

SECTION IV

C.U.P. & PRELIMINARY PLAT APPLICATION

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
FILE # _____		FEE \$ _____
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature:  Date: 11/27/23

The following must be completed and submitted with the conditional use permit application:

- ☐ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: MacGregor Townsite PUD

APPLICANT Groves Family, LLC **PHONE** [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 154 Shadows Trail, PO Box 1001, Donnelly, ID **ZIP** 83615

EMAIL [REDACTED]

PROPERTY OWNER _____

(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ **PHONE** [REDACTED]

MAILING ADDRESS 690 South Industry Way, Suite 10, Meridian, Idaho **ZIP** _____

EMAIL [REDACTED]

ENGINEER Gregg Tankersley, P.E., Crestline Engineers, Inc.

MAILING ADDRESS PO Box 2330, McCall, Idaho **ZIP** 83638

EMAIL [REDACTED] **PHONE** [REDACTED]

SURVEYOR Travis Foster, PLS, NV5

MAILING ADDRESS 690 South Industry Way, Suite 10, Meridian, Idaho **ZIP** 83642

EMAIL [REDACTED] **PHONE** [REDACTED]

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 158.72 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 20.79 Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements None

Deed Restrictions None

Liens or encumbrances None

4. **LEGAL DESCRIPTION** Refer to Appendix B for Legal Description

5. **TAX PARCEL NUMBER(S)** RP16N03E270005

Quarter NE Section 27 Township 16N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:
Medium Class Timber, 200000 Donnelly Area Rural Investment, Irrigated Crop Land

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: There are no known hazards located within the subject property.

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
 North Irrigated Grazing Land
 South Single Family Residential Subdivision and Parcels (Donnelly Estates Subdivision)
 East Dry Grazing Land, Irrigated Grazing Land
 West Single Family Residential Subdivision and Parcels (Fir Grove Estates Subdivision)

- 9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☒ (<20% Timbered)
 9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
 9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetland areas are present. Refer to Preliminary Plat for locations.

- 10a. WATER COURSE: N/A

- 10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
 10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐
 10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

- 11a. NUMBER OF EXISTING ROADS: 0 Width N/A Public ☐ Private ☐
 Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐
 11b. NUMBER OF PROPOSED ROADS: 6 (Phase 1) Proposed width: Varies, 24' or 34'
 Will the proposed roads be Public ☐ Private ☒
Proposed road construction: Gravel ☐ Paved ☒
- 12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: No utilities exist on the subject property.

- 12b. PROPOSED UTILITIES: Proposed utilities include; potable water and sewage disposal serviced by North Lake Recreational Sewer & Water District, Power, Irrigation, and Communications.

 Proposed utility easement width 12 Ft Locations Adjacent to Right-of-Way

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
14. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual ☐
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: Water is currently pumped from the Gold Fork arm of Cascade Reservoir to a series of flood irrigation ditches that flow across the property. The applicant is proposing two (2) ponds to be constructed, where the irrigation water will be detained, and then further used to irrigate the proposed open space. The existing well on-site has a final use that is TBD.
16. DRAINAGE (Proposed method of on-site retention): Curb & Gutter, Piped Storm Drainage, On-site Detention Basins
Any special drains? N/A (Please attach map)
Soil type(s): Donnel Sandy Loam, Roseberry Coarse Sandy Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? TBD
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Financial guarantees and/or escrow agreement.
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 15 feet Sides 5 / 7.5 feet Rear 20 feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value TBD Minimum square footage 1,200 S.F.
Completion of construction required within 18 Days ☐ Months ☒ Years ☐
Resubdivision permitted? Yes ☐ No ☒
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☒ No ☐
Acreage in subdivision 31.71 Acres Number of lots in subdivision 50 (Phase 1)
Typical width and depth of lots 84' W x 120' L
Typical lot area 0.23 Acres Minimum lot area 0.19 Acres Maximum lot area 0.26 Acres
Lineal footage of streets 4,511 L.F. Average street length per lot 84 L.F.
Percentage of area in streets +/- 10 %
Dedicating road right-of-way to Valley County? Yes ☒ No ☐
Percentage of area of development to be public (including easements) +/- 27 %
Maximum street gradient +/- 4%
Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district.
Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

