

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 # <u>1481</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-22</u>		FEE \$ <u>600</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>4-28-2022</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" 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: Philly Portschke Date: 4-25-22

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 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: Round Valley Haven

APPLICANT Philip Portsche PHONE [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 12126 N 18th Ave, Boise ID ZIP 83714

EMAIL [REDACTED]

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

ENGINEER _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

SURVEYOR John Russell Surveying

MAILING ADDRESS 702 West Lakeside, McCall Id ZIP 83638

EMAIL [REDACTED] PHONE _____

PROPERTY INFORMATION

1. SIZE OF PROPERTY 34 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER None Acres

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

Easements None

Deed Restrictions None

Liens or encumbrances First Federal

4. LEGAL DESCRIPTION See attached

5. TAX PARCEL NUMBER(S) RP12N04E190004 and RP12N04E190480

Quarter NE 1/4 NE 1/4 Section 19 Township 12 North Range 4 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Timber,

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: None

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

North New Subdivision / Single Family Homes

South Single Family Home

East Highway 55

West State Land

9a. TYPE OF TERRAIN: Mountainous ☒ Rolling ☐ Flat ☒ 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: Mostly Timber, 2 ponds, small wetlands

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?

11a. NUMBER OF EXISTING ROADS: 1 Width 10' Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 20'
Will the proposed roads be Public ☐ Private ☒
Proposed road construction: Gravel ☒ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: old power Lines,
Idaho power will be removing old Lines and Poles

12b. PROPOSED UTILITIES: under-ground ~~power~~ power

Proposed utility easement width 12'

Locations under Roadway

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? NO Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well Well # 460140 Depth 200 Flow 7.00
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): Runoff drains into wetlands
Any special drains? NO (Please attach map)
Soil type(s): See Attached Report
(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? NO
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: _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 50 feet Sides 50 feet Rear 50 feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value 400,000 Minimum square footage 1300'
Completion of construction required within 2 Days ☐ Months ☐ Years ☒
Resubdivision permitted? Yes ☒ No ☐
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 34 Number of lots in subdivision 2
Typical width and depth of lots _____
Typical lot area 17 acres Minimum lot area 16 Maximum lot area 18
Lineal footage of streets 1120' Average street length per lot 600'
Percentage of area in streets -5 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) -1 %
Maximum street gradient 7-9%
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.

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? None
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdivided? 341
4. What percentage of this property has water? -10%
5. How many inches of water are available to the property? N/A
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.
N/A

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? The 2 ponds and wetlands already do so.

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)

N/A

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: _____

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: _____

Applicant

Date: _____

4/25/22



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: *Philip [Signature]*
Applicant

By: _____
Valley County Weed Control

Date: 4-25-2022

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.**

The new 28' wide gravel road will accommodate 2 residential housing lots, The owner (s) will be responsible for maintaining the roadway defined in the easement agreement for the shared highway access. Very light increase in traffic flow will occur during construction activities. A new ITD Right-of-Way approach Permit was approved on 4/25/2022.

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

The primary purpose for subdividing the property is to create 2 residential lots. At a minimum, both residential lots will be for the homeowners that will add to the local workforce .

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. However this will be not noticed as the noise from Highway 55 is the highest level of noise at most times. There will be no night time noise

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.**

minimal change in heat and glare will occur due to 2 homes, and vehicles.

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.**

No net change in particulate emissions are expected. Heating of homes is the only factor and both homes are planning on using the the latest HVAC heating and cooling systems to reduce reduce overall emissions.

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.**

Private well water supply will furnish water to properties for domestic, irrigation purposes.

There are 2 small ponds on the property as well as a drainage area that is a seasonal wetlands. The site plan will preserve the existing wetland areas and drainage as well as the ponds. The plan is to encourage wildlife in and around the wetlands, waterways and ponds.

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

Roadway development will serve as a firebreak and provide fire department access to the properties where currently there are no roads or access for fire suppression.

- 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.**

We plan to use and upgrade the existing logging roads to the new shared driveway, and will keep soil disturbance to a minimum.

Existing vegetation removal is mostly limited to removal of native grasses and some Timber for the new home-sites and driveway establishment, No impact to wetland area for driveway access crossing.

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

Areas disturbed during construction activities on the site will be re-stabilized and replanted to help the native re-vegetation.

- 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. Driveway and home sites construction will be supported by appropriate imported back fill material to stabilize sections as needed. Topsoil may be added to landscaping areas as needed.

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

The site plan calls for a minimum amount of cuts and fills for the driveway, utility improvements, homesites, some areas may have fill utilized for the construction of septic systems. All utilities will be located underground.

