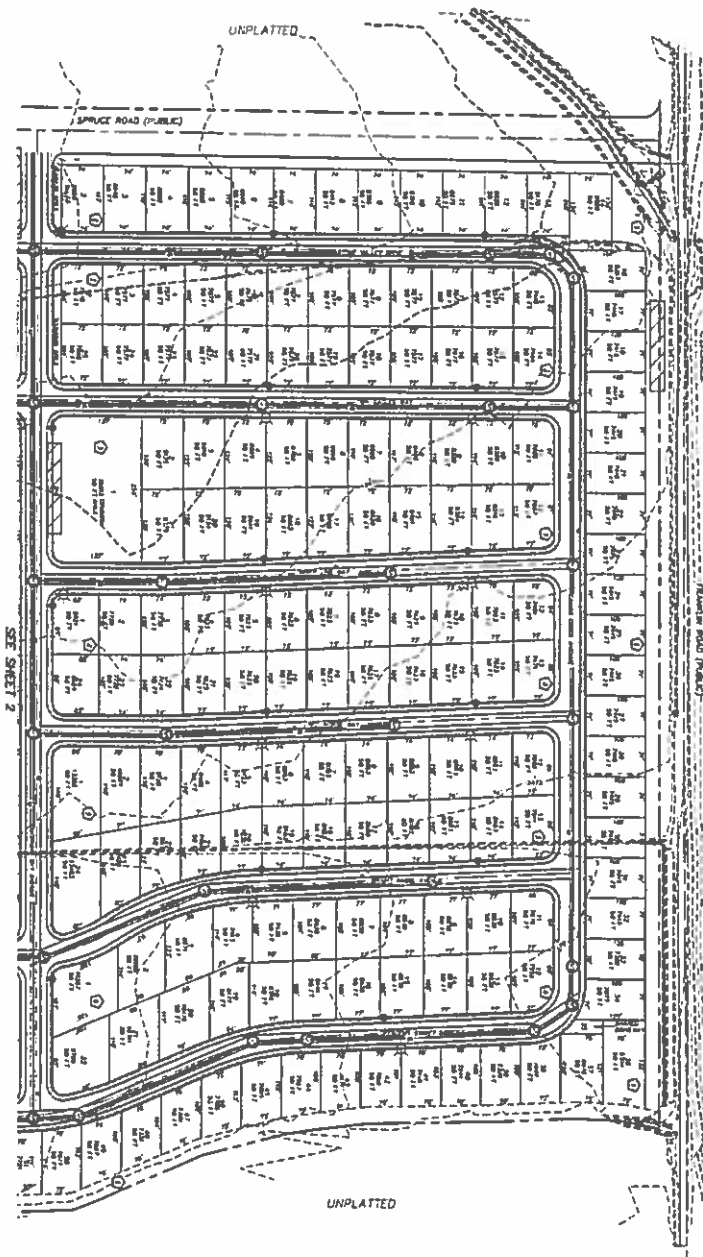
**PRELIMINARY PLAT
FOR
RIDGEVIEW ESTATES SUBDIVISION
A PART OF THE NW 1/4 SE 1/4 SECTION 34, T. 4 N., R. 2 W., S.M.,
N.M.P.M., CLAYTON COUNTY, IDAHO
2018**



SEE SHEET 3



DRAWING TITLE RIDGEVIEW HEIGHTS SUBDIVISION	JOB NO. 082117	CLIENT MRH HOMES	Mason & Associates Professional Engineers, Land Surveyors & Planners 201 S. 1st Ave. Ste. 200 Boise, ID 83721	DESIGNED BY	NO.	BY	DATE	DESCRIPTION
	DWG. NO. 082117.PPP	PO BOX 530 MERIDIAN, ID 83680		DRAWN BY	1/18			
PRELIMINARY PLAT	SCALE VERT HORIZ 1" = 100'	FIELD BOOK NO.		CHECKED BY				
SHEET NO. 2 OF 3 SHEETS	Rev.		(208) 838-3507	APPROVED BY				



PRELIMINARY PLAT
 FOR
RIDGEVIEW ESTATES SUBDIVISION
 A PART OF THE NW 1/4 SE 1/4, SECTION 24, T. 4 N., R. 2 W., B.M.,
 MADRA, CANYON COUNTY, IDAHO
 2018

