

SPP - 00019.2017

**A. GENERAL INFORMATION**

Subdivision Name STELLA'S POINT  
 Total Acres 47 AC  
 Intended Land Uses Circle (residential) single-family, multi-family, commercial, industrial)  
 Property Address(es) 2 LAKE LOWELL AVE BETWEEN MIDDLETOWN & MIDWAY, Parma, ID  
 Legal Description SEE ATTACHED  
 Canyon County Parcel Account Number(s) R320401100, R3204701100, R320480100, R320480100  
 Existing Zoning. (Circle one) RA (RS) RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
 (County Zoning) 8.5

**B. OWNER/ APPLICANT INFORMATION**

**Owner of Record**

Name	TRUST FAMILY LIVING TRUST
Address	30540 SABIN ROAD
City	PARMA ID 83660
State	IDAHO
Telephone	(208) 722-7325
Email	gregbullock14@gmail.com
Fax	(208) 722-7327

**Applicant**

Name	JAY WALKER ALLTERRA CONSULTING, LLC
Address	849 E. STATE STR. #104
City	EAGLE
State	IDAHO 83616
Telephone	208.484-4479
Email	jwalker@allterraconsulting.com
Fax	N/A

**Engineer/Surveyor/Planner**

Name	JIM E. COSLETT, ROCK SOLID CIVIL
Address	270 N 27th STR.
City	BOISE
State	IDAHO
Telephone	208.342.3277
Email	jcosslett@rocksolidcivil.com
Fax	N/A

received  
10/24/17

**C. SUBDIVISION INFORMATION**

Lot Types	Number of Lots	Acres
Residential	<del>46.149</del> 117	42.5
Dwelling units per acre (gross /net)		
Commercial		
Industrial		
Common (Landscape, Utility, Other)	12	4.45 ac
Open Space		
Total	129	46.95 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 9/13/17

**For City Office Use Only**

FEE \$: \_\_\_\_\_ CASH: \_\_\_\_\_ CHECK: \_\_\_\_\_ RECEIPT NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_



October 20, 2017

Robert Hobbs, Assistant Planning Director  
City of Nampa  
411 3<sup>rd</sup> St. S.  
Nampa, Idaho 83651  
hobbsr@cityofnampa.us

Re: Stella's Point Residential 117-lot, 47ac Subdivision (Troost Family Living Trust) – Ann., ZN, PP/Sub

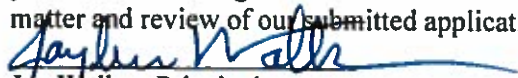
Mr. Hobbs,

We have appreciated meeting with you and staff over the past months. Your continual help in the entitlement application process with the City of Nampa is appreciated. This serves as a narrative.

Troost Family Living Trust, owners of approximately 47 acres located north of Lake Lowell Ave between S. Middleton and Midway, Nampa, Idaho 83651, are desirous to annex, zone and plat/subdivide their residentially un-zoned to RS8.5 zoned property into 117 lots. They are procuring annexation, zoning and the plat/subdivision application entitlement of parcels R320401100, R3204701140, R320480100 & R3204801100 located as a part of the SE 1/4, SW 1/4 and the NE 1/4, SW 1/4, Section 30, T.3N in Nampa, Canyon County, Idaho. The proposed annexation, zoning, plat and subdividing of the acreage meets zoning and all code requirements creating additional, sellable lots. Recent applications have been made and development is occurring all around these parcels to similar single family uses as Nampa experiences growth. The plat is harmonious with the City's comprehensive plan and existing, surrounding uses. The City and neighbors see imminent growth and a continued demand for lots in this area of reasonable size. No adverse impacts are anticipated to the neighbors and no opposition came through discussions with neighboring properties and City Staff.

Entitlement needs with City of Nampa's Planning & Zoning and Public Works Departments include annexation, zoning and preliminary plat/subdivision applications. All 117 lots will be accessed by construction of new local roads (street names have been submitted for approval through Craig Wilbur and Jeff Barns). Sewer is stubbed to the property under the Edwards Deer Flat Lateral from Rockwell Subdivision to the north. Potable water is available within a 1/4 mile from the east and will be extended along Lake Lowell as an offsite improvement from the most recent development phase of Carriage Hill Subdivision. Through soils and ground water testing, as well as, work with the City, Idaho Power design team and the irrigation district, buildable lots will have access to all necessary utilities adhering to requirements and best management practices. Pressure irrigation (PI) serviceability for the development will come from surface water rights associated with the property out of the Robinson Lateral and through a pump station and distribution system. Irrigation ditches exist through the property and will be protected/maintained. Owner and representatives have met with Nampa-Meridian Irrigation (NMID) and Boise Projects District representatives to resolve irrigation easements, questions and come up with a preliminary layout consistent with everyone's goals. Buffers and setbacks are shown on submitted plat drawings per City code with consideration of the regional pathway system.

Agency requirements will be fully met and designed for your review and comment. Initial meetings with all departments show agencies conceptually are agreeable to our plat request for this parcel. Troost Family Trust, as well as, their development team will use best engineering, architectural, and construction practices in creating a subdivision that enhances this parcel. Thank you again for your attention to this matter and review of our submitted application.

  
Jay Walker, Principal  
AllTerra Consulting, LLC



# APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: \$452.00 (1 acre or less) Nonrefundable Fee: \$910.00 (more than 1 acre)

Applicant Name <b>JAY WALKER ALTERRA CONSULTING</b>			Home Number <b>N/A</b>
Street Address <b>849 E. STATE ST.</b>			Mobile Number <b>208-484-4479</b>
City	State	Zip code	Email <b>jwalker@allterraconsulting.com</b>
Property Owner Name <b>GREG TROOST - TROOST FAMILY LIVING TRUST</b>			Home Number <b>208-722-7325</b>
Street Address <b>30540 SABIN ROAD</b>			Mobile Number <b>208-941-1076</b>
City <b>PARMA</b>	State <b>ID</b>	Zip Code <b>83660</b>	Email <b>gregbullock14@gmail.com</b>
Applicant's interest in property: ( <input checked="" type="checkbox"/> ) Own ( ) Rent ( ) Other			
<b>ADDRESS OF SUBJECT PROPERTY:</b>			

**Please provide the following required documentation**

- Completed Application
- A copy of one of the following:  Warranty Deed  Proof Of Option  Earnest Money Agreement
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

**Project Description**

- State the zoning desired for the subject property: RS-8.5
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: SEE ATTACHED LETTER (NARRATIVE)

Dated this 18 day of OCTOBER, 20 17



Applicant Signature

**NOTICE TO APPLICANT**

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

**OFFICE USE ONLY**

FILE NUMBER: ANN - 00061 - 20 17 PROJECT NAME ANNEX + RS-8.5 STELLA'S POINT SWD LAKE LOWELL AVE



Stella's Point Subdivision  
Date: October 20, 2017  
Job No.: 2417

### PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 SW 1/4 and a portion of the NE 1/4 SW 1/4 of Section 30, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with no cap marking the SW corner of said SE 1/4 SW 1/4, (West 1/16 corner common to sections 30 and 31), said corner bears S. 89° 54' 00" E., a distance of 1368.34 feet from a found 5/8 inch diameter iron pin with no cap marking the SW corner of said Section 30;

Thence along the southerly boundary of said SE 1/4 SW 1/4, S. 89° 53' 32" E., a distance of 200.05 feet to the POINT OF BEGINNING, said point marked with a found 1/2 inch diameter iron pin with an illegible cap;

Thence leaving said southerly boundary and parallel with the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 383.24 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 77° 23' 30" W., a distance of 103.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 82° 53' 30" W., a distance of 99.80 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the westerly boundary of said SE 1/4 SW 1/4;

Thence along the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 906.03 feet to a found 5/8 inch diameter iron pin marking the SW corner of said NE 1/4 SW 1/4, (southwest 1/16 corner);

Thence along the westerly boundary of said NE 1/4 SW 1/4, N. 00° 20' 25" E., a distance of 703.42 feet to a point marking the centerline of the "Deer Flat Nampa Edwards Canal" as described in that certain Right of Way Deed recorded as Instrument No. 8505634 in the Office of the Recorder of Canyon County, Idaho;

Thence along the centerline described by said Right of Way deed the following courses and distances:

Thence N. 56° 17' 43" E., a distance of 39.09 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 196.75 feet along the arc of said curve right, having a radius of 180.00 feet, a central angle of 62° 37' 38", the long chord of which bears N. 87° 36' 43" E., a distance of 187.10 feet to a point;

Thence tangent to said curve, S. 61° 04' 17" E., a distance of 65.70 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 253.79 feet along the arc of said curve right, having a radius of 600.00 feet, a central angle of 24° 14' 06", the long chord of which bears S. 48° 57' 17" E., a distance of 251.90 feet to a point;

Thence tangent to said curve, S. 36° 50' 17" E., a distance of 185.90 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 301.42 feet along the arc of said curve left, having a radius of 240.00 feet, a central angle of 71° 57' 35", the long chord of which bears S. 72° 49' 17" E., a distance of 282.00 feet to a point;

Thence tangent to said curve, N. 71° 11' 43" E., a distance of 217.20 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 265.59 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 76° 05' 08", the long chord of which bears S. 70° 45' 17" E., a distance of 246.50 feet to a point;

Thence tangent to said curve, S. 32° 42' 17" E., a distance of 52.94 feet to a point marking the easterly boundary of said NE 1/4 SW 1/4;

Thence leaving said centerline and along the easterly boundary of said SW 1/4, S. 00° 05' 02" W., a distance of 1574.11 feet to a found 5/8 inch diameter iron pin with illegible cap marking the SE corner of said SE 1/4 SW 1/4, (South 1/4 corner);

Thence along the southerly boundary of said SE 1/4 SW 1/4, N. 89° 53' 32" W., a distance of 40.04 feet to a point marking the centerline of said "North Robinson Lateral";

Thence along the centerline of said "North Robinson Lateral" the following courses and distances:

Thence N. 20° 34' 03" W., a distance of 335.69 feet to a point;

Thence N. 21° 15' 09" W., a distance of 166.68 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 150.53 feet along the arc of said curve left, having a radius of 376.00 feet, a central angle of 22° 56' 16", the long chord of which bears N. 32° 43' 17" W., a distance of 149.52 feet to a point;

Thence tangent to said curve, N. 44° 11' 25" W., a distance of 184.55 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 5.78 feet along the arc of said curve left, having a radius of 65.00 feet, a central angle of 05° 05' 49", the long chord of which bears N. 46° 44' 19" W., a distance of 5.78 feet to a point;

Thence leaving said centerline and non-tangent to said curve, S. 01° 53' 26" E., a distance of 731.42 feet to the southerly boundary of said Section 30, marked by a set MAG Nail and washer stamped "CLS PLS 7732";

Thence along said southerly boundary, N. 89° 53' 32" W., a distance of 176.26 feet to a set MAG Nail and washer stamped "CLS PLS 7732";

Thence leaving said southerly boundary and parallel with the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 112.91 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 69° 48' 30" W., a distance of 114.23 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 56° 08' 30" W., a distance of 339.36 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 68° 38' 30" W., a distance of 10.77 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence parallel with the westerly boundary of said SE 1/4 SW 1/4, S. 00° 20' 58" W., a distance of 344.58 feet to the southerly boundary of said Section 30, marked by a set MAG Nail and washer stamped "CLS PLS 7732";