- 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.**

**No structures will be visible from all adjacent properties or highway 55.
No shadows will affect neighboring 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.**

Site selection was based upon the availability of flat land with access to new driveway. And not to hinder wildlife migration

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

None except new home tax assessments.
15. **Approximation of costs for additional public services, facilities, and other economic impacts.**
N/A
16. **State how the proposed development will impact existing developments providing the same or similar products or services.**
N/A
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?**
N/A
19. **Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.**

2 residences are planned
20. **Stages of development in geographic terms and proposed construction time schedule.**

Refer to the table in the Phasing Plan and Construction Timeline for an estimation of the project timeline.
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.**
N/A

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

AFTER RECORDING MAIL TO:

L. Ted Larson
12126 N 18th Ave
Boise, ID 83714

WARRANTY DEED

File No.: 4106-3636457 (WS)

Date: March 08, 2021

For Value Received, **David Dale Duke aka David Duke and Ana Castro Duke, husband and wife, who acquired title as, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **L. Ted Larson, a married man as his sole and separate property and Philip Portsche, a married man as his sole and separate property**, hereinafter referred to as Grantee, whose current address is **12126 N 18th Ave , Boise, ID 83714**, the following described premises, situated in **Valley County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Valley, State of Idaho, described as follows:

A parcel of land being a portion of the NE1/4 NE1/4 of Section 19, Township 12 North, Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as follows: Beginning at the northeast corner of the NE1/4 NE1/4; Thence S 00° 06' 38" E a distance of 550.78 feet along the east boundary of the NE1/4 NE1/4; Thence N 72° 17' 59" W a distance of 506.31 feet; Thence S 17° 42' 01" W a distance of 385.77 feet; Thence S 72° 17' 59" E a distance of 600.00 feet to a point on the northwesterly right of way of Highway 55; Thence along the northwesterly right of way of Highway 55 the following courses and distances; Thence S 17° 42' 01" W a distance of 61.37 feet to a point 40.00 feet from centerline at Sta. 113+00; Thence N 72° 17' 59" W a distance of 10.00 feet to a point 50.00 feet from centerline at Sta. 113+00; Thence S 17° 42' 01" W a distance of 200.00 feet to a point 50.00 feet from the centerline at Sta. 111+00; Thence S 72° 17' 59" E a distance of 10.00 feet to a point 40.00 feet from centerline at Sta. 111+00; Thence S 17° 42' 01" W a distance of 151.01 feet to a point on the south boundary of the NE1/4 NE1/4; Thence leaving the northwesterly right of way of Highway 55 N 89° 00' 54" W a distance of 1168.24 feet along the south boundary of the NE1/4 NE1/4 to the southwest corner of the NE1/4 NE1/4; Thence N 00° 06' 48" E a distance of 1320.70 feet along the west boundary of the NE1/4 NE1/4 to the northwest corner of the NE1/4 NE1/4; Thence S 89° 57' 10" E a distance of 1317.81 feet along the north boundary of the NE1/4 NE1/4 to the northeast corner of the NE1/4 NE1/4 and the POINT OF BEGINNING.

APN: RP12N04E190480

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all

APN: RP12N04E190480

Warranty Deed
- continued

File No.: 4106-3636457 (WS)
Date: 03/08/2021

Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: RP12N04E190480

Warranty Deed
- continued

File No.: 4106-3636457 (WS)
Date: 03/08/2021

Signed in Counterpart
David Duke

Ana Castro Duke
Ana Castro Duke

STATE OF ~~Idaho~~ California)
COUNTY OF ~~Ada~~ Ventura)
SS.

This record was acknowledged before me on _____ by _____

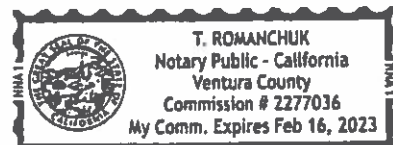
Signature of Notary Public
My Commission Expires: _____

STATE OF California)
COUNTY OF Ventura)
SS.

On this 8th day of March, 2021, before me, a Notary Public in and for said State, personally appeared **Ana Castro Duke**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

T. Romanchuk
Notary Public for the State of CA
Residing at: Simi Valley, CA
My Commission Expires: Feb 16, 2023



SHARED ACCESS AGREEMENT

SHARED ACCESS AGREEMENT

(this "Agreement") is entered into by and between Philip Portsche and Ted Larson.

NOW THEREFORE, for and in consideration of the promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by all parties and both agree as follows

1. Shared Use of Easement roadway

Both parties agree that both the roadway and roadway approach that connects to Highway 55 will be of a shared use for the parcels located at 10373 Highway 55 Cascade Idaho 83611.

2. Maintenance and Repair.

Each Party shall only be responsible for maintaining the Easement Areas to the extent necessary for its use.

3. Parties Bound.

This Agreement shall be binding upon and inure to the benefit of the executing parties and their respective successors and assigns

SIGNED AND AGREED this 22 day of March, 2022.

Ted Larson



Philip Portsche



Phasing Plan and Construction timeline

Round Valley Haven Subdivision
Parcels # RP12N04E190004 and RP12N04E190480
10373 Highway 55
Cascade ID 83611

Phasing Plan and Construction timeline
3-1-2022
Preliminary Plat and CUP submission date 4-28-2022
Number of phases: 1
Permits and applications (4-1-22 thru 8-30-22)
Private shared driveway construction(3 months)
Underground utilities installation timeline (2 weeks)
Single-family Residences Construction (June 2022 thru October 2024)

Landscape Plan
Lighting Plan
Wildfire Mitigation plan

**Round Valley Haven Subdivision
Parcels # RP12N04E190004 and RP12N04E190480
10373 Highway 55
Cascade ID 83611**

Landscape Plan

The landscape is to be kept as natural as possible, with appropriate native plants only to be planted as needed to maintain erosion and keep the land healthy and to encourage natural wildlife habitats.

The homeowners will landscape their respective lots with this in mind.

Lighting Plan

The only lighting introduced will be at the individual homes. All exterior lighting will be in accordance and compliance with the Valley County Dark Skies ordinance and will be kept to the home's Porches and garages.

Wildfire Mitigation Plan.

