

*CURVED HORN RANCH*

[REDACTED]

January 20, 2022

Ms. Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
Floodplain Coordinator  
Valley County, Idaho  
219 North Main Street  
Cascade, Idaho 83611-1350

Re: Conditional Use Permit & Preliminary Plat Application Parcel 7 McCall Ranch Record of Survey RP18N03E299005

Dear Ms. Herrick:

I am pleased to submit for your consideration my application to subdivide the subject 20.163 acres.

Just eight lots are sought ranging in size from 1.34 acres to 5.16 acres. Grading is minimized as the result of reliance upon a single new private street, just 350 feet (350') long. The quiet nature of Johnson Lane is maintained with access to all lots being provided via Norwood Road. Preservation of the existing natural features is aided by the designation of a building pad area for each lot.

It is hoped that the existing significant Wetlands can be enhanced under permit to improve the health and longevity of this wonderful natural resource.

Thank you for your consideration of this application. I am available to answer questions and provide supplemental materials as you deem appropriate.

Regards,  
*Patrick Finnerty*  
Patrick Finnerty

[REDACTED]

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 22-04

ACCEPTED BY \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

☐ ADMINISTRATIVE PLAT

☐ SHORT PLAT

☒ FULL PLAT

COMMENTS: 8 lot subdivision

☒ Check # 1173 or ☐ Cash

FEE \$ 600

DEPOSIT 1000

DATE 1-24-2022

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.

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

- ❖ 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 addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. 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](http://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.

PROPOSED SUBDIVISION NAME Curved Horn Ranch

APPLICANT River Investments, LLC

PHONE [REDACTED]

Owner ☐

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE

Patrick Finnerty

DATE 01-05-2022

APPLICANT'S MAILING ADDRESS 5965 E. Foxgrove Dr. Boise, ID 83716

OWNER River Investments, LLC

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 5965 E. Foxgrove Dr. Boise ID 83716

Nature of Owner's Interest in this Development? Developer/Resident

AGENT/REPRESENTATIVE Patrick Finnerty

FAX [REDACTED]

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 5965 E. Foxgrove Dr. Boise, ID 83716

ENGINEER Crestline Engineers, Inc.

PHONE [REDACTED]

ENGINEER ADDRESS 323 Deinhard Lane, Suite C McCall, Idaho 83638

1. SIZE OF PROPERTY 20.163 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER Zero

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to See attached Title Report Exceptions

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION See attached Page 5 of Old Republic ALTA Commitment

5. TAX PARCEL NUMBER RP18N03E299005

Quarter NE1/4 of SE1/4 Section 29

Township 18 North

Range 3 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Irrigated pasture, meadow, and dry grazing

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: No

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Irrigated Pasture, meadow and dry grazing

South Single Family Residences

East Single Family Residence and Irrigated pasture, meadow and dry grazing

West Irrigated pasture, meadow and dry grazing

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands present on property
- 
- 9a. WATER COURSE: Seasonal drainage area; Lake irrigation ditch
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 0 Width N/A Private or Public? N/A  
Are the existing road surfaces paved or graveled? N/A
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28 gravel with option to pave in future  
Will the proposed roads be publicly or privately maintained? Privately  
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None
- 
- 11b. PROPOSED UTILITIES: Septic, Individual Well, power and communications
- 
- Proposed utility easement width 12' Location Adjacent to ROW
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
If individual, has a test well been drilled? No Depth        Flow        Purity Verified?         
Nearest adjacent well ID# 460613 Depth 160 Flow 25
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? YES  
Are you proposing any alterations, improvements, extensions or new construction?         
If yes, explain: TBD
- 
14. DRAINAGE (Proposed method of on-site retention): Roadside swales & onsite detention basins  
Any special drains? No (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Archable/Gestrin/Melton Loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and or financial assurances  
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: Completion Bond or equivalent.
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum  
Mobile homes allowed? No  
Minimum construction value N/A Minimum square footage N/A  
Completion of construction required within 2 Days ☐ Months ☐ Years ☒  
Resubdivision permitted? May consider, subject to HOA consideration and approval then P&Z lots 3, 7 & 8  
Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 20.163 Number of lots in subdivision 8  
Typical width and depth of lots 370 feet x 315 feet  
Typical lot area 1.76 Acres Minimum lot area 1.34 Maximum lot area 5.16  
Lineal footage of streets 365 Average street length/lot Single Street . See Total  
Percentage of area in streets 1.04 %  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient 6%  
Indicate if subdivision is to be completely developed at one time; if not, describe stages \_\_\_\_\_  
Single Phase anticipated completion October 2024.  
\_\_\_\_\_  
\_\_\_\_\_

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

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.



## VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Phone 208-382-7115  
Fax 208-382-7119  
www.co.valley.id.us

### APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications  
(Idaho Code 31-3805)

Applicant(s): Patrick Finnerty

<u>2470 Los Feliz</u>	<u>Thousand Oaks, CA</u>	<u>91362</u>
Mailing Address	City, State	Zip

Location of Subject Property: 86 Johnson Lane McCall, Idaho 83638  
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 18N03E299005 NE 1/4 SE 1/4  
Section        Township 18 North Range 3 East

C.U.P Number: N/A

This land: ☒ Has water rights available to it  
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

**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 land owners 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 in accordance with 50-the 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.

To better understand your irrigation request, we need to ask you a few questions. 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 \_\_\_\_\_ ☒ No

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

Irrigation: Lake Irrigation District

Drainage: N/A

3. How many acres is the property being subdivided? 20.163

4. What percentage of this property has water? To be determined.

5. How many inches of water are available to the property? To be determined

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. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.  
To be Determined

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

10. How do you plan to retain storm and excess water on each lot? On-Site Detention Basins

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) Bio Filtration planting suitable plant materials.  
No anticipated contaminants.

## 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 waste water direction —————→ ).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☒ Other Information: Irrigation Plan Map in process however seasonal conditions prohibit completion at time of submission.

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 currently in effect 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: Patrick Finnerty  
Applicant / Property Owner

Date: 01 / 06 / 2022  
(Application Submitted)



# 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.

### COOPERATOR

River Investments, LLC

5965 E. Foxgrove Dr.

Boise, ID 83716

By: Patrick Finnerty

Date: 01-06-2022

By: \_\_\_\_\_  
Valley County Weed Control

Date: \_\_\_\_\_

## 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.

Traffic will be consistent with that associated with a 8 lot subdivision serviced by a single street with no outlet.

The street design, including width, surfacing, alignment, gradient and traffic control features will comply with County design standards.

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

This subdivision will make a contribution by increasing housing supply.

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.

Noise and vibration will levels will be present during construction consistent with grading and utility work associated with a single family development.

Upon completion and occupancy noise and vibration levels will be consistent with single family residential occupancies.

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.

Upon occupancy heat radiation will be consistent with single family residences. Glare reflected from windows will be consistent with single family residence.

Nighttime auto trips to and from the single family residences and will introduce expected levels of glare. Outdoor lighting consisting of entry and garage lights will introduce customary levels of glare.

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.

Wood burning fireplaces and wood stoves if installed by individual homeowners will introduce smoke and potential particulates. Residents will be encouraged to follow Idaho Department of Environmental Quality Best Burning Practices and abide by one wood burning device per residence per Valley County Standards. Gravel road traffic will increase dust.

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

Potable water will be provided by individual wells.

Surface water will be retained on each individual lot by retention basin.

Existing wetlands will be maintained and possibly enhanced under permit. Any alteration will fall below the threshold requiring mitigation measures.

Fire Protection will be provided by a single common tank periodically filled by off-site source.

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

None

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

Existing wetlands will be maintained .

Manufactured slopes will be planted to insure stability of soils .

Individual retention basins planted with suitable bio-filtration ground cover will control sedimentation.

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

During construction BMP's will be employed to manage slope and pasture stabilization.

Nearing completion planting will occur to stabilized manufactured slopes and all other sensitive areas.

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

Soil types will readily support anticipated grading , slope stability, foundation designs and appropriately selected plant and tree species.

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

Site grading and improvements, including utilities will be typical of a single family neighborhood.

- 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 affect of shadows from new features on neighboring property.**

The single family residences will be visible from Johnson and Norwood .  
Given the lot size of 1.74 acres and codified setbacks no shadows will affect adjacent properties.

- 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.**

The intended use is consistent with other parcels created by the subdivison of McCall Ranch. Utilities are availalbe. Indiviudal lot sizes comply with the relevant zoning code.

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

The County will realize a substantial increase in property tax assessment.  
Local residents will be employed to construct and maintain single family residences.  
Material and supply purchases will increase local expenditures.

- 15. Approximation of costs for additional public services, facilities, and other economic impacts.**  
Fire, EMS, Law enforcement and schools.