MACGREGOR TOWNSITE PUD – PHASE 1

IMPACT REPORT

(from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. ***Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.***

The new paved subdivision road network will be connected into Loomis Lane and Old State Road at three (3) separate locations and will accommodate access for up to 335 single family residential housing lots at full buildout. Phase 1 will include fifty (50) single-family residential lots and will be accessed from Loomis Lane only initially. Four (4) typical road sections are proposed throughout the first phase of the development (Refer to Drawing No. EX-11 and EX-12, Sheets 11 and 12 for details). Proposed right-of-way widths will vary from fifty (50') feet to seventy (70') feet. The roadway gradient is anticipated to be minimal, will be constructed to *Valley County Minimum Standards for Private Road Design and Construction* with the exception of rolled curb and gutter, and are proposed to be privately maintained. An increase in traffic flow will occur during construction activities and will be sustained post development with increased residential traffic accessed from Loomis Lane and Old State Road.

2. ***Provision for the mitigation of impacts on housing affordability.***

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County. Phase 1 of MacGregor Townsite will supply fifty (50) single-family residential lots.

3. ***Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.***

Short term increase in daytime noise and vibration levels will occur during the construction process and will be limited to State and County regulations for hours of operation. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoing of residential dwellings will persist after residential development, similar to the adjacent single-family subdivisions.

4. ***Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.***

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare are anticipated as a result of the roadway construction

and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

5. *Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.*

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows. Each lot will be limited to one wood burning device per Valley County standards.

6. *Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.*

The developer has connected with North Lake Recreational Sewer and Water District (NLRSWD), and it is anticipated that they will furnish public water supply to properties for domestic, irrigation, and fire protection purposes. If wetland impacts are determined necessary for the roadway construction, they will be permitted as required with the U.S. Army Corps of Engineers. Stormwater management associated with the development will be addressed per Valley County standards.

7. *Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*

The proposed development is located within Donnelly Rural Fire Protection District (DRFPD). The proposed water system will be designed and constructed to meet fire flow requirements and all other applicable fire codes and standards as determined by DRFPD. Roads within the development and landscaped areas will act as potential fire breaks and the use of non-combustible building materials will be highly encouraged. Road network planning and multiple access points will be reviewed and approved prior to full buildout.

8. *Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.*

Existing vegetation removal will include tree, brush, and native grasses. Roadways will be developed with rolled curb and gutter to convey stormwater. Any vegetation removed for roadway construction will be re-seeded as needed to prevent erosion. Any impacts to wetland areas will be permitted accordingly with U.S. Army Corps of Engineers. The property is not located within a mapped floodplain or floodway and is relatively flat. In order to minimize the disturbance of existing soil and ensure permanent stability, Best Management Practices (BMPs) will be utilized during construction phases.

9. *Include practices that will be used to stabilize soils and restore or replace vegetation.*

During construction and as construction progresses, temporary and permanent BMPs will be implemented to reduce or prevent the discharge of pollutants. Temporary BMPs may include silt fence, straw wattles, or minimizing the amount of disturbed areas, to inhibit the movement of soil particles during construction. Any temporary BMPs installed during the construction phases will be removed after final construction is completed and once surfaces are stabilized with vegetation. Permanent BMPs will be left in place upon completion of construction and

any areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth. The existing site topography is relatively flat with slopes that do not exceed four (4%) percent. Any disturbed areas during construction should be stabilized as soon as practicable to prevent any severe erosion problems.