**A wildfire protection plan has been assessed and is attached to this application.
The proposed protection plan of pre-commercial thinning will be followed.**

Parcel # RP12N04E19 0004

and

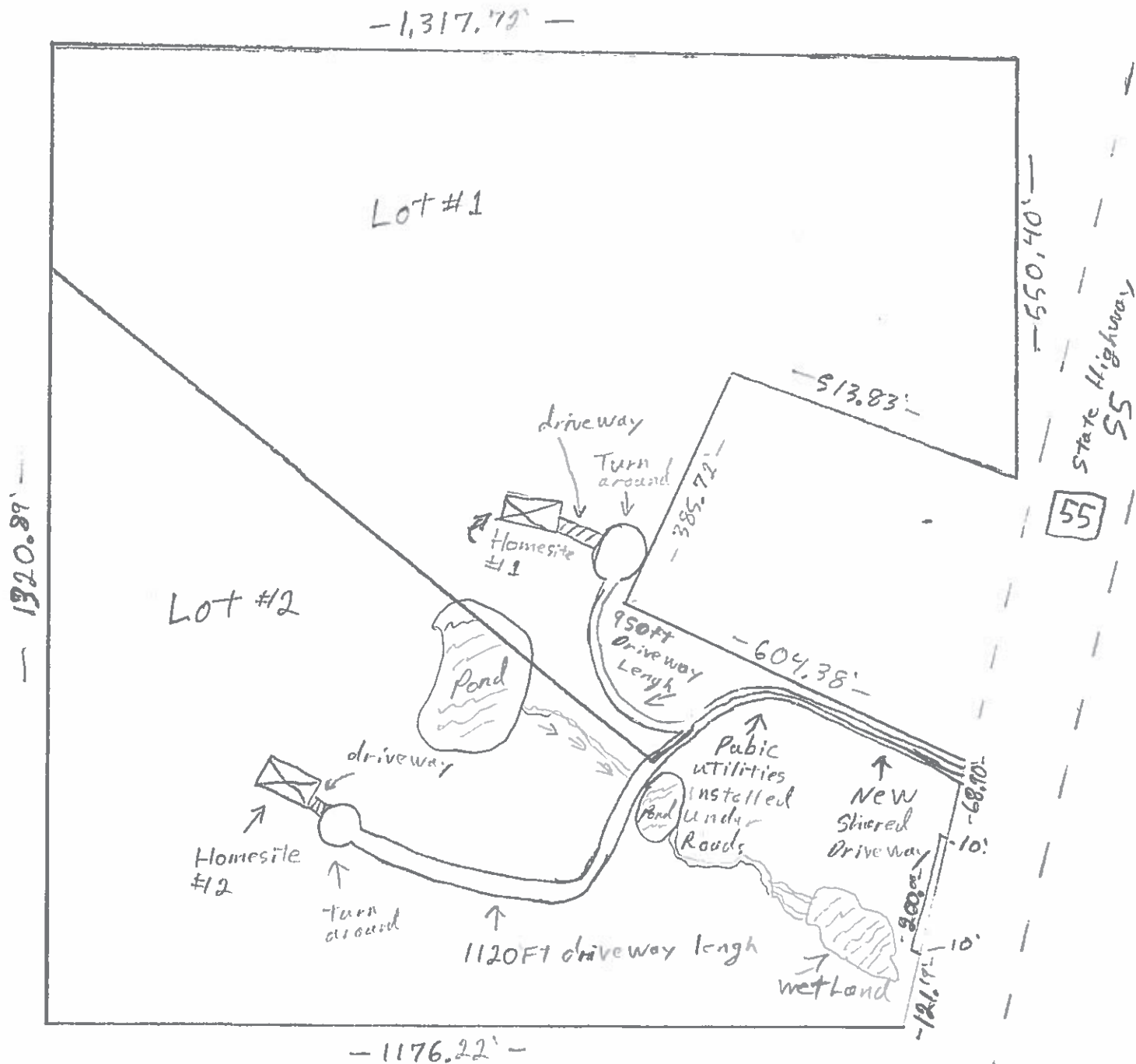
Parcel # RP12N0E19-0480

Site Address 10373 Highway 55
Cascadia 97014

- NOT TO SCALE -



1" = 250'



Applicant: Ted Larson and Philip Portsche



LOT #1, Homesite #1 Size est 2000sq ft

LOT #2, Homesite #2 Size est 3000sq ft

Valley Area, Idaho, Parts of Adams and Valley Counties (ID652)
Valley Area, Idaho, Parts of Adams and Valley Counties (ID652)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Archabal loam, 4 to 12 percent slopes	13.9	12.5%
11	Bryan-Pyle complex, 40 to 60 percent slopes	6.9	6.2%
12	Cabarton silty clay loam	5.8	5.2%
38	Nisula loam, 12 to 20 percent slopes	79.8	71.7%
40	Pits, gravel	3.1	2.8%
55	Swede silt loam, 4 to 12 percent slopes	1.6	1.4%
Totals for Area of Interest		111.2	100.0%

Legend

Soil Map

Scale (not to scale)



Shona Tonkin <Shona.Tonkin@itd.idaho.gov>
to me, Joni, Josh ▾

📧 Mon, Apr 25, 7:51 AM (1 day ago) ☆ ↩ ⋮

Attached is a copy of your approved permit.