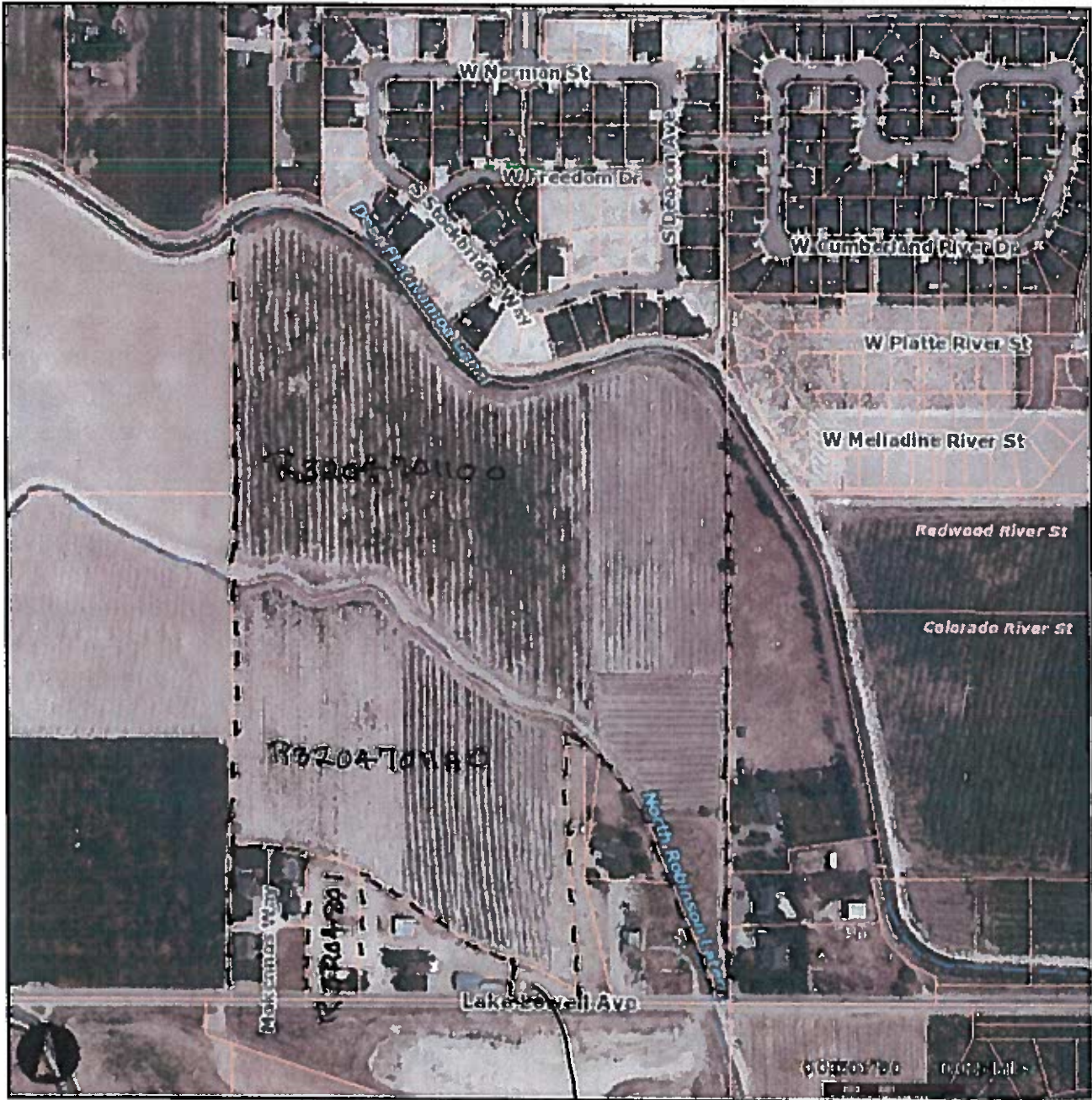
Thence along said southerly boundary, N. 89° 53' 32" W., a distance of 140.00 feet to the POINT OF BEGINNING.

This parcel contains 46.85 acres more or less.



# Map

PARCELS



County Parcels

- Draft Centerline
- Centerline\_<8k
- Road
- Trail
- Railroad
- Property

Copyright  
Property

Waterway

- 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

R320480100



# Map

## ZONING MAP



County Parcels



Proposed Parks & Open Space



Future Interchanges



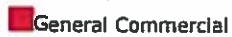
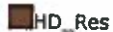
Specific Plan Areas



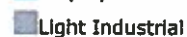
Proposed Land Use



Proposed Land Use (continued)

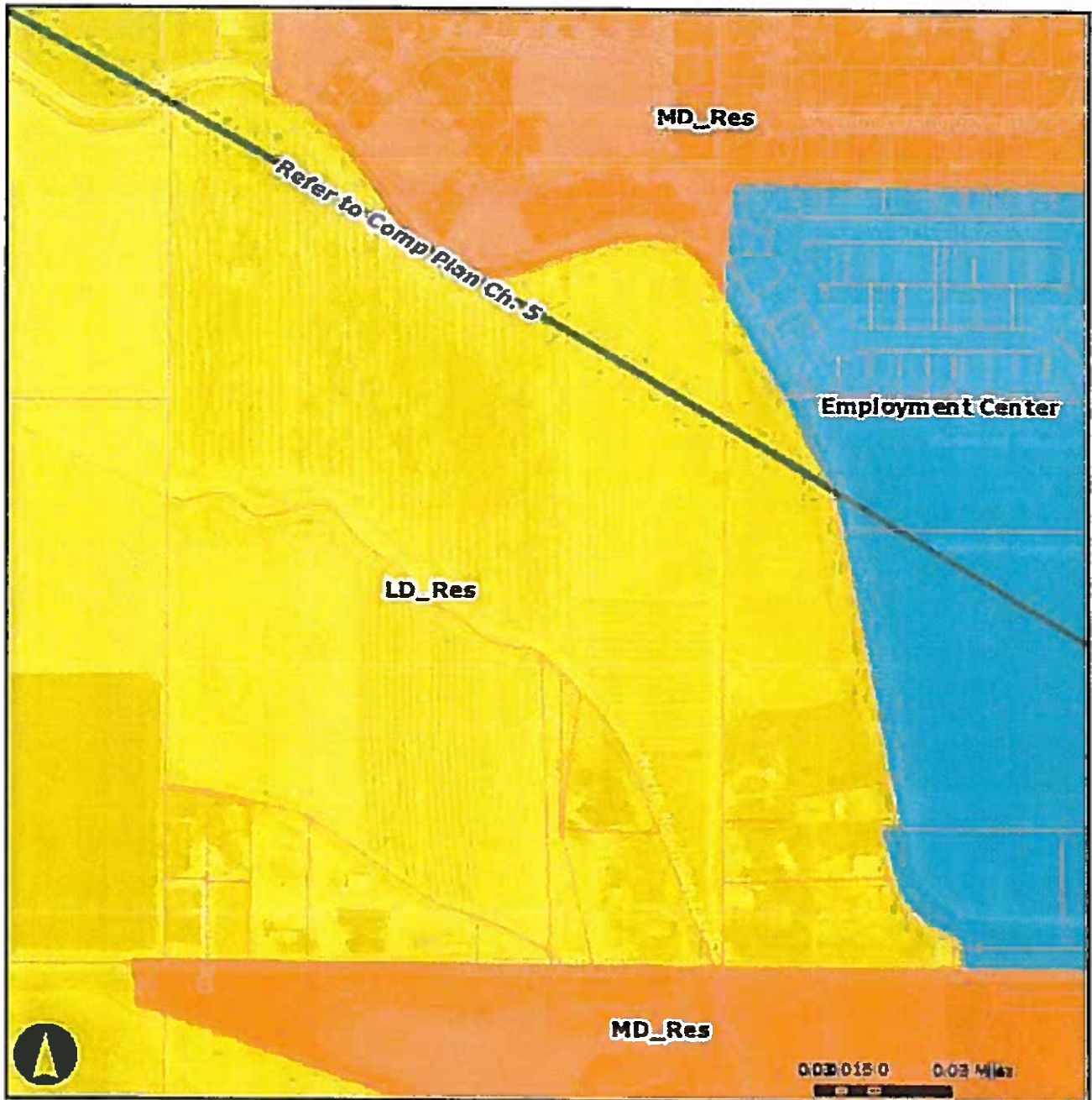


Proposed Land Use (continued)



# Map

COMP PLAN MAP



County Parcels



Proposed Parks & Open Space



Future Interchanges



Specific Plan Areas



Proposed Land Use



Proposed Land Use (continued)



Proposed Land Use (continued)



Stella's Point Subdivision  
Date: October 20, 2017  
Job No.: 2417

#### PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 SW 1/4 and a portion of the NE 1/4 SW 1/4 of Section 30, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with no cap marking the SW corner of said SE 1/4 SW 1/4, (West 1/16 corner common to sections 30 and 31), said corner bears S. 89° 54' 00" E., a distance of 1368.34 feet from a found 5/8 inch diameter iron pin with no cap marking the SW corner of said Section 30;

Thence along the southerly boundary of said SE 1/4 SW 1/4, S. 89° 53' 32" E., a distance of 200.05 feet to the POINT OF BEGINNING, said point marked with a found 1/2 inch diameter iron pin with an illegible cap;

Thence leaving said southerly boundary and parallel with the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 383.24 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 77° 23' 30" W., a distance of 103.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 82° 53' 30" W., a distance of 99.80 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the westerly boundary of said SE 1/4 SW 1/4;

Thence along the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 906.03 feet to a found 5/8 inch diameter iron pin marking the SW corner of said NE 1/4 SW 1/4, (southwest 1/16 corner);

Thence along the westerly boundary of said NE 1/4 SW 1/4, N. 00° 20' 25" E., a distance of 703.42 feet to a point marking the centerline of the "Deer Flat Nampa Edwards Canal" as described in that certain Right of Way Deed recorded as Instrument No. 8505634 in the Office of the Recorder of Canyon County, Idaho;

Thence along the centerline described by said Right of Way deed the following courses and distances:

Thence N. 56° 17' 43" E., a distance of 39.09 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 196.75 feet along the arc of said curve right, having a radius of 180.00 feet, a central angle of 62° 37' 38", the long chord of which bears N. 87° 36' 43" E., a distance of 187.10 feet to a point;

Thence tangent to said curve, S. 61° 04' 17" E., a distance of 65.70 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 253.79 feet along the arc of said curve right, having a radius of 600.00 feet, a central angle of 24° 14' 06", the long chord of which bears S. 48° 57' 17" E., a distance of 251.90 feet to a point;

Thence tangent to said curve, S. 36° 50' 17" E., a distance of 185.90 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 301.42 feet along the arc of said curve left, having a radius of 240.00 feet, a central angle of 71° 57' 35", the long chord of which bears S. 72° 49' 17" E., a distance of 282.00 feet to a point;

Thence tangent to said curve, N. 71° 11' 43" E., a distance of 217.20 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 265.59 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 76° 05' 08", the long chord of which bears S. 70° 45' 17" E., a distance of 246.50 feet to a point;