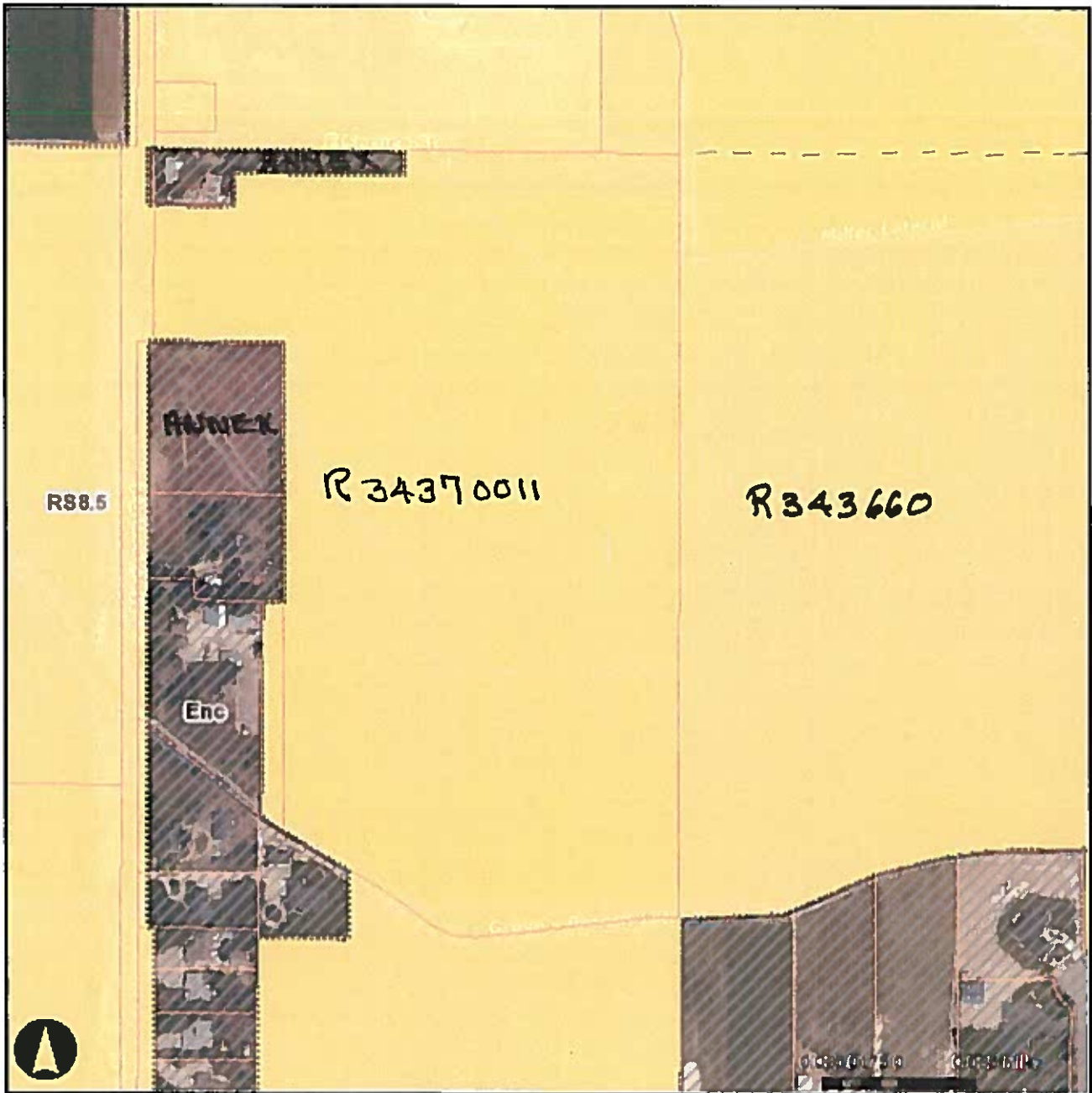
SEE SHEET 2



DRAWING TITLE RIDGEVIEW HEIGHTS SUBDIVISION		JOB NO. 220117 DWS NO. 020117PM	CLIENT MRH HOMES PO BOX 550 MORGAN, ID 83600 (208) 836-3507	PROFESSIONAL ENGINEER LAND SURVEYOR & PLANNING Mason & Associates	DESIGNER CHECKER APPROVER	NO. 1 2 3 4	DATE	DESCRIPTION
PRELIMINARY PLAT SHEET NO. 1 OF 3 SHEETS		SCALE 1" = 100' FIELD BOOK NO.	Rev. ()	APPROVED BY	DATE	DESCRIPTION	DESCRIPTION	DESCRIPTION