Please note also that no work within ITD Right-of-Way may begin until a Traffic Control Plan (TCP) has been submitted and approved. I have included a copy of the TCP requirements for your convenience.

Please include the permit number (3-22-392) in the subject line of all correspondence and on all submitted documents.

A copy of the permit and traffic control plan must be on the jobsite at all times. Please contact the local ITD Inspector listed in the permit 5 days prior to starting work and be sure to submit your 511 notification as noted on page 2 of the permit. I have included a blank 0511 form for your convenience.

Your message is ready to be sent with the following file or link attachments:

Thanks,
Shona





District 3 Right-of-Way Encroachment Permit Cover & Inspection Form

PHILLIP PORTSHE
12126 N 18TH AVE
BOISE, ID 83714

PERMIT # 3-22-392
ROUTE SH-55
MILE POINTS 103.73
EXPIRATION

ITD CONTACT:

Joni Parks cell 308-793-2383 or joni.parks@itd.idaho.gov

Work Description: New MF residential approach

Email Permit number and route start date request a minimum 5 business days in advance to the above ITD contact. Email correspondence shall reference the permit number in the subject line. Keep email of approved start date onsite with permit. If needed, request to meet on-site to review the project and permit requirements.

- Submit material certification prior to placement.
- Submit Mix designs for asphalt/concrete, if applicable, 14 days in advance to ITD for review and approval.
- It is expected that the traffic control will be set up per the approved traffic control plan to ensure both public and workers safety. In the event an inspection is done and the traffic control setup does not meet the approved traffic control plan, the permit holder will be asked to fix the discrepancies. If the permit holder fixes the traffic control, this will be considered a warning. If another inspection happens and the traffic control setup does not meet the approved traffic control plan again, the permit will be pulled until a meeting can be held with all parties to fix the discrepancies. Possible discussion points at the meeting would be what steps the permit holder will do to ensure the discrepancies will not happen again, and possibly what, if any, funds will need to be added to the permit to cover additional permit inspection costs. If required, the inspection costs could be as much as \$400 per week.

Prior to completion:

- Prepare all required documentation, including As-Built submittals.
- Send a notification email to the ITD Foreman that work is complete and schedule to meet on-site for inspection, all documentation must be available for inspection, list permit number on each sheet

ITD Use Only:

☐ Yes ☐ No Was Traffic Control Set up and Removed per plan

☐ Yes ☐ No Did you receive contact information for emergencies

As ITD's representative; I accept that the work was completed.

ITD Authorized Representative Signature	Date
X	



District 3 General Provisions

Work time restrictions & Temporary Traffic Control (TTC):

No Weekends - no lane restrictions will be allowed from 12pm (noon) Friday until 12pm (noon) Monday

- ☐ Yes - District 3 has accepted a TTC plan with the issuance of this permit.
- ☒ No - **TTC plan has not been accepted and must be submitted for acceptance prior working in ITD right-of-way**
- ☐ NA – TCP not required for this permit. Permitting existing/non-conforming approach

Positive separation shall be used within the clear zone when trench depth is more than 2 feet deep.

Traffic Control must be erected and maintained to meet: Manual on Uniform Traffic Control Devices (*M.U.T.C.D*) and *Work Zone Safety and Mobility* program, both as adopted by the State of Idaho. TTC plan must be on-site and available for inspection during traffic control set up and removal. Hours may be modified by ITD Foreman or his assigns.

Notice of Responsibility:

- Issuance of permit shall serve as a temporary permit to construct and does not constitute approval or acceptance.
- Permittee shall be responsible to contact ITD as shown in permit packet.
- Final acceptance for approaches and public streets shall be by signed inspection with supporting documentation.
- Final acceptance for all other encroachments shall be determined after work has been completed as acceptable by ITD.
- All permit work is subject to required documentation and/or inspection.
- Permit is not exclusive and shall not prohibit the State from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them.
- ITD may revoke, amend, amplify, or terminate permit or any of the conditions herein enumerated if the permittee or its contractors fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

511 Traveler Information

email ITDD3-511ReportNotification@itd.idaho.gov , (cc) the ITD contact on the front page and itdd3permits@itd.idaho.gov
Include in subject line ITD permit #, inform of: dates of work, start time, end time, route affected, mile points, direction of travel for lane closure, type of traffic control, additional comments.

Safety & Work Zone Practices

All operations shall comply with ITD - *Work Zone Safety and Mobility program* as adopted by the State of Idaho, (*OSHA*) regulations as enacted by *The United States Department of Labor Occupational Safety and Health Administration*, and *MUTCD*. All workers within the highway right-of-way who may be exposed either to traffic or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the *ANSI/ISEA 107-2004 publication* and *MUTCD* (6E.02).

Damages

The Permittee shall be responsible for damages caused during permit activity and guarantee workmanship for 2 years after completion. **Damages must be reported to the area Foreman immediately.** Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.

Expeditious

Prior to beginning construction within State right-of-way, sufficient labor, material and equipment shall be at the job site to expediently complete the project. Completion shall not be delayed by work planned or otherwise scheduled to be completed outside of the State right-of-way and should be planned and coordinated independently. All ITD permitted work shall be completed and available for final inspection within 30 days from commencement. Work that cannot be completed within 30 days, or expediently as determined by ITD, shall have a critical path timeline prepared by the permittee for ITD review and acceptance prior to commencement.