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

Proposed development will benefit consumers by increasing housing supply.

- 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.**

N/A

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

Should the project be abandoned at partial completion a number of competitors will readily purchase and complete.

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

Eight single family residences will be constructed. In addition consistent with the zoning code residents may choose to construct detached garages.

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

Improvement and Building Permits will be processed over a 24 month period following Final Plat approval.

- 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.**

Single family residences are anticipated to be offered at market rates.

## Legal Description

5. The Land is described as follows:

**TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO. SECTION 29: E½NE¼SE¼**

**ALSO KNOWN AS PARCEL 7 ON RECORD OF SURVEY RECORDED JUNE 4, 2020 AS INSTRUMENT NO. 429001.**



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

This page is only a part of a 2016 ALTA © Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**300 Foot Radius  
Mailing List**

Curved Horn Ranch

RP18N03E299005

86 Johnson Lane

McCall, ID.

Three Hundred Foot (300') Radius Mailing List

Source: Valley County Assessor as of 1-17-2022

Below constitutes all property owners and their mailing addresses within 300 Feet of the boundaries of the subject property Parcel 7 McCall Ranch, 86 Johnson Lane McCall, ID 83638.

RP18N03E297655 Jason Butts 947 S Shoshone Boise, ID 83705	RP18N03E284175 GFL Holdings, LLC PO Box 2554 McCall, ID 83638
RP18N03E299255 Brian R. Brown PO Box 155 Shaver Lake, CA 93664	RP18N03E286007 Earl F. Dodds P.O. Box 156 McCall, ID 83638
RP18N03E320156 Jeremy S. Olson 89 Johnson Lane McCall, ID 83638	RP18N03E286306 Olson Family Irrevocable Trust 72 Johnson Lane McCall, ID 83638
RP18N03E320005 Robert Hobson 81 Johnson Lane McCall, ID 83638	RP18N03E333025 Dustin Fee 13698 Highway 55 McCall, ID 83638

## Phasing & Construction Timeline

**Curved Horn Ranch**

**RP18N03E299005**

**86 Johnson Lane**

**McCall, ID**

**Phasing & Construction Timeline**

**1-20-2022**

**Preliminary Plat & CUP Submission: February 2022**

**Number of Phases: 1**

**Improvement Construction Timeline (Eight Months)**

**Process Grading & Related Permits: March thru May 2022**

**Grading & Related Improvements: June thru October 2022**

**Single Family Residence Construction: May 2022 thru October 2024**

**Landscape Plan**  
**Lighting Plan**  
**Wildfire Mitigation Plan**

Curved Horn Ranch  
Landscape Plan  
Lighting Plan  
Wildfire Mitigation Plan

86 Johnson Lane  
McCall, ID  
RP18No3E299005

#### Landscape Plan

Manufactured slopes will be planted with appropriate materials to control erosion. The individual homeowners will landscape their respective lots. Under permit it is hoped that the significant wetlands will be cleaned and enhanced.

An entry statement will be constructed incorporating: entry, enhanced wetlands, ranch rail fence and project identification signage.

#### Lighting Plan

The only lighting introduced will be at the individual homes. This exterior lighting will consist of wall mounted light fixtures at the garages, front porch and rear patios. All will be compliant with the Dark Skies ordinance. Additionally individual homeowner's may incorporate low voltage landscape lighting.

#### Wildfire Mitigation Plan

A permanent at grade water storage tank for fire suppression will be placed and filled periodically.

**Title Exceptions  
Easements, etc.**

8. 2020 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

Taxes which may be assessed and entered on the property roll for 2019 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number	Covers
2019	\$9,251.88	\$4,625.94	RP18N03E290004	this and add'l

Homeowners Exemption is not in effect for 2019.  
Circuit breaker is not in effect for 2019.