Thence tangent to said curve, S. 32° 42' 17" E., a distance of 52.94 feet to a point marking the easterly boundary of said NE 1/4 SW 1/4;

Thence leaving said centerline and along the easterly boundary of said SW 1/4, S. 00° 05' 02" W., a distance of 1574.11 feet to a found 5/8 inch diameter iron pin with illegible cap marking the SE corner of said SE 1/4 SW 1/4, (South 1/4 corner);

Thence along the southerly boundary of said SE 1/4 SW 1/4, N. 89° 53' 32" W., a distance of 40.04 feet to a point marking the centerline of said "North Robinson Lateral";

Thence along the centerline of said "North Robinson Lateral" the following courses and distances:

Thence N. 20° 34' 03" W., a distance of 335.69 feet to a point;

Thence N. 21° 15' 09" W., a distance of 166.68 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 150.53 feet along the arc of said curve left, having a radius of 376.00 feet, a central angle of 22° 56' 16", the long chord of which bears N. 32° 43' 17" W., a distance of 149.52 feet to a point;

Thence tangent to said curve, N. 44° 11' 25" W., a distance of 184.55 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 5.78 feet along the arc of said curve left, having a radius of 65.00 feet, a central angle of 05° 05' 49", the long chord of which bears N. 46° 44' 19" W., a distance of 5.78 feet to a point;

Thence leaving said centerline and non-tangent to said curve, S. 01° 53' 26" E., a distance of 731.42 feet to the southerly boundary of said Section 30, marked by a set MAG Nail and washer stamped "CLS PLS 7732";

Thence along said southerly boundary, N. 89° 53' 32" W., a distance of 176.26 feet to a set MAG Nail and washer stamped "CLS PLS 7732";

Thence leaving said southerly boundary and parallel with the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 112.91 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 69° 48' 30" W., a distance of 114.23 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 56° 08' 30" W., a distance of 339.36 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

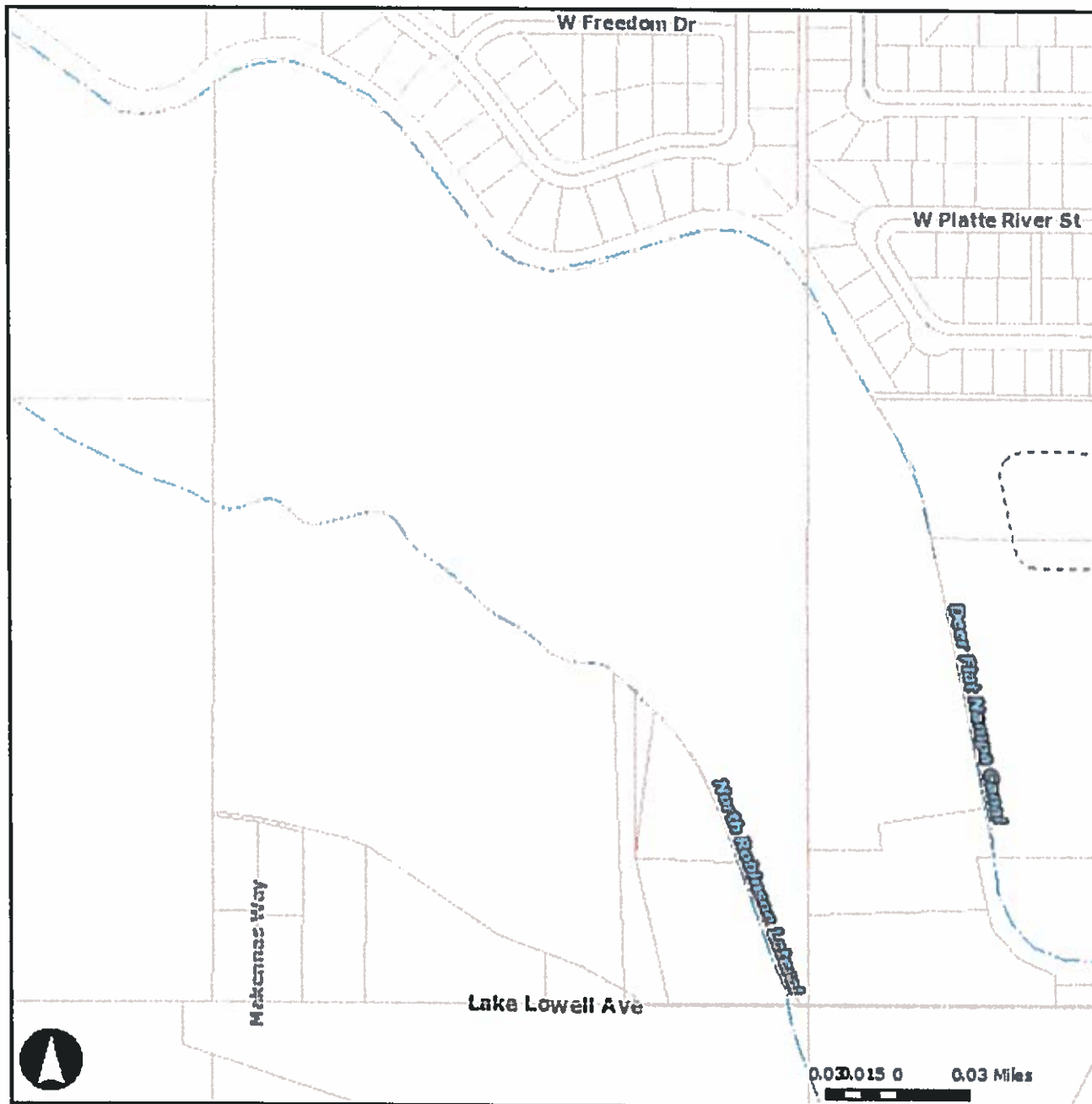
Thence N. 68° 38' 30" W., a distance of 10.77 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence parallel with the westerly boundary of said SE 1/4 SW 1/4, S. 00° 20' 58" W., a distance of 344.58 feet to the southerly boundary of said Section 30, marked by a set MAG Nail and washer stamped "CLS PLS 7732";

Thence along said southerly boundary, N. 89° 53' 32" W., a distance of 140.00 feet to the POINT OF BEGINNING.

This parcel contains 46.85 acres more or less.

# Map



**County Parcels**

- Draft Centerline
- Centerline\_<8k
- Road
- Trail
- Railroad

**Copyright**  
Property

**Waterway**

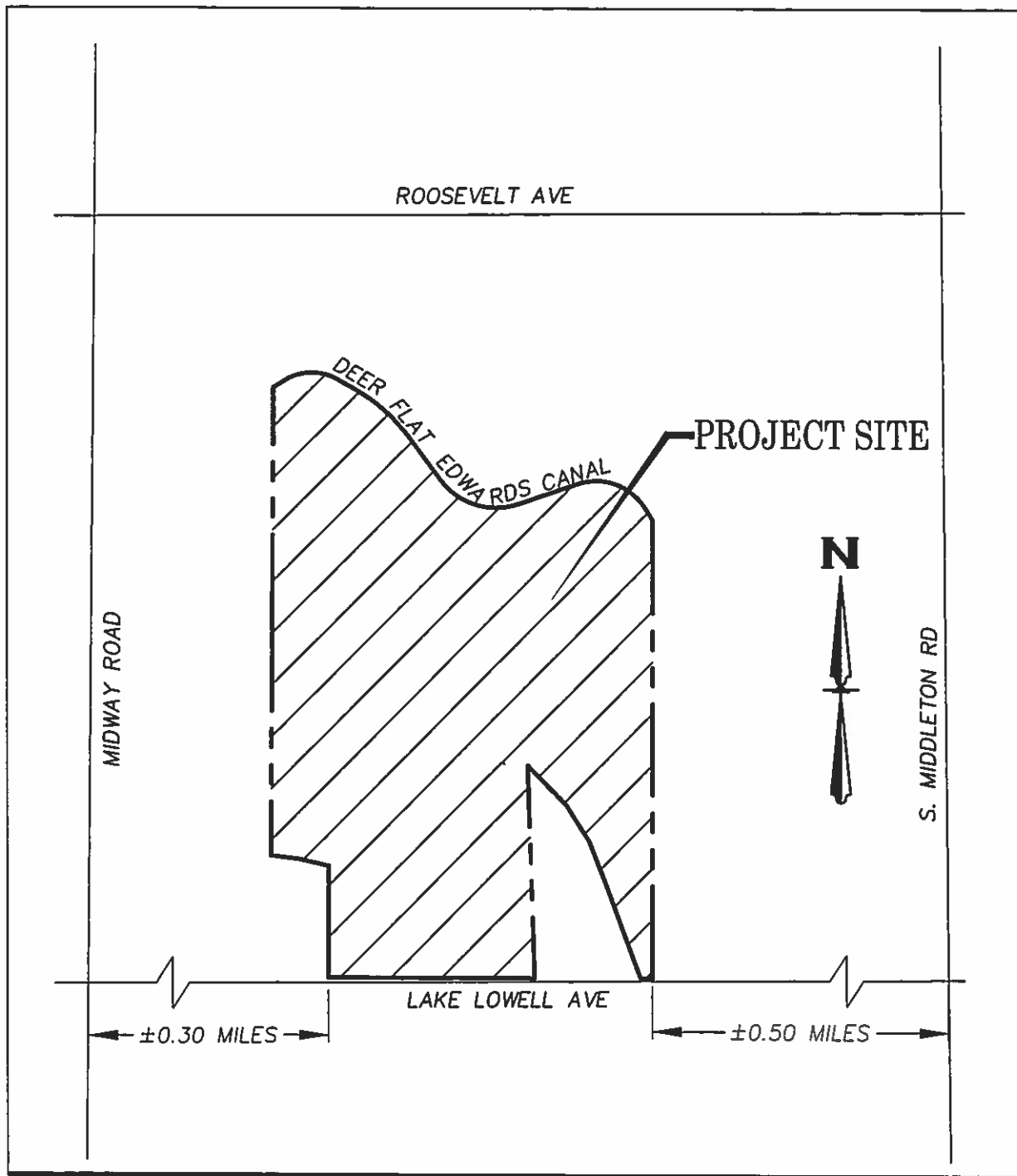
**Golf Course**

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

**Landuse <8k**

**Imagery 2015**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



VICINITY MAP

1"= 500'

**STELLA'S POINT SUBDIVISION**

A PART OF THE SE 1/4, SW 1/4 AND THE NE 1/4, SW 1/4, SECTION 30, T.3N,  
R.2W, B.M., CANYON COUNTY, IDAHO

2017

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Boise, ID 83702  
Office Phone: 208.342.3277  
www.rocksolidcivil.com

# COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103  
Nampa, Idaho 83687

Telephone: (208) 442-0115  
Fax: (208) 327-2106  
Email: [rgray.cls@gmail.com](mailto:rgray.cls@gmail.com)

Client: Troost Family Trust  
Date: October 18, 2016  
Job No.: 7316

## PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 SW 1/4 and SE 1/4 SW 1/4 of Section 30, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with no cap marking the SW corner of said SE 1/4 SW 1/4, (West 1/16 corner common to sections 30 and 31), said corner bears S. 89° 54' 00" E., a distance of 1368.34 feet from a found 5/8 inch diameter iron pin with no cap marking the SW corner of said Section 30;