Addendums

Any addendum “change order, alteration or modification” to this permit or any of its terms or conditions, must be authorized and signed by an ITD authorized representative. Addendum shall be on-site and available for inspection (with original permit) during construction activities. Addendum will be filed on record along with permit at ITD District 3 Traffic Section.



Rev. May 2018, Idaho Transportation Department – District 3, 8150 Chinden Blvd, Boise, ID, 83714, phone (208) 334-8300



- Document precise location any utility placed or encountered within work area. Reference utility location from the highway centerline or edge of right-of-way, dimension horizontal, vertical and/or depth. Include utility type, size, and quantity.
- Submittals should be as "plan and profile" format, other methods may be accepted with prior authorization. Submittals may be in the form of: (GIS) geo-referenced spatial data bore logs, drawn/sketched by knowledgeable personnel, or prepared as-constructed drawings by a licensed Engineer.
- Compaction effort and method: list type of equipment used, number of passes, estimated percentage of compaction.

Certification and Materials

Materials - shall be documented and submitted for approval a minimum of 14 business days prior to the planned placement on form *ITD 0862*.

- All materials shall be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request.
- Weight tickets shall be provided with each load of material identifying the material type and to certify the material properties.
- Acceptance shall be in accordance with *ITD Quality Assurance (QA) Manual*.
- ITD will accept materials for use based on the manufacturer's certification in accordance to *section 700*.

Mix designs - shall be submitted for approval a minimum of 14 business days prior to the planned placement.

Testing & Compaction - when required from the guidelines listed in this provision testing and compaction reports shall be performed by a 3rd party qualified commercial material inspection laboratory, using WAQTC qualified personnel. Certification must be submitted prior to ITD Final Acceptance.

- In-Place density and moisture content of soil and soil aggregate by nuclear methods shall be required for traveled way paving. Documented on form *ITD 0850*
- Small quantities will be accepted by certification per the *QA Manual section 270.04 Acceptance of Small Quantities*
- Excavation and Embankment shall meet the testing requirements of section 205 – *Classes of Compaction and Density Requirements*.
- Granular Subbase shall meet the requirements of section 301 – Granular Subbase.
- Traveled way paving, intersection paving, and paving at intersection radiuses, cores are required in accordance with Standard Specification 405.03L for in-place density acceptance. A minimum of one core shall be required for small quantity paving in these locations.
- Small quantity pavement and soil / aggregate that do not require testing by cores for in-place density or in-place density by nuclear methods include small patches, utility repairs, residential / field approach, and pavement placed outside the traveled way. The ITD Engineer may elect to require samples and tests for small quantities at any time.
- All testing shall be documented with field or test reports and submitted to the permit coordinator. ITD retains the right to perform confirmation testing.

Excavation - Inside Roadway Prism

DESCRIPTION: This work shall consist of excavating along or within the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area, restoring the paved surface; and then restoring other disturbed areas to their original condition.

Materials – see *Certification and Materials, Lean Concrete Backfill, Earthwork and Bases, Surface Courses and Pavement*

CONSTRUCTION REQUIREMENTS:

Backfill - Lean Concrete Backfill (see *lean concrete backfill*) shall be required unless prior acceptance has been authorized and documented by ITD.

Lean Concrete shall be placed so as to avoid segregation of the mixture. The material shall be allowed to set for a minimum of 2 hours before the permanent Hot Mix Asphalt surfacing is placed. **No compaction, vibration or finishing is required for lean concrete.**

Excavation - Outside Roadway Prism

DESCRIPTION: This work shall consist of excavating outside the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area; then restoring other disturbed areas to their original condition.

MATERIALS – see *Certification and Materials* and ITD Standard Drawings as attached

CONSTRUCTION REQUIREMENTS:

Compaction – The use of sufficient compaction effort and equipment shall be documented on As-built drawing submittal. Compaction shall be sufficient to avoid settlement for a period of 2 years.

Backfill – typically native soil however shall conform to the more restrictive of: accepted engineered stamped plans, ITD Roadway Plan Sheet, or as directed by the ITD. Note: Super Elevated or curved embankments may have special requirements of the ITD Engineer. Excavation in areas that include inside and outside the roadway prism shall conform to the specification at each respective location.



Bell-Holes & Pot-Holes

Description: - This work shall consist of excavating for the locating of utilities;

Restoration shall conform to the detail specifications of *Excavation Inside / Outside Roadway Prism*. The Permittee shall be responsible for any defect in the restoration at the pot-hole location for a period of two years. The maximum allowable settlement shall be ¼ inch as measured with a 10 foot straight edge.

Pot-Holes are defined as twelve inches by twelve inches (12"X12") and smaller.

Bell-Holes are defined as a hole larger than twelve inches by twelve inches (12"X12"), but less than five feet by six feet (5'X6').

Lean Concrete Backfill

Lean Concrete Backfill shall conform to these approximate materials proportions for 1 cubic yard:

Portland cement: 94 lbs.

Coarse Aggregate for Concrete-Size 1: 2,600 lbs., per subsection 703.02:

Fine Aggregate for concrete: 800 lbs. per subsection 703.02

Water: 30-46 gallons. Water content given is a maximum and may be reduced. Care shall be taken to assure that excess water is not present in the mixing drum prior to charging the mixer with materials. Thorough mixing will be required prior to discharge.