Map

ANNEXATION - 2 PARCELS
REQUESTED REZONE TO RS-7 99.40 ACRES



County Parcels

- Draft Centerline
- Centerline_<8k
- Road
- Trail
- Railroad

Copyright
Property

Waterway

Golf Course

- Fairway
- Green
- Sand Trap
- Tee Box
- Tee Box - Drop area

Landuse <8k

Imagery 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Professional Engineers, Land Surveyors and Planners

826 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Michael Riggs
JOB NO.: AU0817
DATE: January 26, 2018

PARCEL

A parcel of land being a portion of the NE1/4 and a portion of the SE1/4 of Section 34, Township 4 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at southeast corner of the SE1/4;

Thence N 00° 05' 57" E a distance of 2643.01 feet along the east boundary of the SE1/4;

Thence N 89° 54' 03" W a distance of 50.00 feet perpendicular to the east boundary of the SE1/4 to the **POINT OF BEGINNING**;

Thence S 00° 50' 57" W a distance of 1683.94 feet parallel with the east boundary of the SE1/4 to a point on the approximate centerline of the Groves Branch Lateral;

Thence along the approximate centerline of the Groves Branch Lateral the following courses and distances;

Thence N 79° 07' 33" W a distance of 66.94 feet;

Thence N 87° 09' 13" W a distance of 79.8 feet;

Thence S 87° 28' 49" W a distance of 157.94 feet;

Thence S 88° 52' 24" W a distance of 208.06 feet;

Thence S 83° 12' 16" W a distance of 85.98 feet;

Thence S 81° 25' 13" W a distance of 62.00 feet;

Thence S 75° 28' 51" W a distance of 147.51 feet;



Professional Engineers, Land Surveyors and Planners

Thence S 66° 23' 27" W a distance of 214.04 feet;

Thence S 69° 18' 35" W a distance of 34.27 feet;

Thence S 87° 38' 25" W a distance of 241.68 feet;

Thence N 83° 49' 22" W a distance of 4.52 feet;

Thence N 89° 25' 38" W a distance of 49.14 feet;

Thence S 86° 20' 05" W a distance of 31.17 feet;

Thence S 82° 50' 58" W a distance of 106.56 feet;

Thence S 83° 43' 21" W a distance of 103.35 feet;

Thence S 82° 35' 38" W a distance of 111.74 feet;

Thence S 84° 20' 28" W a distance of 99.27 feet;

Thence N 85° 03' 19" W a distance of 60.45 feet;

Thence N 63° 25' 03" W a distance of 55.26 feet;

Thence N 52° 49' 13" W a distance of 77.84 feet;

Thence N 55° 51' 16" W a distance of 74.10 feet;

Thence N 59° 40' 41" W a distance of 39.91 feet;

Thence N 59° 46' 37" W a distance of 50.46 feet;

Thence N 60° 05' 52" W a distance of 107.68 feet;

Thence N 58° 17' 37" W a distance of 74.61 feet;

Thence leaving the approximate centerline of the Groves Branch Lateral N 00° 05' 35" E a distance of 819.73 feet parallel with the west boundary of the SE1/4;

Thence N 89° 24' 45" W a distance of 358.09 feet to a point on the west boundary of the SE1/4;

Thence N 00° 05' 35" E a distance of 366.01 feet along the west boundary of the SE1/4;



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Thence S 89° 24' 45" E a distance of 40.00 feet;

Thence N 00° 05' 35" E a distance of 332.00 feet parallel with the west boundary of the SE1/4;

Thence S 89° 24' 45" E a distance of 318.09 feet;

Thence N 00° 05' 35" E a distance of 141.00 feet parallel with the west boundary of the SE1/4 to a point on the north boundary of the NW1/4 SE1/4;