Thence along the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 1097.49 feet to the POINT OF BEGINNING, said point marking the centerline of the "North Robinson Lateral";

Thence continuing along the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 226.30 feet to a found 5/8 inch diameter iron pin marking the SW corner of said NE 1/4 SW 1/4, (southwest 1/16 corner);

Thence along the westerly boundary of said NE 1/4 SW 1/4, N. 00° 20' 25" E., a distance of 703.42 feet to a point marking the centerline of the "Deer Flat Nampa Edwards Canal" as described in that certain Right of Way Deed recorded as Instrument No. 8505634 in the Office of the Recorder of Canyon County, Idaho;

Thence along the centerline described by said Right of Way deed the following courses and distances:

Thence N. 56° 17' 43" E., a distance of 39.09 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 196.75 feet along the arc of said curve right, having a radius of 180.00 feet, a central angle of 62° 37' 38", the long chord of which bears N. 87° 36' 43" E., a distance of 187.10 feet to a point;

Thence tangent to said curve, S. 61° 04' 17" E., a distance of 65.70 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 253.79 feet along the arc of said curve right, having a radius of 600.00 feet, a central angle of 24° 14' 06", the long chord of which bears S. 48° 57' 17" E., a distance of 251.90 feet to a point;

Thence tangent to said curve, S. 36° 50' 17" E., a distance of 185.90 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 301.42 feet along the arc of said curve left, having a radius of 240.00 feet, a central angle of 71° 57' 35", the long chord of which bears S. 72° 49' 17" E., a distance of 282.00 feet to a point;

Thence tangent to said curve, N. 71° 11' 43" E., a distance of 217.20 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 265.59 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 76° 05' 08", the long chord of which bears S. 70° 45' 17" E., a distance of 246.50 feet to a point;

Thence tangent to said curve, S. 32° 42' 17" E., a distance of 52.94 feet to a point marking the easterly boundary of said NE 1/4 SW 1/4;

Thence leaving said centerline and along the easterly boundary of said SW 1/4, S. 00° 05' 02" W., a distance of 1574.11 feet to a found 5/8 inch diameter iron pin with illegible cap marking the SE corner of said SE 1/4 SW 1/4, (South 1/4 corner);

Thence along the southerly boundary of said SE 1/4 SW 1/4, N. 89° 53' 32" W., a distance of 40.04 feet to a point marking the centerline of said "North Robinson Lateral";

Thence along the centerline of said "North Robinson Lateral" the following courses and distances:

Thence N. 20° 34' 03" W., a distance of 335.69 feet to a point;

Thence N. 21° 15' 09" W., a distance of 166.68 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 150.53 feet along the arc of said curve left, having a radius of 376.00 feet, a central angle of 22° 56' 16", the long chord of which bears N. 32° 43' 17" W., a distance of 149.52 feet to a point;

Thence tangent to said curve, N. 44° 11' 25" W., a distance of 184.55 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 44.60 feet along the arc of said curve left, having a radius of 65.00 feet, a central angle of 39° 18' 42", the long chord of which bears N. 63° 50' 46" W., a distance of 43.73 feet to a point;

Thence tangent to said curve, N. 83° 30' 07" W., a distance of 46.69 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 67.21 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 30° 48' 24", the long chord of which bears N. 68° 05' 55" W., a distance of 66.40 feet to a point;

Thence tangent to said curve, N. 52° 41' 43" W., a distance of 75.81 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 25.06 feet along the arc of said curve left, having a radius of 100.00 feet, a central angle of 14° 21' 29", the long chord of which bears N. 59° 52' 27" W., a distance of 24.99 feet to a point marking the beginning of a reverse curve right;

Thence a distance of 73.86 feet along the arc of said curve left, having a radius of 220.00 feet, a central angle of 19° 14' 07", the long chord of which bears N. 57° 26' 08" W., a distance of 73.51 feet to a point;

Thence tangent to said curve, N. 47° 49' 05" W., a distance of 111.33 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 35.55 feet along the arc of said curve left, having a radius of 200.00 feet, a central angle of 10° 11' 01", the long chord of which bears N. 52° 54' 35" W., a distance of 35.50 feet to a point marking the beginning of a reverse curve right;

Thence a distance of 87.81 feet along the arc of said curve right, having a radius of 230.00 feet, a central angle of 21° 52' 34", the long chord of which bears N. 47° 03' 48" W., a distance of 87.28 feet to a point;

Thence tangent to said curve, N. 36° 07' 31" W., a distance of 34.31 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 64.70 feet along the arc of said curve left, having a radius of 55.00 feet, a central angle of 67° 24' 11", the long chord of which bears N. 69° 49' 37" W., a distance of 61.03 feet to a point;

Thence tangent to said curve, S. 76° 28' 18" W., a distance of 114.23 feet to a point marking the beginning of a tangent curve right;



Thence a distance of 44.84 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of  $51^{\circ} 23' 35''$ , the long chord of which bears N.  $77^{\circ} 49' 55''$  W., a distance of 43.36 feet to a point;

Thence tangent to said curve, N.  $52^{\circ} 08' 07''$  W., a distance of 54.14 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 51.19 feet along the arc of said curve left, having a radius of 55.00 feet, a central angle of  $53^{\circ} 19' 50''$ , the long chord of which bears N.  $78^{\circ} 48' 02''$  W., a distance of 49.37 feet to a point;

Thence tangent to said curve, S.  $74^{\circ} 32' 03''$  W., a distance of 63.21 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 17.10 feet along the arc of said curve right, having a radius of 25.00 feet, a central angle of  $39^{\circ} 11' 40''$ , the long chord of which bears N.  $85^{\circ} 52' 07''$  W., a distance of 16.77 feet to a point;

Thence tangent to said curve, N.  $66^{\circ} 16' 17''$  W., a distance of 26.79 feet to the POINT OF BEGINNING.

This parcel contains 30.93 acres more or less.

# S COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103  
Nampa, Idaho 83687

Telephone: (208) 442-0115  
Fax: (208) 327-2106  
Email: [rgray.cls@gmail.com](mailto:rgray.cls@gmail.com)

Client: Troost Family Trust  
Date: October 6, 2016  
Job No.: 7316

## PARCELS A, C AND D PROPERTY DESCRIPTION

A parcel of land being a portion of the SE 1/4 SW 1/4 of Section 30, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with no cap marking the SW corner of said SE 1/4 SW 1/4, (West 1/16 corner common to sections 30 and 31), said corner bears S. 89° 54' 00" E., a distance of 1368.34 feet from a found 5/8 inch diameter iron pin with no cap marking the SW corner of said Section 30;

Thence along the southerly boundary of said SE 1/4 SW 1/4, S. 89° 53' 32" E., a distance of 200.05 feet to the POINT OF BEGINNING, said point being a found 1/2 inch diameter iron pin;

Thence leaving the southerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 383.24 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 77° 23' 30" W., a distance of 103.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 82° 53' 30" W., a distance of 99.80 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the westerly boundary of said SE 1/4 SW 1/4;

Thence along the westerly boundary of said SE 1/4 SW 1/4, N. 00° 20' 58" E., a distance of 679.73 feet to a point marking the centerline of the "North Robinson Lateral";

Thence along the centerline of said "North Robinson Lateral" the following courses and distances:

Thence S. 66° 16' 17" E., a distance of 26.79 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 17.10 feet along the arc of said curve left, having a radius of 25.00 feet, a central angle of 39° 11' 40", the long chord of which bears S. 85° 52' 07" E., a distance of 16.77 feet to a point;

Thence tangent to said curve, N. 74° 32' 03" E., a distance of 63.21 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 51.19 feet along the arc of said curve right, having a radius of 55.00 feet, a central angle of 53° 19' 50", the long chord of which bears S. 78° 48' 02" E., a distance of 49.37 feet to a point;

Thence tangent to said curve, S. 52° 08' 07" E., a distance of 54.14 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 44.84 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 51° 23' 35", the long chord of which bears S. 77° 49' 55" E., a distance of 43.36 feet to a point;

Thence tangent to said curve, N. 76° 28' 18" E., a distance of 114.23 feet to a point marking the beginning of a non tangent curve right;

Thence a distance of 64.70 feet along the arc of said curve right, having a radius of 55.00 feet, a central angle of  $67^{\circ} 24' 11''$ , the long chord of which bears S.  $69^{\circ} 49' 37''$  E., a distance of 61.03 feet to a point;

Thence tangent to said curve, S.  $36^{\circ} 07' 31''$  E., a distance of 34.31 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 87.81 feet along the arc of said curve left, having a radius of 230.00 feet, a central angle of  $21^{\circ} 52' 34''$ , the long chord of which bears S.  $47^{\circ} 03' 48''$  E., a distance of 87.28 feet to a point marking the beginning of a reverse curve right;

Thence a distance of 35.55 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of  $10^{\circ} 11' 01''$ , the long chord of which bears S.  $52^{\circ} 54' 35''$  E., a distance of 35.50 feet to a point;

Thence tangent to said curve, S.  $47^{\circ} 49' 05''$  E., a distance of 111.33 feet to a point marking the beginning of a non tangent curve left;

Thence a distance of 73.86 feet along the arc of said curve left, having a radius of 220.00 feet, a central angle of  $19^{\circ} 14' 07''$ , the long chord of which bears S.  $57^{\circ} 26' 08''$  E., a distance of 73.51 feet to a point marking the beginning of a reverse curve right;

Thence a distance of 25.06 feet along the arc of said curve right, having a radius of 100.00 feet, a central angle of  $14^{\circ} 21' 29''$ , the long chord of which bears S.  $59^{\circ} 52' 27''$  E., a distance of 24.99 feet to a point;

Thence tangent to said curve, S.  $52^{\circ} 41' 43''$  E., a distance of 75.81 feet to a point marking the beginning of a tangent curve left;

Thence a distance of 67.21 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of  $30^{\circ} 48' 24''$ , the long chord of which bears S.  $68^{\circ} 05' 55''$  E., a distance of 66.40 feet to a point;

Thence tangent to said curve, S.  $83^{\circ} 30' 07''$  E., a distance of 46.69 feet to a point marking the beginning of a tangent curve right;

Thence a distance of 38.82 feet along the arc of said curve right, having a radius of 65.00 feet, a central angle of  $34^{\circ} 12' 54''$ , the long chord of which bears S.  $66^{\circ} 23' 40''$  E., a distance of 38.24 feet to a point;

Thence leaving said centerline and non tangent to said curve, S.  $01^{\circ} 53' 26''$  E., a distance of 731.42 feet to a point marking the southerly boundary of said SE 1/4 SW 1/4;

Thence along the southerly boundary of said SE 1/4 SW 1/4, N.  $89^{\circ} 53' 32''$  W., a distance of 176.26 feet to a point;

Thence leaving said southerly boundary and parallel with the westerly boundary of said SE 1/4 SW 1/4, N.  $00^{\circ} 20' 58''$  E., a distance of 112.91 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N.  $69^{\circ} 48' 30''$  W., a distance of 114.23 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N.  $56^{\circ} 08' 30''$  W., a distance of 339.36 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N.  $68^{\circ} 38' 30''$  W., a distance of 10.77 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

**COMPASS LAND SURVEYING, PLLC**

Troost Family Trust-7316\Survey\Descriptions\Boundary.doc

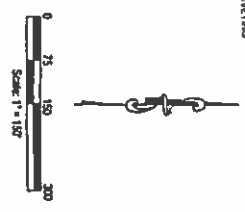
Page 3 of 3

Thence parallel with the westerly boundary of said SE 1/4 SW 1/4, S. 00° 20' 58" W., a distance of 344.58 feet to a point marking the southerly boundary of said SE 1/4 SW 1/4;

Thence along the southerly boundary of said SE 1/4 SW 1/4, N. 89° 53' 32" W., a distance of 140.00 feet to the POINT OF BEGINNING.