9. Reservations in United States Patent, recorded as Instrument No. 10580. (a copy of which is attached)
10. Agreement upon the terms, conditions and provisions contained therein:  
Parties: H. B. Collins and Mary Collins and Lake Fork Reservoir Company  
Recorded: March 12, 1920, Instrument No. 3453 in Book 3 of Miscellaneous at Page 308
11. Provisions in deed to Lake Fork Reservoir Company, recorded July 14, 1921, as Instrument No. 5018.
12. Water Agreement upon the terms, conditions and provisions contained therein:  
Parties: Oregon Short Line Railroad Company and Theodore Hoff  
Recorded: October 22, 1926, Instrument No. 10856
13. Contract Agreement upon the terms, conditions and provisions contained therein:  
Parties: Boise Trust Company and Lake Irrigation District  
Recorded: February 18, 1937, Instrument No. 22132
14. Easement for power line granted to Idaho Power Company, recorded November 1, 1967, as Instrument No. 67667.
15. Easement for power line granted to Idaho Power Company, recorded October 3, 1969, as Instrument No. 71060.
16. Easement for power line granted to Idaho Power Company, recorded January 14, 2003, as Instrument No. 268278.
17. Right-of-way or easement of Norwood Road and Johnson Lane.
18. Right-of-way or easement of Clara Foltz Ditch aka Lake Irrigation District Canal.
19. Easement for Irrigation granted to Lake Irrigation District, recorded June 3, 2020, as Instrument No. 428991.

This page is only a part of a 2016 ALTA © Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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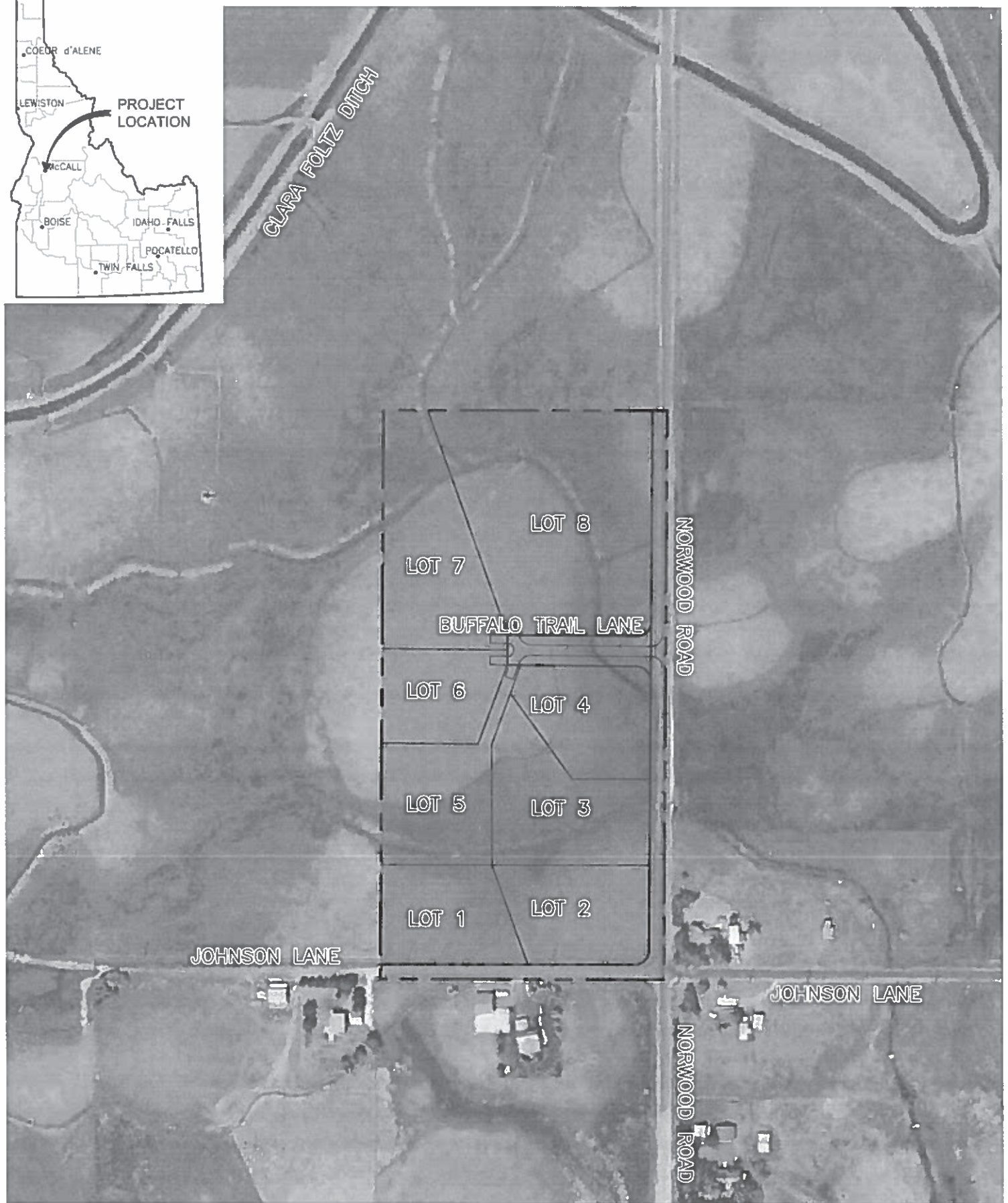
20. Easement for Irrigation granted to Lake Irrigation District, recorded June 3, 2020, as Instrument No. 428992.
21. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded June 4, 2020, as Instrument No. 429001.
22. Notice Agreement upon the terms, conditions and provisions contained therein:  
Parties: Diane B. DeBoer and the Estate of Judd W. DeBoer and Mirror Pond LLC  
Recorded: June 4, 2020, Instrument No. 429030
23. Easement for Water granted to Mirror Pond LLC, recorded June 4, 2020, as Instrument No. 429034.
24. Easement for Scenic granted to Mirror Pond LLC, recorded June 4, 2020, as Instrument No. 429038.