The Preliminary Geotechnical Evaluation prepared by ALLWEST Testing and Engineering, Inc. states that in general the subsurface soils observed consisted of sandy lean clays, sandy silts, silts with sand, silts, sands, poorly graded sands, and poorly graded sands with silt. Although a final report has not been furnished, it is anticipated the on-site soils may be used as general site grading fills or as utility trench backfills. Refer to Appendix I for more information.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

The preliminary grading shows that the project can follow the natural grade of the property from the east to the west. Site drainage and stormwater runoff will be encouraged to drain to detention facilities located within the right-of-way or open space areas. Stormwater runoff generated within the right-of-way will be conveyed to these facilities using rolled curb and gutter, and where possible, vegetated swales. Fencing and other sight buffers will be addressed as part of the CC&Rs. Refer to Appendix A and Appendix K for preliminary grading, drainage, and stormwater management plans, and preliminary landscape plans, respectively.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.

MacGregor Townsite's future residential structures will be visible from Old State Road and Loomis Lane. These single-family residences are proposed to be adjacent to existing single-family residences in the Fir Grove Estates Subdivision, Donnelly Estates Subdivision and other individually owned single-family residential properties. Large cuts and fills are not anticipated as part of the development and landscape buffers throughout will help provide sound and visual barriers.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Site selection was based upon the availability of land with convenient access to Valley County. Access to recreational activities is desirable within the area including close proximity to Lake Cascade, Tamarack Resort, and the City of Donnelly. The project site is relatively flat and has the capacity to accommodate a project of this size and density. The site is also adjacent to several other residential subdivisions with similar land use.

14. *Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.*

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

15. *Approximation of costs for additional public services, facilities, and other economic impacts.*

Demand on public services such as public-school systems, Fire, and EMS for the development are anticipated to have economic impacts that are offset by increased property tax revenue collection.

16. *State how the proposed development will impact existing developments providing the same or similar products or services.*

MacGregor Townsite has proposed up to 335 single-family residential lots. Phase 1 will encompass fifty (50) of the potential 335 total lots. The proposed lots are compatible with the majority of the adjacent land uses with the exception of lot sizes, which are slightly smaller. The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

17. *State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

Due to the topography of the project site, cut and fill disturbance is anticipated to be kept at a minimum, however, future phases of the development include several ponds and landscape berms. Currently, there are no known natural resources to harvest on-site and therefore should not deplete any natural resources.

18. *What will be the impacts of a project abandoned at partial completion?*

It is anticipated the development will be constructed in six (6) phases over a fifteen(15) year period. The improvements will either be completed or financially assured prior to recording of each final plat. If the project is abandoned, the remaining improvements will benefit another residential project.

19. *Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.*

MacGregor Townsite PUD will include up to 335 single-family residential lots at full build-out and Phase 1 will create fifty (50) single-family residential lots. A community/open space area including a park and recreational facilities is proposed in Phase 1 but may be completed across several of the initial phases of the development. Final areas of other buildings and square footage or gross non-residential floor space to be available is still to be determined.

20. *Stages of development in geographic terms and proposed construction time schedule.*

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed in six (6) phases to achieve total buildout. Phase 1 is anticipated to start construction as soon as possible and carry through 2025, with additional phases being constructed every 1-3 years after that.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Residential lot prices are expected to be competitive with other similar developments in Valley County.



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Rse
Applicant

By: _____
Valley County Weed Control

Date: 11/27/23

Date: _____

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ X No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

Irrigation: N/A

Drainage: Gold Fork River

3. How many acres is the property being subdivided? 158.71 total, Phase 1 31.71

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 2.86 CFS

6. How is the land currently irrigated? ☒ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☒ surface ☒ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
Currently, an irrigation pump is located to the southeast of the property. Water is pumped north through pipes to an open ditch. The ditch then brings the water onto the property for irrigation.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? Stormwater and excess water will be retained on site by detention basins/swales.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
The stormwater will be processed by the detention basins/swales through passive treatment.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☒ Other information: Refer to Preliminary Overall Landscape Plan for proposed areas to be irrigated.

Also, provide the following documentation:

- ☒ Legal description of the property.
- ☒ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: Rse
Applicant

Date: 11 / 27 / 2023