This parcel contains 15.91 acres more or less.

**LOT LINE ADJUSTMENT RECORD OF SURVEY**  
LOCATED IN THE SE 1/4 SW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 30,  
T. 3 N., R. 2 W., B.M., CANYON COUNTY, IDAHO



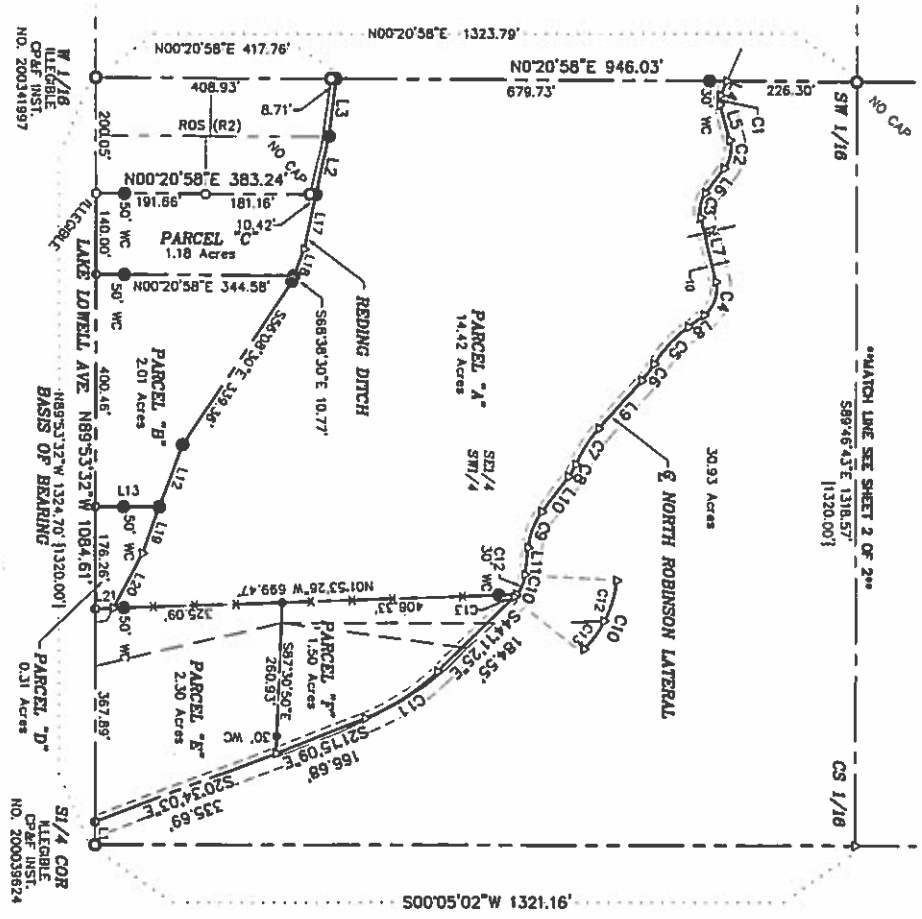
LINE	LENGTH	BEARING
L1	40.04	N 89°53'32" W
L2	103.29	N 77°23'00" W
L3	99.80	N 82°53'00" W
L4	28.79	S 86°16'17" E
L5	63.21	N 74°32'03" E
L6	54.14	S 52°00'07" E
L7	114.23	N 78°28'18" E
L8	34.31	S 30°07'31" E
L9	111.33	S 47°40'05" E
L10	75.81	S 52°41'43" E
L11	48.69	S 63°30'07" E
L12	114.23	S 69°48'30" W
L13	112.91	S 60°20'58" W
L14	96.34	S 77°23'00" E
L15	49.13	S 64°28'30" E
L16	65.40	S 69°48'30" E
L17	107.66	S 61°13'00" E
L18	31.95	N 01°52'30" W

**REFERENCE DATA**

- R1) Record of Survey Plat No. 200139594
- R2) Record of Survey Plat No. 200351979
- R3) Record of Survey Plat No. 200623460
- R4) Record of Survey Plat No. 200800068
- R5) Warranty Deed, Plat No. 635516
- R6) Warranty Deed, Plat No. 9411141
- R7) Quitclaim Deed, Plat No. 200642066
- R8) Warranty Deed, Plat No. 2015-026287
- R9) Quitclaim Deed, Plat No. 200856179
- R10) Right of Way Deed, Plat No. 8505524
- R11) Reelwell Village Subdivision, Plat No. 2007035699

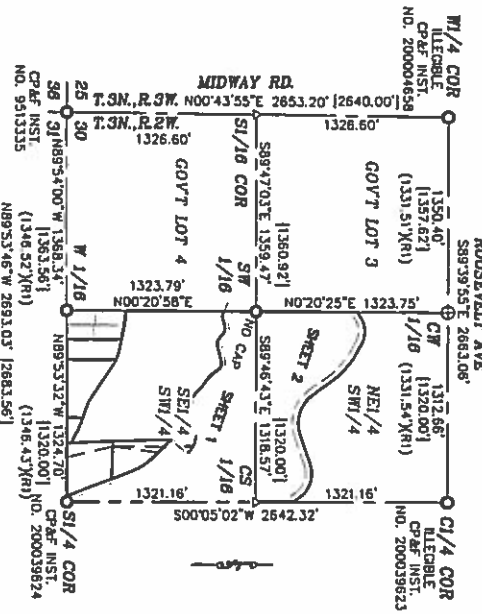
**SURVEYORS NOTE:**

- 1) The statement with respect to the North Robinson Lateral is 10 feet South and 25 feet East of centerline according to Lure Rodgers, Realty Specialist, with the U.S. Department of Interior Bureau of Reclamation, 10-06-16.
- 2) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
- 3) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or non-compliance with governing jurisdictional restrictions as it pertains to building permits, vehicle access permits or septic permits.
- 4) The certificate for the Deer Flat Flaming Edwards Canal was derived from a survey by McCarter and Toller, Inc. (R10) and very closely matched the Right-of-Way used on the Plat of Reelwell Village Subdivision (R11) but lies to the North of the Canal.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	17.10	23.00	39°11'40"	16.37	S 63°52'07" E
C2	51.18	65.00	57°18'50"	49.37	S 78°48'07" E
C3	44.84	50.00	51°23'35"	42.38	S 77°48'55" E
C4	64.70	65.00	67°24'11"	61.03	S 69°48'37" E
C5	87.81	200.00	21°52'24"	87.28	S 47°03'48" E
C6	33.55	200.00	16°11'01"	33.50	S 52°54'26" E
C7	73.86	220.00	17°14'37"	73.51	S 57°28'08" E
C8	52.08	100.00	14°31'39"	52.89	S 56°52'27" E
C9	67.21	138.00	30°48'24"	66.40	S 68°06'55" E
C10	44.80	65.00	39°18'42"	43.13	S 63°50'46" E
C11	156.53	378.00	22°58'16"	149.52	S 32°43'17" E
C12	30.82	65.00	34°17'54"	30.24	S 68°27'40" E
C13	57.8	65.00	57°51'8"	57.8	S 48°24'19" E



**SECTION BREAKDOWN**

**LEGEND**

- Calculated point
- Found Monument Cap Monument P.L.S. 3627
- Found 5/8 inch dia. iron pin "S 89°00" unless otherwise noted
- Found 1/2 inch dia. iron pin "S 89°00" unless otherwise noted
- 5/8" (2" hole dia. x 24" iron pin w/ spike cap) P.L.S. 7732
- Set by ( ) and ( )
- Record data
- Record data from G.L.D.
- Witness Center as noted
- Witness Center as noted
- Boundary line
- Section line
- Open Boundary
- Estimated line
- Entry road

**CERTIFICATE OF SURVEYOR**

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code, 31-2109, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



Richard A. Gray  
P.L.S. License No. 7732

**COMPASS LAND SURVEYING, PLLC**  
3818 E. Newby St., Suite 103  
Nampa, ID 83657  
Office: (208) 442-0115  
Fax: (208) 327-2108

SHEET NO.	TOTAL SHEETS	DATE	BY
1 OF 2	2	7/18/16	RAY

# LOT LINE ADJUSTMENT RECORD OF SURVEY

LOCATED IN THE SE1/4 SW1/4 AND THE NE1/4 SW1/4 OF SECTION 30,  
T. 3 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

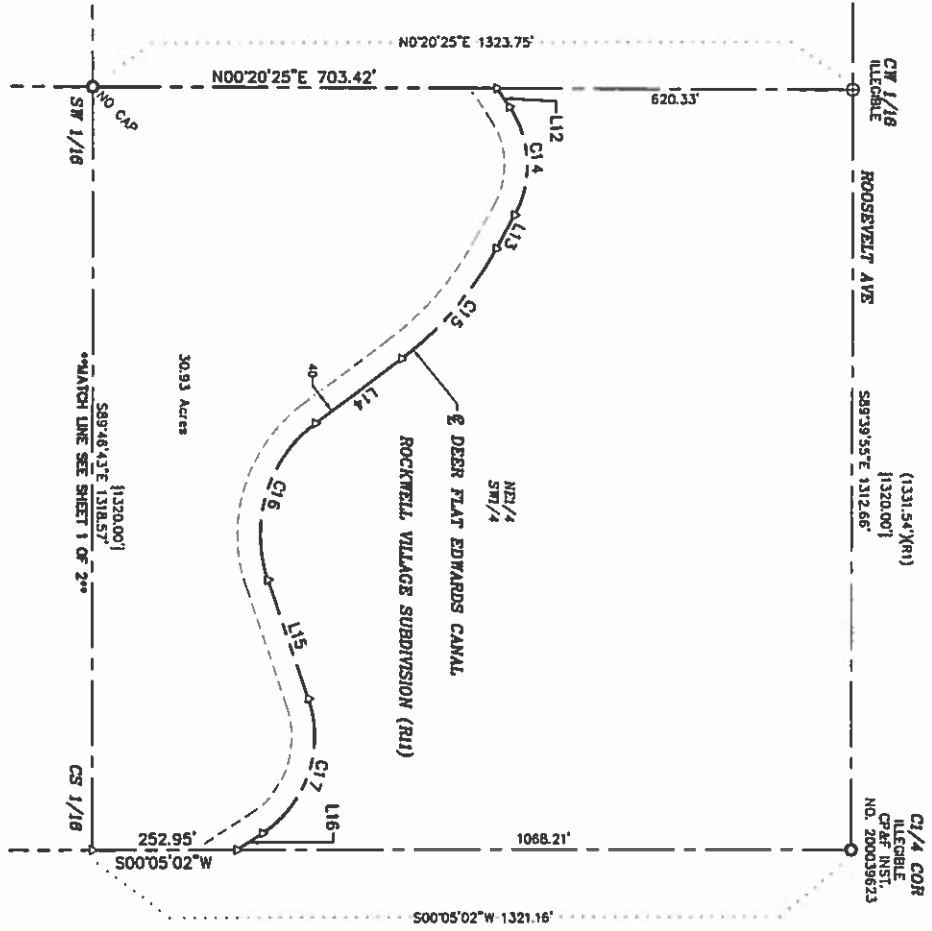
LINE	LENGTH	BEARING
L12	39.09	N 96°17'43"E
L13	63.70	S 81°04'17"E
L14	163.50	S 38°50'17"E
L15	217.20	N 71°11'43"E
L16	52.94	S 32°42'17"E