This page is only a part of a 2016 ALTA © Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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File No. 902040-MC	Page 9 of 10	ALTA Commitment for Title Insurance (8-1-16)
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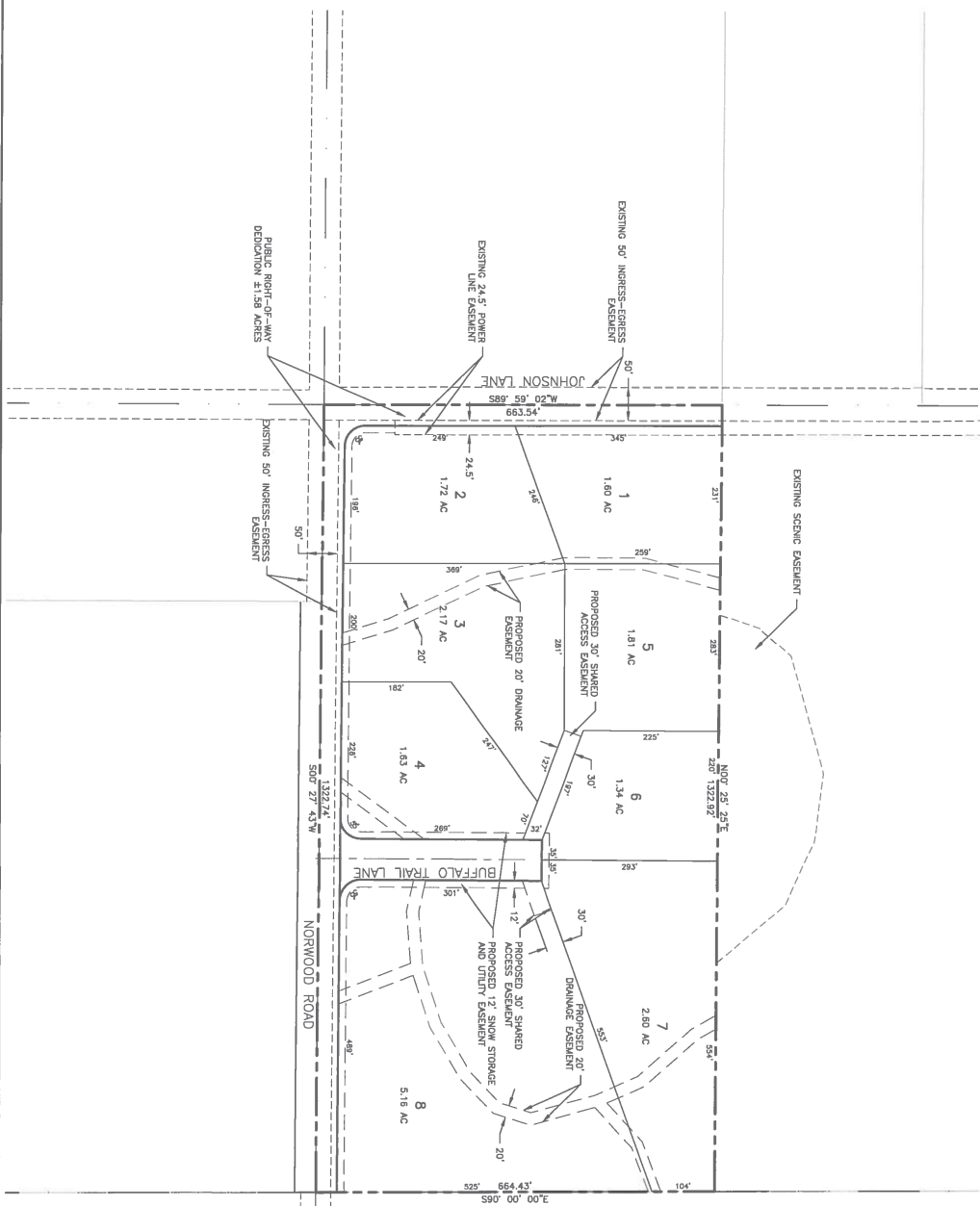


NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C • PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

CURVED HORN RANCH  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21057	DRAWN	FIGURE NO.
DATE	1/19/2022	AMD	1 OF 1



- NOTES:**
- 
1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS

2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:  
RIVER INVESTMENTS, LLC  
2470 LOS FELIZ DRIVE  
THOUSAND OAKS, CA 91362  
SGC&S ENGINEERING, INC.  
PO BOX 70

4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±20.16 ACRES.

6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.  
DEVELOPMENT DATA:

PROPERTY AREA	20.16 ACRES
PRIVATE RIGHT-OF-WAY AREA	2.13 ACRES
LOT(S) AREA	18.03 ACRES

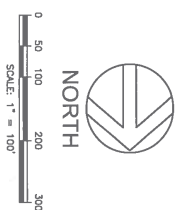
FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1002C  
FIRM EFFECTIVE DATE(S): 2/1/2019

BASE FLOOD ELEVATION(S): N/A  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL  
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY  
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

**LEGEND:**

PROPERTY BOUNDARY  
ADJACENT PROPERTY LINE  
PROPOSED RIGHT-OF-WAY  
EXISTING RIGHT-OF-WAY  
EXISTING EASEMENT LINE  
ROAD CENTER LINE  
SECTION LINE  
SIXTEENTH SECTION LINE  
PROPOSED LOT LINE  
PROPOSED EASEMENT LINE



CURVED HORN RANCH  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT

NO.	REVISION	BY	DATE	DESIGN
				GTT
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT



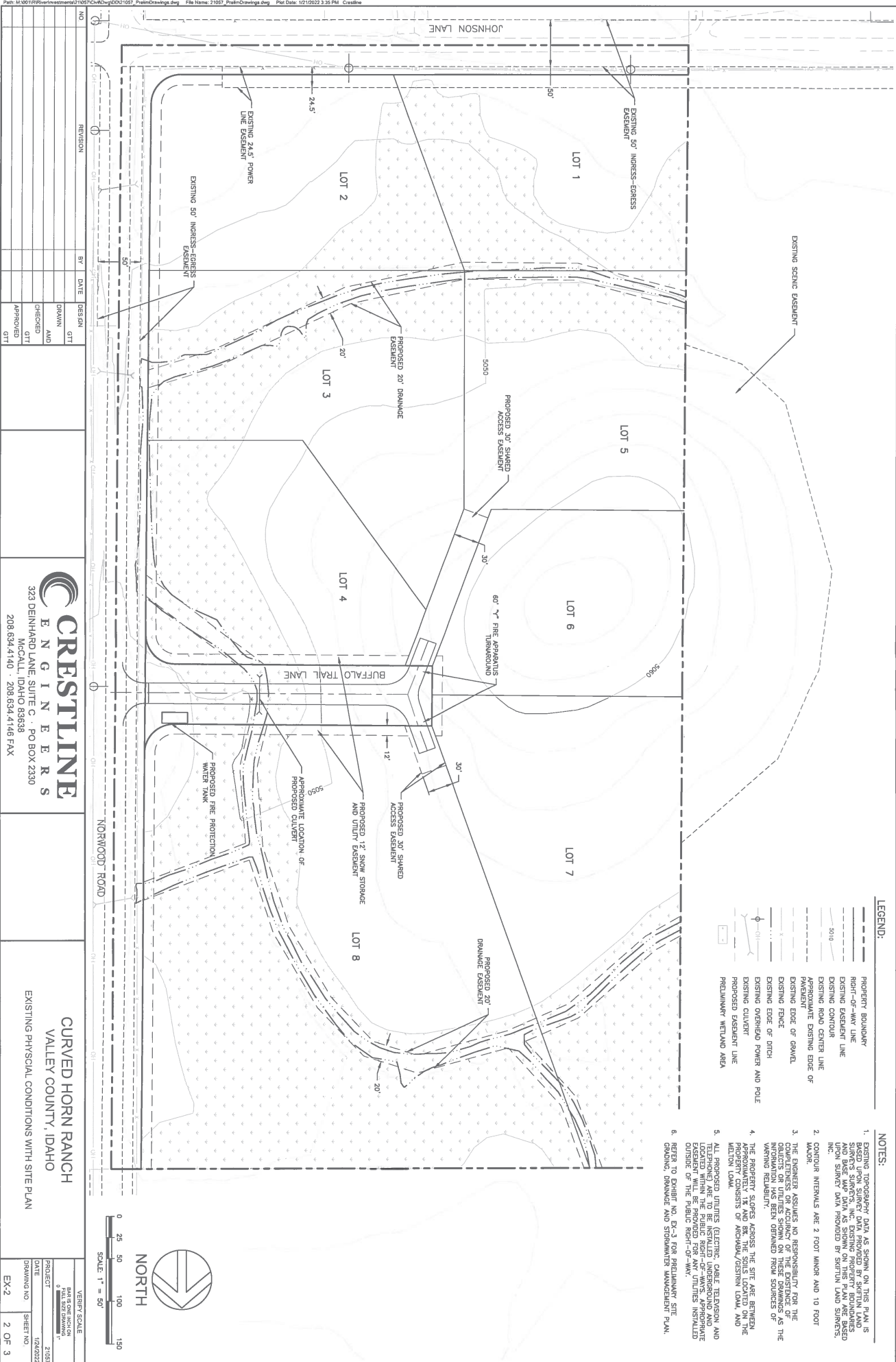
**CRESTLINE**  
ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2230  
MCCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