Earthwork and Bases *sections 200-300*

Materials & Testing— see *Certification and Materials*

Minimum depth 0.5' (6") – ¾-inch Untreated Aggregate type "A" or "B"

Minimum depth 1.45' (17 13/32") – Granular Sub base

Geotextile (filter fabric) shall be placed between the subgrade and the subbase in accordance to section 718.07 the geotextile shall be Type III

Construction notes:

Excavate soft spot material and repair soft spots so the subgrade meets compaction and density for Class A compaction as specified in 205.03F

Surface Courses and Pavement *section 405*

Materials & Testing - see *Certification and Materials*

Minimum depth .45'- Superpave Hot Mix Asphalt SP3 ½ -inch nominal maximum aggregate, using PG 64-34 Binder or better include 0.5% anti-strip additive in accordance to *subsection 405*

Construction notes:

1. Pavement density cores shall be required for all traveled way paving. Core samples shall be tested in accordance to 405.03L (*includes traffic lanes and shoulders*) excludes: approaches where traffic lanes are not included and pavement placed outside the traveled way. Additional locations for samples may be required at the discretion of the ITD Engineer.
2. Removal of existing pavement within wheel path shall require a full lane-width repave ⇕ (12' min.) to a length sufficient to achieve surface smoothness conforming to *Section 405 – Superpave Hot Mix Asphalt*.
3. Repave of excavated trench shall be a minimum 15' in both directions (15') ⇔ (15') of the traveled way measured from the trench wall, and shall extend beyond the wheel path at intersections and turn lanes.
4. Surface smoothness will be checked with a 10' straight edge to verify it conforms to *Section 405 – Superpave Hot Mix Asphalt*. The contractor shall be required to repair any areas to meet the required surface smoothness.
5. Existing plant mix shall be saw-cut to neat lines; no wheel or jackhammer cutting shall be permitted. The sawed joints shall be perpendicular and longitudinal to centerline of the roadway with exception to "curb return" radii may be cut to neat 45 degree angles.
6. The longitudinal joints shall be located close to a lane line, after final striping, and shall not be located in the wheel path areas of the lane(s).
7. Prior to the placement of Hot Mix Asphalt, any temporary base or plant mix shall be removed, replaced with new material, and compacted to achieve the specified depths.
8. Treat the entire cut face of existing plant mix with a tack coat in accordance to section 401 and 405.03I
9. Superpave Hot Mix Asphalt shall be placed in accordance with *Section 405*.
10. Joining new asphalt to existing pavement (pave-back) should be keyed to avoid a vertical split or separation in pavement.
11. Temporary cold-mix asphalt surfacing may be used in conjunction with the lean concrete backfill to accommodate traffic within the first two (2) hours of backfill placement, prior to completing the permanent repair.
12. At the Contractors option, the trench may be temporarily filled with lean concrete backfill to the level of the adjacent pavement to accommodate traffic until permanent patching can be accomplished. The lean concrete backfill shall be removed to the level of the bottom of the base course prior to placing the permanent base and Superpave Hot Mix Asphalt.
13. Superpave Hot Mix Asphalt patching shall be completed within 24 hours after completing base course compaction. Traffic shall not be allowed on the permanent backfill or base prior to paving.



14. The permanent repair shall be completed within 48 hours, unless other arrangements have been made with ITD, District Three - Operations Manager.

Additional Notes:

1. **Bedding Material** – Bedding material shall consist of $\frac{3}{4}$ " Untreated Aggregate for Base, Type "A". It shall be placed as shown in the attached typical section or in layers at a maximum lift thickness of 6 inches and in accordance with ASTM D2321.
2. **Geotextile (Filter Fabric)** – Geotextile shall be accepted in accordance to section 718. If geotextile (filter fabric) is encountered while excavating, work shall cease, the ITD area maintenance Foreman shall be notified. The geotextile shall be required to be repaired. The repair shall consist of cutting out and replacing all the damaged material. The new geotextile material shall overlap the existing material a minimum of two (2) feet and be properly attached to the existing material.
3. **Markers** are required at each Right of Way line for all crossings, and at 500' intervals for utilities buried along the shoulder. Closer spacing will be used in urban areas. Plastic ribbon is required in addition to the markers and should be installed at least one foot above the utility being marked. Plastic ribbon is not required on crossing where the utility is jacked under the roadway
4. **Structure Excavation** – Excavation shall meet the requirements of Section 210 – Structure Excavation and Compacting Backfill. Material shall be removed from the trench as shown in the attached typical section.
5. **Trenches / Splice Pits** shall not be left open or exposed overnight without proper traffic control and safety devices in place.
6. **Monuments** - *Idaho Statute 54-1234* If any person shall willfully deface, injure or remove any signal, monument, building or other object set as a permanent boundary survey marker by a registered, professional land surveyor, he shall forfeit a sum not exceeding five hundred dollars (\$500) for each offense, and shall be liable for damages sustained by the affected parties in consequence of such defacing, injury or removal, to be recovered in a civil action in any court of competent jurisdiction. *Idaho Statute 18-7021* Every person, not the owner thereof, who willfully mars, disfigures breaks or otherwise injures, or molests, removes or destroys, any work of art, monument, landmark, historic structure, shade tree, shrub, ornamental plant, or useful or ornamental improvement, is guilty of a misdemeanor.
7. **Landscaping** - The permit holder shall return to original condition and re-seed all areas disturbed. Berms and/or fences will not be permitted. Only flowers, grasses and shrubs with a mature height not to exceed three (3) feet or trimmed with no sight obstructions between three (3) feet to five (5) feet in areas with a posted speed limit of 35 M.P.H or less, and three (3) feet to seven (7) feet in areas with a posted speed limit above 35 M.P.H. will be allowed within the sight triangle at corners and the safety clear zone of the State Highway. Landscaping shall be short enough or trimmed so it doesn't interfere with State Highway signs. No rocks over four (4) inches maximum size. Sprinkler heads shall be no closer than five (5) feet from the pavement edge and adjusted to not cause water to cover any part of the highway surface. *IDAPA Rule 39.03.42* , # 13. Drainage, B. Landscaping irrigation systems shall not disturb, obstruct, or add to the normal drainage patterns of the State highway right-of-way. No new ditches shall be constructed without prior approval. Landscaping, farming, and irrigation systems shall not interfere with utility installations, removals, or operations.