### REFERENCE DATA

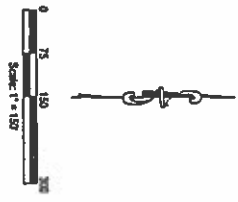
- R1) Record of Survey Plat. No. 200138608
- R2) Record of Survey Plat. No. 200351973
- R3) Record of Survey Plat. No. 200623480
- R4) Record of Survey Plat. No. 200650055
- R5) Warranty Deed, Plat. No. 636516
- R6) Warranty Deed, Plat. No. 9411481
- R7) Quitclaim Deed, Plat. No. 200845296
- R8) Warranty Deed, Plat. No. 201540597
- R9) Quitclaim Deed, Plat. No. 200855178
- R10) Right of Way Deed, Plat. No. 630634
- R11) Rockwell Village Subdivision, Plat. No. 2007005559

### SURVEYOR'S NOTE:

- 1) The easement width for the Horn Robinson lateral is 10 feet South and 25 feet north of centerline according to Lape Roadways, Roadway Specialist, with the U.S. Department of Interior Bureau of Reclamation, 10-05-10.
- 2) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown herein.
- 3) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or non-compliance with governing jurisdictional restrictions as it pertains to building permits, vehicle access permits or septic permits.
- 4) The centerline for the Deer Flat Range Edwards Canal was derived from a survey by MacCarter and Taler, Inc. (C11) and very closely matched the Right-of-Way used on the Plat of Rockwell Village Subdivision (R11) that lies to the North of the Canal.



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C14	168.25	100.00	$62^{\circ}37'23"$	161.10	$N40^{\circ}26'43"E$
C15	263.78	600.00	$24^{\circ}14'08"$	251.90	$S46^{\circ}57'17"E$
C16	301.42	240.00	$11^{\circ}57'35"$	282.20	$S72^{\circ}48'17"E$
C17	263.99	200.00	$16^{\circ}05'08"$	248.50	$S70^{\circ}43'17"E$



### LEGEND

- Calculated point
- ⊙ Found Monument PLS 3627
- ⊙ Found Monument Cap Monument PLS 3627
- Found 1/2 inch dia. iron pin PLS 8999 - unless otherwise noted
- 3/4 inch dia. x 24 inch iron pin w/plate cap PLS 7722
- 1/2 inch Nail & Washer
- ⊙ Record data
- ⊙ Record data from G.L.O.
- ⊙ Witness Corner as noted
- Boundary line
- Subdiv. line
- Original Deed line
- Estimated
- X-X- Entry Fence



INDEX NO. 326-30-03-02-00-00-0000

LOT LINE ADJUSTMENT SURVEY FOR:  
**TROOST FAMILY TRUST**



**COMPASS LAND SURVEYING, PLLC**  
3818 E. Newby St., Suite 103  
Nampa, ID 83687  
Office: (208) 442-0115  
Fax: (208) 327-2100

PROJECT NO.	DATE	SCALE	DRAWN BY	DATE	REV.
2 OF 2	7/18	1"=150'	JJ.BARNHART	10/05/16	

## Jaylen Walker

---

**From:** Alex Main <maina@cityofnampa.us>  
**Sent:** Thursday, September 07, 2017 9:45 AM  
**To:** Jaylen Walker  
**Subject:** RE: Stella's Point Subdivision - prel plat; street name submittal  
**Attachments:** Street Names Table.xls; CITY OF NAMPA ADDRESS & STREET NAMING STANDARDS.pdf

Jay,

*STREET NAMING SUBMITTAL*

This is a cursory evaluation of the street names. Predirectionals and street types will need to be re-evaluated upon submittal in addition to an evaluation by Emergency Services, but this will help reduce any potential issues beforehand. I have also included a copy of the City of Nampa Street Naming Standards for your use if needed.

**Alex Main**  
GIS Tech I, Engineering  
O: 208.468.5475, F: 208.465.2261  
[Nampa GIS](#), [Like us on Facebook](#)

---

**From:** Jaylen Walker [mailto:jwalker@allterraconsulting.com]  
**Sent:** Thursday, September 07, 2017 8:47 AM  
**To:** Craig Wilbur <wilburw@cityofnampa.us>; Alex Main <maina@cityofnampa.us>  
**Cc:** Robert Hobbs <hobbsr@cityofnampa.us>  
**Subject:** RE: Stella's Point Subdivision - prel plat; street name submittal

Ok – thank you. We are meeting with Nampa City Staff this afternoon and look forward to the discussion on our preliminary plat/subdivision application submittal.

## Jay Walker, Principal

AllTerra Consulting | [www.allterraconsulting.com](http://www.allterraconsulting.com)  
849 E. State Str., Ste 104  
Eagle, Idaho 83616  
Cell 208.484.4479  
[jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)



*"Life's most persistent and urgent question is: 'What are you doing for others?'"*  
*-Dr. Martin Luther King, Jr.*

---

**From:** Craig Wilbur [mailto:wilburw@cityofnampa.us]  
**Sent:** Thursday, September 07, 2017 7:58 AM  
**To:** Jaylen Walker <jwalker@allterraconsulting.com>; Alex Main <maina@cityofnampa.us>  
**Cc:** Robert Hobbs <hobbsr@cityofnampa.us>  
**Subject:** FW: Stella's Point Subdivision - prel plat; street name submittal

Good morning Jay,

I have forwarded this on to Alex Main, he does our Plat/Street Naming reviews.



# 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, GREG TROOST, whose address is 30540 SABIN Rd PARMA, Id. 83660, 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 JAY WALKER, whose address is 849 E. STATE STR. Eagle Id. 83616, to submit the accompanying application pertaining to the property described on the attached application.

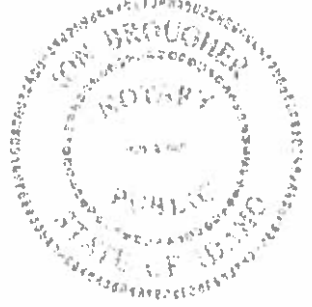
C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 5<sup>th</sup> day of July, 2017.

[Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 5<sup>th</sup> day of July, 2017

[Signature]  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



Residing in: \_\_\_\_\_  
Comm. Ex. 3/21/2017



ANNEX

**INFORMATION SHEET FOR  
CITY OF NAMPA SUBDIVISION SUBMITTALS**

\$910.00  
244.00  
~~129.00~~  
500.00  
160.00  
129.00  

---

2714.42  

---

771.42  

---

2714.42

**PRELIMINARY PLAT:**

1. **20 COPIES - PRELIMINARY PLAT**
2. **CD - ELECTRONIC COPY (AUTOCAD FORMAT) OF PRELIMINARY PLAT**
3. **3 COPIES - LANDSCAPING PLAN (INCORPORATING TREE PLANTING SPECIFICS AND PROPOSED FENCING DETAIL: 1) LOCATION; 2) MATERIAL & TYPE OF FENCE; 3) HEIGHT OF FENCE.**
4. **3 COPIES - FULL GEOTECHNICAL/SOILS REPORTS - TO BE SUBMITTED WITH PRELIMINARY PLAT: WITH FOUNDATION RECOMMENDATION**
5. **2 COPIES - STORM WATER REPORTS**
6. **4 COPIES - TRAFFIC IMPACT STUDY**
7. **2 COPIES - 11" X 17" COPY OF PRELIMINARY PLAT**
8. **1 COPY - 8 1/2" X 11" COPY OF PRELIMINARY PLAT**
9. **COPY OF WARRANTY DEED, PROOF OF OPTION, OR EARNEST MONEY AGREEMENT**
10. **LEGAL DESCRIPTION OF PLAT AREA AND CANYON COUNTY PARCEL ACCOUNT NUMBERS.**
11. **FEES:**
  - a. **PLANNING DEPARTMENT: Preliminary Plat submittal fees - \$244.00 plus \$5.98 per lot**
  - b. **PLANNING DEPARTMENT: Application fee for Planned Unit Development - If applicable - \$790.00**
  - c. **SEWER MODEL PRELIMINARY PLAT FEE - \$250.00**
  - d. **WATER MODEL PRELIMINARY PLAT FEE - \$250.00**
  - e. **FIRE DEPARTMENT: Preliminary Plat submittal fees - \$160.00 plus \$1.00 per lot (payable at Planning Department).**
  - f. **FIRE DEPARTMENT: Application fee for Planned Unit Development - if applicable - \$250.00 plus \$1.00 per lot.**
  - g. **SUBDIVISION PLAT EXTENSION: Preliminary plat - if applicable - \$53**

117 lots  
129 common lots  

---

129

Ann. 910.00  
244.00  
771.42  
500.00  
160.00  
129.00  

---

2714.42

**ROUTING: TO PLANNING AND ZONING COMMISSION FOR APPROVAL AT PUBLIC HEARING. ALL INFORMATION TO BE SUBMITTED AT LEAST 60 DAYS PRIOR TO PUBLIC HEARING. WILL BE SCHEDULED ON P&Z AGENDA DEPENDENT ON DEADLINE DATE FOR PUBLIC HEARING AND WHETHER AGENDA SPACE STILL AVAILABLE.**

**REVISED PRELIMINARY PLAT SUBMITTAL**

1. **FOLLOWING APPROVAL OF PRELIMINARY PLAT BY THE PLANNING COMMISSION (OR CITY COUNCIL IF ACTING AS AN APPEAL BOARD)**
- ❖ **SEVEN (7) FULL SIZE COPIES AND TWO (2) 8 1/2" X 11" COPIES OF THE REVISED PRELIMINARY PLAT SHALL BE SUBMITTED CONTAINING ALL REQUIRED MODIFICATIONS, REVISIONS AND CORRECTIONS. THE FINAL PLAT MAY THEN BE SUBMITTED AFTER APPROVAL OF THE REVISED PRELIMINARY PLAT.**

**CITY OF NAMPA**  
**PRELIMINARY SUBDIVISION PLAT APPLICATION**  
**Planning & Community Development Department**  
**411 3<sup>rd</sup> St., S.**  
**Nampa, ID 83651**  
**Phone: 208-465-2224**

*Call ROBERT  
HOBBS*

**STEP 1**  
**PRE-APPLICATION CONFERENCE**

Pre-application conferences are required prior to the submittal of a preliminary plat application. Pre-application conferences are encouraged for any other type of application. The **Pre-Application Conference Request Form** must be submitted to the Planning & Zoning Department at least 5 days prior to your requested meeting time. The Application form may be faxed; confirmation of the meeting date and time will be sent via e-mail or fax to the applicant. See Pre-Application Conference Request Form.