**CURVED HORN RANCH**  
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

VERIFY SCALE 1" = 40' OR 1" = 80' (SEE NOTES)	
PROJECT	2105
DATE	12/6/2022
DRAWING NO.	SHEET NO.
EX-1	1 OF 3

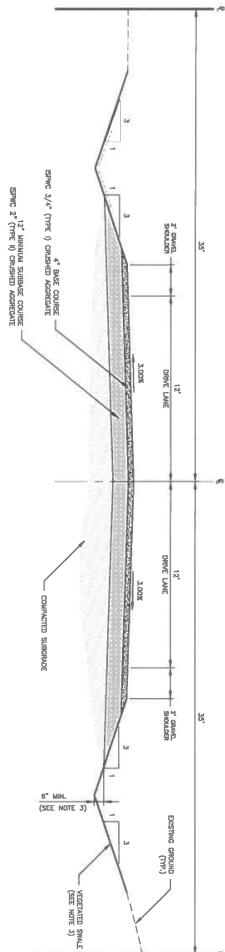
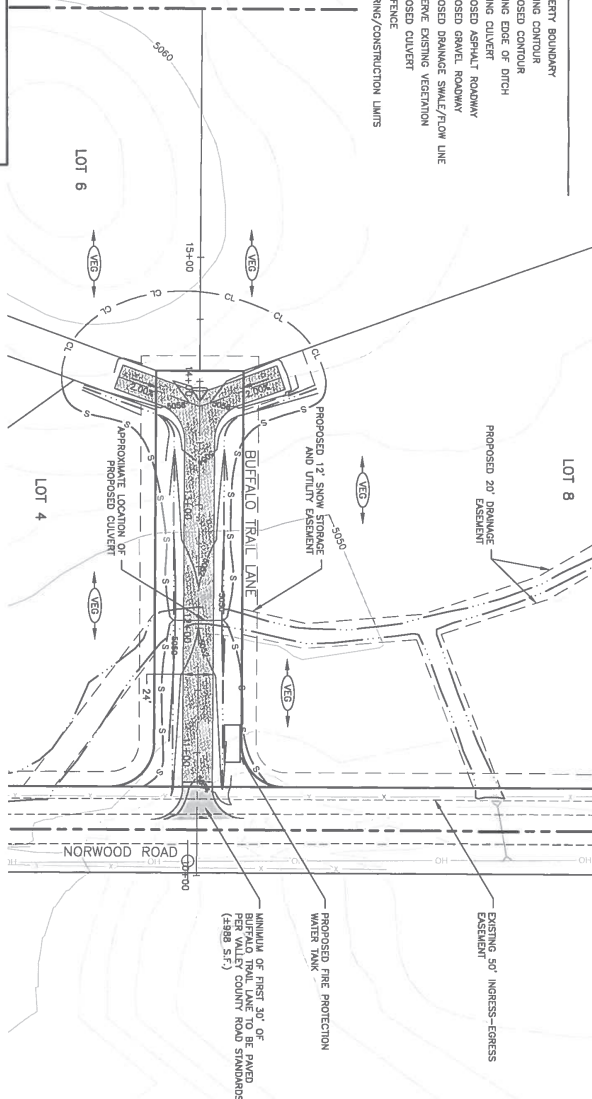