References and Standards Publications

Idaho 2018 Specification for Highway Construction

ITD 2018 Quality Assurance Manual

Idaho Guide for Utility Management

ITD manuals

Digline

OSHA

<https://apps.itd.idaho.gov/apps/manuals/SpecBook/SpecBook18.pdf>

https://apps.itd.idaho.gov/apps/manuals/QAm/QA_Searchable_2018.pdf

http://apps.itd.idaho.gov/apps/manuals/UtilityMgmt/gum_cover.pdf

<http://apps.itd.idaho.gov/apps/manuals/manualsonline.html>

<http://www.digline.com/>

<https://www.osha.gov/>

PERMIT SUMMARY SHEET FOR: 3-22-392

General Information

Permit Type: A - Approach

Fee: \$50.00

Route: SH-55

Receipt #: 68676386

Segment Code: 001990

Roadway Type: Regional

Beg MP: 103.73

Foreman Area: 380 - Banks

End MP: 103.73

Applicant: Phillip Portshe

Side of Road: Left

Project #: F-3271(1)

Location: 1217' from Jones Ln

Key #:

Events

Initials	Event/Milestone	Date	Remark
JN	Logged-In Date	04-07-22	
	Permit Signed Date		
	Permit Expiration Date		
	Emailed Date		
	Completion Date		
	Void Date		
	Denied Date		

Remarks

New MF residential approach



Instructions For Completing ITD 2109, Right-of-Way Encroachment Application And Permit - Approaches or Public Streets Idaho Transportation Department

Note: An incomplete application will delay processing.

You may be able to expedite the application process and reduce site designing and engineering costs by requesting a pre-application conference with the Idaho Transportation Department (ITD). Contact your local ITD District Office and ask to speak with the Permits Coordinator to schedule a meeting.

District 1 600 W. Prairie Ave. Coeur d'Alene, Idaho 83815-8764 (208) 772-1200 Counties served: Benewah, Bonner, Boundary, Kootenai, Shoshone	District 2 P.O. Box 837 Lewiston, Idaho 83501-0837 (208) 799-4300 Counties served: Clearwater, Idaho, Latah, Lewis, Nez Perce	District 3 8150 Chinden Blvd. Boise, Idaho 83714-8028 (208) 334-8300 Counties served: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, Washington	District 4 216 S. Date St. Shoshone, Idaho 83352-0820 (208) 888-7800 Counties served: Blaine, Camas, Cassia, Custer, Gooding, Jerome, Lincoln, Minidoka, Twin Falls	District 5 5151 S. 5th Ave. Pocatello, Idaho 83205-4700 (208) 239-3300 Counties served: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power	District 6 206 N. Yellowstone Ave. Rigby, Idaho 83442-0097 (208) 745-7781 Counties served: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton
---	--	---	--	--	---

1. Use one form for each requested approach. The form initially serves as an *application* for a connection between an adjacent property and a state highway. If approved, the completed form becomes a *permit* for the state highway connection.
2. Please print (in ink), type, or complete the application in Microsoft Word and print the form.
3. Read and understand these instructions and all of the General Requirements on the form. These requirements apply to all approach permits and if you are granted a permit; you must adhere to each of them. Additional permit-specific provisions may be a part of any approved permit, and you will be given the opportunity to review them prior to accepting your permit.
4. Complete each item in the shaded area under "Applicant Information" and "Request Details."
5. Include the following with your application:
 - a. Non-refundable application fee (ranges from \$50-\$100 - please confirm the applicable amount with ITD).
 - b. A copy of the latest deed of record which identifies the property owner and provides the legal description of the property abutting the State Highway Right-of-Way where the proposed access is being requested. If ownership of the property changes during the permit process, a new form must be submitted with the new ownership documentation.
 - c. Photographs of the proposed driveway location, including one looking each direction along the highway from the proposed location. Digital photographs are acceptable.
 - d. Plans or drawings as follows:
 - i. For agricultural, single-family, or joint-use approaches, include an 8 1/2" x 11" or 11" x 17" drawing showing the location of the proposed access on your property which is shown in relation to property lines, highway, existing and proposed buildings. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, mark which direction is north and if possible, draw to scale. Include copies of any easements or agreements with adjacent property owners.
 - ii. For commercial, multi-family, subdivision, or public street approaches, include a site/plot plan, grading and drainage plans. Show the parcel layout, proposed lots, dimensions, north arrow, building locations and sizes, parking, internal drive aisles, street layouts, etc. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, drawn to scale. Include copies of any easements or agreements with adjacent property owners.
 - e. Unless the requirement is waived by the District Engineer, a Traffic Impact Study shall also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. The Traffic Impact Study is created by a licensed engineer in the State of Idaho at their cost.