This meeting will include Staff from the Planning & Zoning Division and Public Works Department (and other departments as necessary). The objective of the meeting is to assist the Applicant by reviewing the subdivision process and city planning and engineering issues that may affect the proposed subdivision. The conference may include:

- Comprehensive Plan land use and policies for the project site
- Zoning Requirements
- Studies that may be required
- Review Infrastructure availability
- Review engineering design standards
- The necessary application forms to file a Preliminary Plat or a combined Preliminary/Final plat application
- Review Master Plans
  - Sewer
  - Water
  - Pressure Irrigation
  - Street
  - Pathways
  - Parks
  - Etc.
- Other

SUB:  
SPP-00019-2017

## Section 201 - Preliminary Plat Checklist and Application Forms

**PRELIMINARY SUBDIVISION PLAT REVIEW PROCESS CHART**

**PRELIMINARY SUBDIVISION PLAT APPLICATION**

**PRELIMINARY PLAT REVIEW CHECKLIST**

**CITY OF NAMPA SUBDIVISION SUBMITTALS**

**STEP #2**  
**PRELIMINARY PLAT APPLICATION**

**SUBMITTALS**

A subdivision application is made by submitting the following completed information to the Planning Department:

- Completed Subdivision Application
- Completed Preliminary Plat Checklist
- Plat Maps
- Twenty (20) full sized (24" x 36")
- Two (2) 11" x 17" reduction
- One (1) 8.5" x 11" reduction
- Electronic Copy in AutoCAD. Contact Engineering Division for minimum required version.
- Project location, Canyon County parcel account numbers.
- Proof of Proprietary Interest (Warranty deed, earnest money agreement, option to purchase, etc.).
- Legal description.
- Fees payable to the City of Nampa, see fee schedule on pages 8 & 9.
- Submit all documents to the City of Nampa, Planning and Zoning Dept. See submittal requirements on pages 8 & 9.
- Other studies as may be required by the city of Nampa - Traffic, Water, Sewer, Storm Drainage, Geotechnical.
- A Copy of the Proposed Restrictive Covenants and/or Deed Restrictions, if proposed.
- Three (3) copies of the Landscaping Plans, including fence locations, materials, and height.
- Two (2) copies of the Stormwater Report
- Four (4) copies of the Traffic Impact Study
- Three (3) copies of the Geotechnical Report

SEPTIC / WELLS LOCATION ON ADJACENT

CITY OF NAMPA  
PRELIMINARY PLAT REVIEW CHECKLIST  
FROM: NAMPA ZONING ORDINANCE SECTION 10-27-2

6  
7.5  
R - S  
8.5 (8500)  
NO AVG.  
3.110  
25' LS STR  
along ROAD

- The plat must be prepared in accordance with Idaho Code Title 50, Chapter 13 and Chapter 27, Nampa Zoning Ordinance.
- The plat shall include the entire area scheduled for development.
- The plat shall outline preliminary engineering construction for streets, water, sewer, storm drainage, street lights, sidewalks, and any other public improvements. Plats shall show the location of existing buildings, water bodies or courses, and the location of currently dedicated streets at the point where they adjoin and/or are immediately adjacent. See Engineering Standards.

MAP FORMAT AND CONTENTS

STELLA'S POINT [APPROVED?]

PARAGON  
NAMPA  
TRAFFIC IS  
RUNNING  
- NO NEED  
FOR APPROVAL  
8/21/15

- Subdivision name
- Scale - not less than 100 feet to the inch.
- The plat shall be drawn so that the top of the sheet either faces generally north or west (preferably north) whichever best accommodates the drawing.
- Location: Section(s), township and range, with reference by dimension and bearing to a section corner or quarter section corner per City monumentation.
- Name, address, telephone number of subdivider and engineer, surveyor, landscape architect or land planner preparing the plat.
- Scale, north point, date of preparation including dates of any subsequent revisions.
- Vicinity map (1" = 500 feet) showing proposed subdivision in relationship to adjacent subdivisions, municipal boundaries, main arterial routes, collector streets, etc.
- Topography shown with the subdivision layout. Contour interval shall reflect the character and drainage of the land.
- Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features. Direction of flow, location and extent of known areas subject to inundation.
- Sanitary sewers, septic tanks, leach fields, storm drains, and pressure irrigation main within 500 feet of the subdivision.
- Domestic water supply mains within the tract and within 500 feet of the subdivision.
- Electronic copy in AutoCAD (contact Engineering Division for minimum required version) with a closed polygon for each parcel.
- Additional features
  - Streets - location, widths and dimensions of existing or platted streets
  - Railroad lines
  - Watercourses
  - Easements of public record
  - Permanent structures to remain
  - Exceptional topography within and contiguous to the subdivided tract.

[Street Names]  
APPROVED

- Boundaries of the subdivided tract shall show dimensions and acreage.
- Name, book and page numbers of any recorded adjacent subdivision having common boundary with the tract.
- Areas of all individual lots, in square feet, listed both in lot and in table.
- Areas of lots with all easements excluded except access easements, (i.e. usable area) in square feet, listed both in easement and in table.
- Areas of all easements, in square feet, listed both in easement and in table.
- Location, widths and pertinent dimensions of proposed streets, curbs, alleys, pedestrian ways, sidewalks, subdivision fencing, utility easements, storm drainage easements, rights-of-way, parks and open spaces.
- All property intended to be dedicated for public use or reserved for the property owners with the purpose and method of maintenance indicated.
- Typical lot dimensions to scale, approximate dimensions of all corner lots and lots of curvilinear sections of streets; proposed lot and block numbers, lot dimensions and lot area in square feet and minimum setbacks shown.
- Names of all new or continuous streets. Proposed stub streets and connectivity with adjacent subdivisions or streets shall be shown. Streets names shall follow City of Nampa Street naming guidelines and shall avoid confusion or duplication.
- By note: existing zoning classification of the tract and any requested zoning.
- Information that details the proposed subdivision within any special development area (hillside, planned unit development, floodplain, cemetery, mobile home park, large scale development, hazardous and unique areas of development).
- Proposed irrigation source. (See Idaho Code 31-3805).
- Proposed method of handling sanitary sewage, storm water, irrigation and potable water within the tract and any off-site improvements including a preliminary layout for sewer, water and storm drainage systems/flows.
- Submit engineering calculations showing impacts to average day, maximum day, and peak hour for both culinary and sanitary sewer system.
- Submit Preliminary Engineering Drainage Report in compliance with the storm water policy. Include soils report information. Show compliance and implementation with City of Nampa and State of Idaho Best Management Practices.
- For any development property currently served by flood irrigation, submit any available head gate reports indicating all users of flood irrigation that may be impacted by the development.
- Private streets or access ways shall be identified.
- Submit, unless approved by the City Engineer otherwise, a Traffic Impact Study (TIS) for developments that generate 100 or more new trips during any peak hour or 1,000 or more vehicles per day. For developments that generate between 40 and 100 new trips during any peak hour, submit either a TIS or required documentation as determined by the City Engineer. See Transportation Impact Study Policy for additional requirements.
- Proposed street sign locations, lighting spacing, fire hydrant location and spacing shall be shown.
- Requested variances to the subdivision, zoning or comprehensive plan shall be noted on the plat.

## ENGINEERING IMPROVEMENTS

### Public Streets

- All streets must conform to the City's transportation master plan.
- Subdivisions that abut or contain an existing or proposed arterial street may require special treatment for the protection of residential properties and to facilitate through and local traffic. Check with the Engineering Division.
- Street right-of-way width shall be measured from property line to property line.
- The minimum right-of-way of public streets is met.
- The minimum width of roadway (back-to-back of curb) is met.
- Minimum width of roadway without sidewalks (back-to-back of curb) or where no curb, edge of pavement to edge of pavement are met.
- Cul-de-sac or dead-end streets designed to be permanent shall not be longer than 600 feet with a maximum of 29 lots or units (whichever occurs first) and shall be provided with a turn-around at the closed end. A standard cul-de-sac turnaround shall have an outside roadway diameter of at least 101 feet top of back curb.
- Streets shall intersect as nearly as possible at right angles and no street shall intersect any other street at less than 80 degrees.
- Minor streets shall discourage through traffic.
- Street arrangement in new subdivisions shall continue the principal existing streets in adjoining subdivisions or their proper projections in future subdividing of adjoining property. The street and alley arrangement must not cause a hardship to owners of adjoining property and must anticipate future platting of adjacent properties.
- Minimum street grades of 0.40 percent will be required on streets with curb and gutter with the maximum grade being 7.0 percent for secondary and major streets and 10.0 percent for local or minor streets.
- All streets and alleys shall be completed by the subdivider to the finished grades approved by the City Engineer as shown upon approved plans and profiles.
- Where street lines within a block deflect from each other at any point more than 5 degrees, there shall be a connecting curve. AASHTO Geometric Design of Highway and Streets (Green Book) standards shall be met.
- Curbs at street intersections shall be rounded with curves meeting a minimum radius.
- Reserve strips on outer boundaries of a subdivision may be established upon approval by the Mayor and Council.
- Street signs with names shall be erected.
- All streets and alleys within the subdivision shall be dedicated for public use. The dedication of half streets is prohibited unless the Mayor and Council determine that conditions allow dedication of the other half when the adjoining property is subdivided. If there is an existing half street right-of-way adjacent to the subdivision, it shall be platted within the new tract.
- Concrete sidewalks shall be a minimum of five (5) feet and may be required to be wider where conditions warrant. Four (4) foot wide sidewalks may be allowed when separated from the street by a landscape strip at least six (6) feet wide.

- Street names shall meet the adopted guidelines and be adopted by the Planning Commission at the time of the preliminary plat approval. See naming guidelines in Administrative Policy Section.
- Traffic calming devices require a design exception approval of the City Engineer, through the preliminary plat process.
- Street lights at all intersections and at a spacing not exceeding 400 feet.

#### Private Streets

- Subdivisions with private streets shall be processed as standard subdivisions and subject to the following provisions:
  - City Council approval is required during preliminary plat approval.
  - Streets shall be developed in a manner which adequately addresses traffic and which do not negatively impact adjacent development.
  - Provision is made for the future operation and maintenance of the roadway. How and what is required is adequately described.
  - Private street sections should be designed to City Standards unless otherwise approved by the City.

#### Alleys and Easements

- The minimum width of any dedicated alley is met.
- All alleys shall be paved per the City's design policy and standard construction specifications.
- Where alleys are not provided, easements of eight (8) feet in width shall be dedicated on each side of all rear lot lines and five (5) feet along each side of side lot lines where necessary for utility maintenance or construction. Easements of greater width may be required by the Engineering Division.
- An easement of 12 feet in width shall be dedicated along exterior boundaries where no easement exists on the adjoining property.
- A general utility easement of 10 feet in width shall be dedicated along all front property lines adjacent to street rights-of-way.
- Alley intersections, dead-end alleys and sharp changes to alley alignment shall be avoided.
- Easements for pedestrian walkways or bicycle paths shall be provided where deemed essential to provide access to schools, playgrounds, shopping areas, or any area of high pedestrian traffic area. Walkways shall have a minimum improved concrete width of six (6) feet.