Thence S 89° 24' 45" E a distance of 966.67 feet along the north boundary of the NW1/4 SE1/4 to the northwest corner of the NE1/4 SE1/4;

Thence N 00° 06' 32" E a distance of 80.00 feet;

Thence S 89° 23' 37" E a distance of 1244.42 feet parallel with the north boundary of the NE1/4 SE1/4 to a point of curvature;

Thence 47.39 feet along the arc of a 30.00 foot radius tangent curve left with a central angle of 90° 30' 40" and tangents of 30.27 feet, the long chord of which bears N 45° 21' 04" E, a distance of 42.60 feet;

Thence S 00° 05' 44" W a distance of 110.27 feet parallel with the east boundary of the NE1/4; to the **POINT OF BEGINNING**.

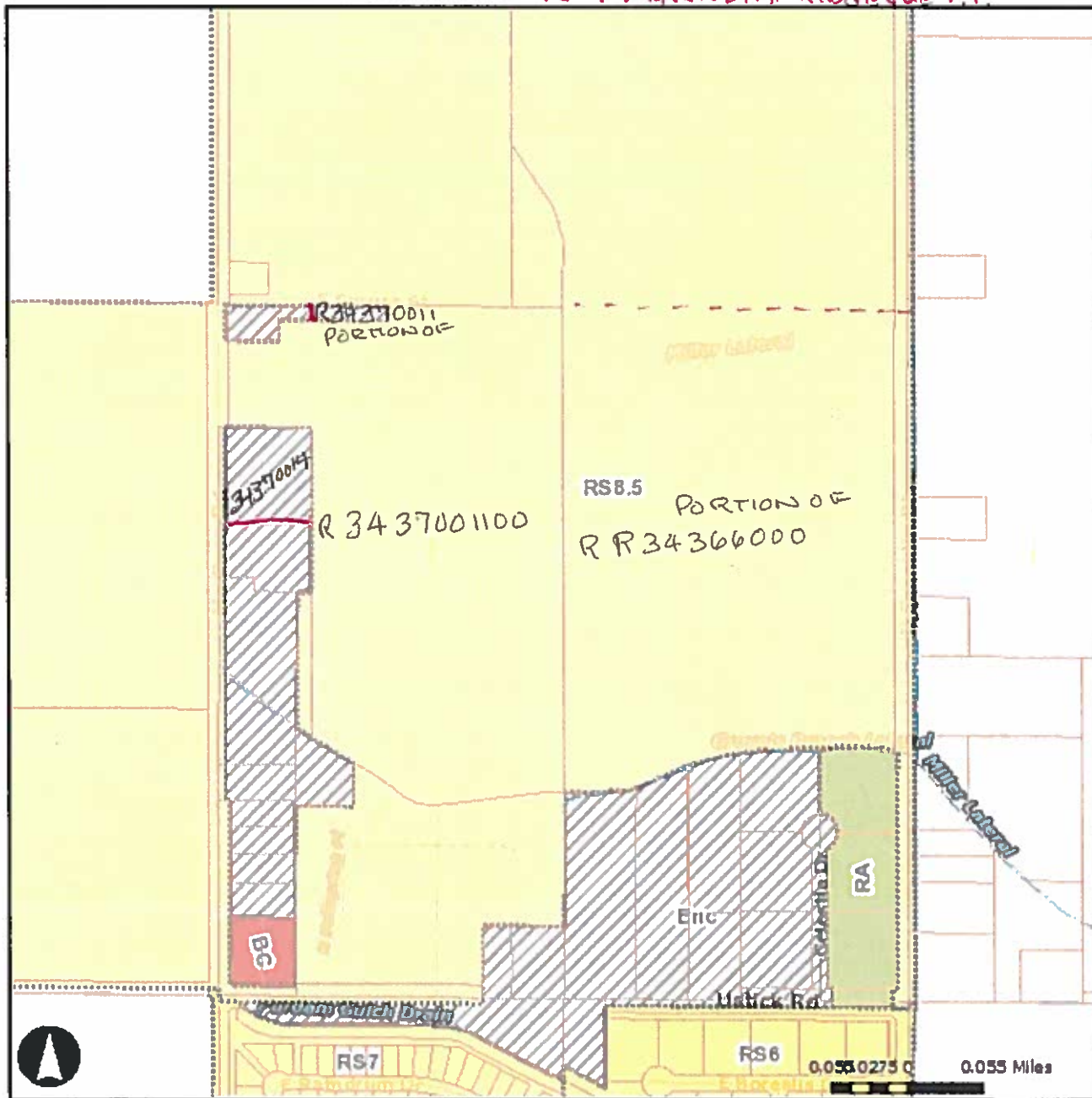
This parcel contains 99.47 acres more or less.