GRADING AND DRAINAGE NOTES:

1. STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION SHALL BE BASED ON THE VALLEY COUNTY ENGINEER'S REVIEW AND APPROVAL, BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE BASED ON THE VALLEY COUNTY REQUIREMENTS.
5. REFER TO THE BUREAU OF ENVIRONMENTAL MANAGEMENT (BEM) FOR THE VALLEY COUNTY STORMWATER MANAGEMENT PRACTICES AND THE VALLEY COUNTY ENGINEER'S REVIEW AND APPROVAL, BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. BMP'S SHALL BE MAINTAINED AND INSPECTED PRIOR TO ANY DISTURBED AREAS HAVING BEEN STABILIZED AND/OR REVEGETATED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE BUREAU OF ENVIRONMENTAL MANAGEMENT (BEM).
10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING. A MINIMUM OF 1% IN ALL DIRECTIONS SHALL BE MAINTAINED. ALL LANDSCAPE AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDING STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO DRAIN AWAY FROM AREAS AND RELEASED INTO EXISTING LANDSCAPE AREAS.

LEGEND:

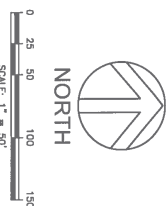
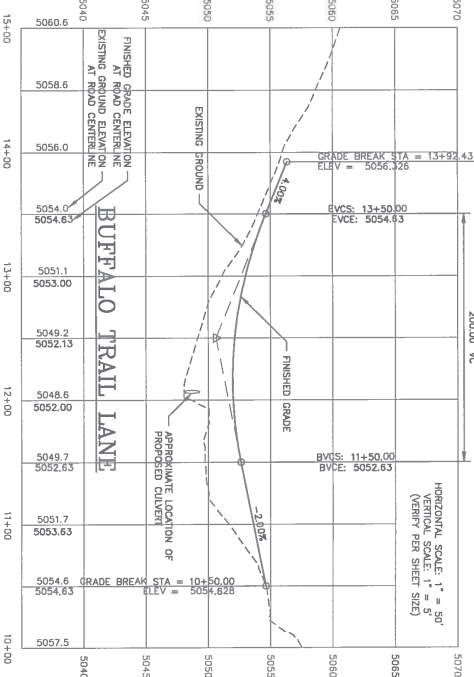
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DITCH
- PROPOSED DITCH
- PROPOSED ASPHALT ROADWAY
- PROPOSED GRAVEL ROADWAY
- PROPOSED DRAINAGE SWALE/LOW LINE
- PROPOSED EROSION CONTROL
- PROPOSED VEGETATION
- PROPOSED CULVERT
- SILT FENCE
- CLEARING/CONSTRUCTION LIMITS



NOTES:

1. PROJECT SHALL BE BASED ON THE VALLEY COUNTY ENGINEER'S REVIEW AND APPROVAL, BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
2. CONSTRUCTION AND GRADING FOR ALL ADJACENT ROAD/PAVEMENT MATERIAL SHALL BE IN ACCORDANCE WITH SPEC SECTION 602.
3. EXISTING DRAINAGE DITCHES SHALL BE MAINTAINED AND REVEGETATED PRIOR TO ANY DISTURBED AREAS HAVING BEEN STABILIZED AND/OR REVEGETATED.

CB00 ROADWAY TYPICAL SECTION - GRAVEL ROADWAY  
TYP SCALE: 1" = 4'



**CRESTLINE**  
ENGINEERS  
323 DENHARD LANE, SUITE C - PO BOX 2330  
MCALL, IDAHO 83638  
208.634.4140 - 208.634.4146 FAX

**CURVED HORN RANCH**  
VALLEY COUNTY, IDAHO  
PRELIMINARY ROAD GRADING, DRAINAGE AND  
STORMWATER MANAGEMENT PLAN

VERIFY SCALE	
DATE	21057
PROJECT	0
DRAWING NO.	12/24/2022
SHEET NO.	EX-3
3 OF 3	