#### Blocks

- Block lengths shall not exceed 500 feet unless certain guidelines are met for cul-de-sacs and through streets. See Policy Manual Section 101-80.07 for cul-de-sac or dead end



street requirements. See City Code 10-27-6.C for through street block length requirements.

#### **Lots**

- All lots must conform to zoning requirements.
- Lot side lines shall be at right angles or radial to the street lines unless a design exception is approved during the preliminary plat process. All intersecting property lines at a street intersection corner shall be connected by a curve with a minimum radius of 20 feet.
- Double frontage lots shall be prohibited except where unusual conditions make it impossible to meet this requirement. The Planning Commission may require a 15 foot wide planting strip adjacent to all lots having reverse frontage bordering arterial streets. The planting strip shall be landscaped and maintained by the homeowners association.
- All lot remnants below minimum building lot size must be added to adjacent lots or may be used as common areas.
- A subdivision with common area or land which is not buildable shall establish a homeowners association to provide for maintenance of the property.

#### **Storm Water Runoff**

The storm water system within a subdivision shall be approved in accordance with the Storm Water Policy Manual.

#### **Residential Lot Compatibility (City Code 10-27-6F)**

- Any new single family subdivision which is located within 85 feet of the property line of an existing single family residential subdivision lot shall meet the following compatibility requirement:
- Lot area. If the area of the existing lot is 8,500 square feet or smaller, the area of the new lot shall be at least 8,500 square feet. If the area of the existing lot is over 10,000 square feet, the area of the new lot shall be equal to or greater than 80% of the area of the existing lot, with a minimum lot area of 8,000.

**Residential Lot Area: All new single family residential subdivisions shall meet the following residential lot requirements:**

- Minimum Lot Area:** The minimum lot area in a subdivision in an RS zone district shall be at in accordance with that zones standard. See title 10, Chapter 8. The average lot area for all lots in a RS 6 or 7 zone district shall be at least 8,000 square feet. Smaller area lots may be considered for approval if the development is processed as a Planned Unit Development.

### Pathways and Greenways

- Pathways may be required within all subdivisions as a part of the public right-of-way or separate easement.
- Greenways or landscaped screening areas are required for the protection of residential properties from adjacent arterial streets. Subdivision plats shall show the location of any pathway, greenway or landscape screening area.
- Developer shall dedicate pathway areas to City where identified by Parks Department Plat Reviews as a part of City's overall pathway plan.

### Common Areas

Ownership and maintenance agreements for common areas shall be approved by the City Council at the time of final plat approval.

Tax liability for common areas shall meet with the approval of the county assessor.

### SEPARATE INFORMATION - may be separate sheets:

- Overall development plan. If the development is part of a larger development area, a master plan of the entire area and phasing schedule is required.
- Landscape plan. Show tree locations, calipers, and species along all rights of ways or any known overhead or below ground power line easements. See Chapter 10-27-6 and Chapter 33 of the Preliminary Plat Application Form, Content and Process, Nampa City Code.
- Other studies that may be required by the city to evaluate the proposed facilities (e.g., including, but limited to: traffic impact, soils, hydrological, storm water, trees and landscaping, environmental studies, etc.)
- A feasibility study shall be submitted to Southwest District Health Department and a copy to the city when individual sewage disposal systems are proposed. A subsequent nutrient - pathogen (NP) study will be required.
- If the development has private streets, water, sewer or irrigation facilities, the developer shall submit a written description of:
  1. Method of construction observation, testing and inspection.
  2. Method of maintenance
  3. Financial arrangements for providing maintenance, and future replacement of the facilities.

### Utilities – Show on plans and describe in narrative:

- Does the proposed development comply with the adopted master plans for sewer/water/irrigation?
- Is the proposed project served by existing sewer/water/irrigation infrastructure? If no, what infrastructure is required to serve the property? What portion of the required infrastructure is the developer responsible to construct?

**Development Agreement – Describe in narrative and attach relevant documents:**

- Are there development-related items the owner/developer is required to complete beyond those detailed in the City Code, policies, or construction standards?
- Is there a development agreement already in place or proposed on the site? If so, are the development agreement conditions met? Are the development agreement conditions still applicable? Do they need to be modified?

**Revised: 02/17/15**

## CITY OF NAMPA SUBDIVISION SUBMITTALS

### PRELIMINARY PLAT:

- LANDSCAPE*  
*STARK ROCK*  
*GREEN BEAR*  
*KM ENG*  
*JOHN ROTERS*
1. 20 COPIES - PRELIMINARY PLAT
  2. CD - ELECTRONIC COPY (AUTOCAD FORMAT) OF PRELIMINARY PLAT
  3. 3 COPIES - LANDSCAPING PLAN (INCORPORATING FENCE DETAIL: 1) LOCATION; 2) MATERIAL & TYPE OF FENCE; 3) HEIGHT OF FENCE.)
  4. 3 COPIES - FULL GEOTECHNICAL/SOILS REPORTS - TO BE SUBMITTED WITH PRELIMINARY PLAT: WITH FOUNDATION RECOMMENDATION
  5. 2 COPIES - STORM WATER REPORTS — *STORM WATER POLICY MANUAL?*
  6. 2 COPIES - TRAFFIC IMPACT STUDY
  7. 2 COPIES - 11" X 17" COPY OF PRELIMINARY PLAT
  8. 1 COPY - 8 1/2" X 11" COPY OF PRELIMINARY PLAT
  9. COPY OF WARRANTY DEED, PROOF OF OPTION, OR EARNEST MONEY AGREEMENT
  10. LEGAL DESCRIPTION OF PLAT AREA.
  11. FEES:
    - ✓ a. PLANNING DEPARTMENT: Preliminary Plat submittal fees - \$244.00 plus \$5.98 per lot
    - ✓ b. PLANNING DEPARTMENT: Application fee for Planned Unit Development - If applicable - \$790.00
    - ✓ c. SEWER MODEL PRELIMINARY PLAT FEE - \$250.00 - As of 1/15/05
    - ✓ d. WATER MODEL PRELIMINARY PLAT FEE - \$250.00 - As of 1/15/05
    - ✓ e. FIRE DEPARTMENT: Preliminary Plat submittal fees - \$160.00 plus \$1.00 per lot (payable at Planning Department).
    - ✓ f. FIRE DEPARTMENT: Application fee for Planned Unit Development - if applicable - \$250.00 plus \$1.00 per lot.
    - ✓ g. SUBDIVISION PLAT EXTENSION: Preliminary plat - if applicable - \$53

ROUTING: TO PLANNING AND ZONING COMMISSION FOR APPROVAL AT PUBLIC HEARING. ALL INFORMATION SHALL BE SUBMITTED AT LEAST 30 DAYS PRIOR TO PUBLIC HEARING. WILL BE SCHEDULED ON P&Z AGENDA DEPENDENT ON DEADLINE DATE FOR PUBLIC HEARING AND WHETHER AGENDA SPACE STILL AVAILABLE.

### REVISED PRELIMINARY PLAT SUBMITTAL

1. FOLLOWING APPROVAL OF PRELIMINARY PLAT BY THE PLANNING COMMISSION (OR CITY COUNCIL IF ACTING AS AN APPEAL BOARD) SEVEN (7) COPIES OF THE REVISED PRELIMINARY PLAT SHALL BE SUBMITTED CONTAINING ALL REQUIRED MODIFICATIONS, REVISIONS AND CORRECTIONS. THE FINAL PLAT MAY THEN BE SUBMITTED AFTER APPROVAL OF THE REVISED PRELIMINARY PLAT.

ANNEXATION OF THE PROPERTY SHALL BE FINALIZED BEFORE SUBMITTAL OF A FINAL PLAT.

**FINAL PLAT:**

1. 20 COPIES - FINAL PLAT.
2. **3 COPIES - LANDSCAPING PLAN** (INCORPORATING FENCE DETAIL: 1) LOCATION; 2) MATERIAL AND TYPE OF FENCE; 3) HEIGHT OF FENCE.)
3. 3 COPIES - GEOTECHNICAL/SOILS REPORT WITH FOUNDATION RECOMMENDATION.
4. **2 COPIES - TRAFFIC STUDY** (IF NOT PREVIOUSLY SUBMITTED)
5. 2 COPIES - STORM WATER STUDY
6. **1 - CD (AUTOCAD FORMAT) OF FINAL PLAT**
7. **10 COPIES - IMPROVEMENT/CONSTRUCTION DRAWINGS:** (COPY OF a) FINAL PLAT ATTACHED TO EACH SET and b) APPROVED LANDSCAPE PLAN ATTACHED TO EACH SET)
8. **2 COPIES - 11" X 17" COPY OF FINAL PLAT**
9. **1 COPY - 8 ½ " x 11" COPY OF FINAL PLAT**
10. **1 COPY - LEGAL DESCRIPTION OF PHASE**
11. **FEES:**
  - a. PLANNING DEPARTMENT: Final Plat submittal fees - \$375.00 plus \$25.79 per lot.
  - b. FIRE DEPARTMENT: Final Plat or Planned Unit Development submittal fee: \$50.00 flat fee (payable to the Planning Department)
  - c. SEWER MODEL FINAL PLAT FEE: \$300.00 - Already in effect
  - d. WATER MODEL FINAL PLAT FEE: \$300.00 - As of 01/15/05
  - e. SUBDIVISION PLAT EXTENSION - Final plat (if applicable) \$53.00

**ROUTING: TO PLANNING AND ZONING COMMISSION FOR APPROVAL AS A BUSINESS ITEM. ALL INFORMATION MUST BE SUBMITTED AT LEAST 20 DAYS PRIOR TO P&Z COMMISSION MEETING DATE AT WHICH IT IS ANTICIPATED TO BE REVIEWED.**

**PLAT IS THEREAFTER PRESENTED TO CITY COUNCIL FOR APPROVAL IF HAVING PREVIOUSLY RECEIVED P & Z RECOMMENDATION FOR APPROVAL.**

**REVISED FINAL PLAT SUBMITTAL**

1. FOLLOWING APPROVAL OF FINAL PLAT BY PLANNING & ZONING COMMISSION AND CITY COUNCIL SEVEN (7) COPIES OF THE REVISED FINAL PLAT SHALL BE SUBMITTED CONTAINING ALL REQUIRED MODIFICATIONS, REVISIONS AND CORRECTIONS. THE MYLAR MAY THEN BE SUMITTED FOR SIGNATURES AFTER APPROVAL OF THE REVISED FINAL PLAT.

❖ **Please note additional submittal requirements.**

**RECEIPT (TRC-1440984-30-10-2017)**



**BILLING CONTACT**

Troost Family Living Trust  
 30540 Sabin Rd  
 Parma, ID

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
SPP-00019-2017	Preliminary Plat - Application Fee	Fee Payment	Check #6343	\$244.00
	Preliminary Plat - Fire Department	Fee Payment	Check #6343	\$160.00
	Preliminary Plat - Fire Department Per Lot Fee	Fee Payment	Check #6343	\$129.00
	Preliminary Plat - Lot Fee	Fee Payment	Check #6343	\$771.42
	Preliminary Plat - Sewer Model	Fee Payment	Check #6343	\$250.00
	Preliminary Plat - Water Model	Fee Payment	Check #6343	\$250.00
<b>SUB TOTAL</b>				<b>\$1,804.42</b>

**TOTAL                    \$1,804.42**