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Map

REZONE TO RS-7 + ANNEX + RIDGEVIEW P.P.



0.053 0.275 0.546 Miles

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

Copyright

Map



County Parcels

- Draft Centerline
- Centerline_<8k
- Road
- Trail
- Railroad

**Copyright
Property**

Waterway

Golf Course

- Fairway
- Green
- Sand Trap
- Tee Box
- Tee Box - Drop area

Landuse <8k

Imagery 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Nampa

PLANNING and ZONING DEPARTMENT
CITY HALL 411 THIRD STREET SO.

OFFICE (208) 468-5484
NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) :SS
COUNTY OF CANYON)

A. I, John H. & Deborah I. Brandt Foundation whose address is 203 11th Ave S, Nampa, ID 83651 being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

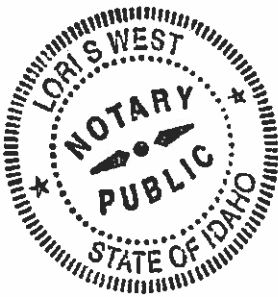
B. I grant my permission to Mason and Associates, whose address is 826 3rd Street South, Nampa, ID 83651 to submit the accompanying application pertaining to the property described on the attached application.

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 21st day of Feb, 2018.

[Handwritten Signature]
Signature

SUBSCRIBED AND SWORN to before me the 21 day of February, 2018



Lori S. West
Notary Public for Idaho
Residing at: Nampa ID
Commission Expires: 4-10-21



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

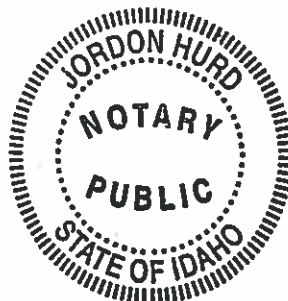
COUNTY OF CANYON)

- A. I, Michael Riggs whose address is 542 W Crescent Meridian Id 83646, 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 Mason & Associates, whose address is 826 3rd St. South Nampa Idaho, 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 29th day of January, 2018.

Michael Riggs
Signature

SUBSCRIBED AND SWORN to before me the 29 day of January, 2018.



Jordan Hurd

Notary Public for Idaho

Residing at: Canyon County Idaho

Commission Expires: Sept. 23, 2020

Mason & Associates Inc.

Professional Engineers,
Land Surveyors
& Planners

826 3rd St. South Nampa, ID 83651
(208) 454-0256 Fax (208) 454-0979

LETTER OF TRANSMITTAL

Date <u>2/6/2019</u>	Job No. <u>DE0117</u>
Attention: <u>Sylvia Mackrell</u>	
Re: <u>Ridgevue Estates Rezone and Preliminary Plat</u>	
<u>1st Submittal</u>	

TO: City of Nampa - Planning and Zoning
411 3rd Street South
Nampa ID, 83651

Attached Under separate cover Hand delivery
 Via _____ the following items
 Shop drawings Prints Plans Engineer's report Specifications
 Copy of letter Original mylar Other See below

Copies	Date	No.	Description
			<u>Check # 10557 - Fees - Rezone + PP - \$4,303.54</u>
<u>20</u>			<u>Preliminary plats</u>
<u>3</u>			<u>Landscaping Plan</u>
<u>2</u>			<u>Storm drainage Calcs</u>
<u>1</u>			<u>CD - word format</u>
			<u>CD - PP, Landscaping</u>

Transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints
 For review & comment
 For bid due by _____

REMARKS _____

For issues or concerns call

Signed: Angie Cullen

Copy to: _____
 Received By: Sylvia Mackrell Date 2/6/19

RECEIPT (TRC-1444076-09-02-2018)



BILLING CONTACT
WILLIAM MASON
MASON & ASSOCIATES
 826 3Rd Street S
 Nampa, ID 83651

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
SPP-00025-2018	Preliminary Plat - Application Fee	Fee Payment	Check #10557, 10558	\$244.00
	Preliminary Plat - Fire Department	Fee Payment	Check #10557, 10558	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	Fee Payment	Check #10557, 10558	\$373.00
	Preliminary Plat - Lot Fee	Fee Payment	Check #10557, 10558	\$2,230.54
	Preliminary Plat - Sewer Model	Fee Payment	Check #10557, 10558	\$250.00
	Preliminary Plat - Water Model	Fee Payment	Check #10557, 10558	\$250.00
SUB TOTAL				\$3,507.54
TOTAL				\$3,507.54

Mason & Associates Inc.

Professional Engineers, and Surveyors & Planners

826 3rd St. South Nampa, ID 83651 (208) 454-0256 Fax (208) 454-0979

IDAHO INDEPENDENT BANK 620 S. K... Ave. Caldwell, ID 83605 92-373/1231

10557

2/5/2018

PAY TO THE ORDER OF

City of Nampa

\$ **4,303.54

Four Thousand Three Hundred Three and 54/100***** DOLLARS

City of Nampa 401 3rd St. South Nampa, ID 83651

William J. Mason AUTHORIZED SIGNATURES

MEMO

Ridgevew Prel Plat & Rezone

MASON & ASSOCIATES, INC. Nampa, ID 83651

10557

Table with columns: Date, Type, Reference, Original Amt., Balance Due, Discount, Payment, Check Amount. Includes entries for 2/5/2018 Bill, 4,303.54, 4,303.54, 2/5/2018, 4,303.54.

Cash in Bank - IIB - 2 Ridgevew Prel Plat & Rezone 4,303.54

NAMPA PLANNING AND ZONING DEPT. RECEIPT

20441

DATE 2/6/18

RECEIVED FROM MASON & ASSOC.

ADDRESS 826 3RD ST S.

DOLLARS \$ 4303.54

JOB ADDRESS SUBDIVISION RIDGEVIEW P.P.

WATER METER, CAPACITY, SERVICE LINE, DISTRIBUTION, MAINLINE. SEWER CAPACITY, TRUNKLINE, MAINLINE, TV SEWER, SEWER MODEL. PLATS & ZONING PRELIMINARY, FINAL, SHORT, CONDOS. APPLICATION RET-105-7 RIDGEVIEW P.P.

CASH [] CHECK [x] # 10557 SIGNATURE [Signature]

NAMPA PLANNING AND ZONING DEPT.
RECEIPT

20442

DATE 2/6/18

RECEIVED FROM Mason & Assoc.

ADDRESS _____

DOLLARS \$ 15.00

JOB ADDRESS _____ SUBDIVISION RIDGEVIEW

WATER	SEWER	PLATS & ZONING	APPLICATION
METER _____	CAPACITY _____	PRELIMINARY _____	<u>BALANCE</u>
CAPACITY _____	TRUNKLINE _____	FINAL _____	<u>DUE</u>
SERVICE LINE _____	MAINLINE _____	SHORT _____	<u>P.P.</u>
DISTRIBUTION _____	TV SEWER _____	CONDOS _____	
MAINLINE _____	SEWER MODEL _____		

ASH

CHECK # 10 0000

SIGNATURE W. J. Mason

Mason & Associates Inc.
Professional Engineers,
Land Surveyors
& Planners
826 3rd St. South Nampa, ID 83651
(208) 454-0256 Fax (208) 454-0979

IDAHO INDEPENDENT BANK
620 S. Kimball Ave.
Caldwell, Idaho 83605
92-373/1231

10558

2/6/2018

PAY TO THE ORDER OF City of Nampa

\$**15.00

Fifteen and 00/100***** DOLLARS

MEMO
City of Nampa
401 3rd St. South
Nampa, ID 83651

William J. Mason
AUTHORIZED SIGNATURES

Ridgevue Prel. Plat and Rezone

MASON & ASSOCIATES, INC. Nampa, ID 83651

10558

Date	Type	Reference	Original Amt.	Balance Due	2/6/2018	Discount	Payment
2/6/2018	Bill		15.00	15.00			15.00
						Check Amount	15.00