Table 2	
LAND USE TYPE	THRESHOLD VALUE
Residential	100 Dwelling Units
Retail	35,000 square feet
Office	50,000 square feet
Industrial	70,000 square feet
Lodging	100 rooms
School (K-12)	All (Sections 67-6508 & 67-6519, Idaho Code)

6. Transportation Impact Study (TIS). Details regarding the required contents of a TIS are available from the District Permits Coordinator or District Traffic Engineer after your application is received:
 - a. ITD will review the application for completeness. The application will then be discussed internally with staff. Your request may be approved, approved with conditions, or denied. If there are any unusual conditions that need to be met, ITD will contact you in advance.
 - b. Once the application is approved and signed by ITD, the application becomes your permit to begin work. ITD will send your approved permit by email and the original by USPS.
 - i. All work under the permit shall be completed within one year from the date that the Department issues the permit to begin work. Applicant may request, in writing, one, 8 month extension prior to expiration of the permit. For large developments the ITD District Engineer may, at their discretion, extend the expiration date.
 - ii. If permittee does not agree with all conditions in the approved permit they may send a written notice to ITD to cancel the permit or negotiate new terms.
 - iii. All permitted work shall be completed and available for final inspection within thirty (30) days after construction begins, unless otherwise stated in the special provisions of the permit.
 - iv. After construction is completed you must notify the ITD Maintenance Foreman for final inspection of the permitted work. The contact information for the foreman will be included in your permit package.
 - v. Permit will be considered temporary until final approval by the ITD.
 - vi. Failure to complete all work in accordance with the requirements of the permit and receive final approval within the allotted time will render the permit null and void.
 - vii. Only Changes in deeded access will be recorded with the County following the final approval by ITD. You will receive a copy of the recorded document which should be retained for future reference.
 - c. If your application is denied, you will be notified by certified mail. The reason(s) for the denial and the process for appealing the denial will be outlined in the letter you receive.
7. If your application is approved, your signature indicates you understand the following:
 - a. Approaches shall be for the bona fide purpose of securing access and not for parking, conducting business, or servicing vehicles on the Highway Right-of-Way. A list of all prohibited uses of ITD Right-of-Way is available in I.D.A.P.A. 39.03.42.
 - b. Any permit or privilege granted under an ITD 2109 shall not be deemed or held to be an exclusive one and shall not prohibit the state from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them. ITD reserves the right to add, remove, modify, repair, or relocate any encroachment(s) or appurtenance(s) within the Highway Right-of-Way which currently exists or has been authorized by this permit, to accomplish the relocation, reconstruction, widening, or maintenance of the highway and/or to improve safety or mobility on or adjacent to the highway system.
 - c. Any traffic control features or devices in the State Highway Right-of-Way, such as islands, median openings, traffic signals, illumination, and other traffic control devices required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such shall become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway Right-of-Way. Expenditure of monies for purchase or installation of said features or devices shall not create an ownership interest in the features or devices.
- 8.



Your Safety • Your Mobility
Your Economic Opportunity

Right-of-Way Encroachment Application And Permit Approaches Or Public Streets

ITD 2109 (Rev. 05-18)
itd.idaho.gov

For ITD Use

ITD Permit Application Number 3-22-392

Project Number From ITD Highway Plan F-3271(1)		Date Application Received 04/04/2022	In City Limits No	
Route SH-55	Segment 001990	C/L Milepost 103.73	<input type="checkbox"/> Right <input checked="" type="checkbox"/> Left	C/L Station 110+33
Traffic Impact Study Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Lanes 2	Access Purchased <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance From Nearest Approach (Both sides, both directions of roadway) Same: N 595' S 1217' Across: N 2095' S 340'				
Site Distance Right >800 Left >800	Reason if Restricted to Right Or Left N/A		Culvert Needed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Enter Minimum Size Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Philip Portsche		Mailing Address or P.O. Box 12126 N 18th Ave	City Boise	State ID	Zip Code 83714
E-Mail Address (If available)		Daytime Phone Number		Alternate Phone Number	
Property Owner's Name (Printed) Philip Portsche		Property Address and TAX ID Number 10373 Highway 55	City (If in city limits)	County Valley	
Nearest Public Street/Road Highway 55	Current Property Use	Current Zoning	Proposed Property Use	Proposed Zoning	
How is Access Currently Gained? dirt Road		Property Owner Owns Adjacent Properties <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Describe			

Request Details

Is this a new approach? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this a temporary approach? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use <input type="checkbox"/> Remove <input type="checkbox"/> Consolidate Multiple			
Desired Approach Width (Without flares at property line) 20' 28'	Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input checked="" type="checkbox"/> MF Residential <input type="checkbox"/> Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Public Street <input type="checkbox"/> Other				
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. want to make make new approach to meet code, new approach will give better Line of Sight, and be safer to use than the current dirt Road, old dirt Road is hard to to use, lots of trees					

Contacts	Construction Contractor Ted Larson	Phone Number	E-Mail Address
	Traffic Control Contractor	Phone Number	E-Mail Address
	Traffic Control Plan Submitted <input type="checkbox"/> Yes <input type="checkbox"/> No	Projected Start Date ?	Project Duration ?



Your Safety • Your Mobility
Your Economic Opportunity

On any conditions of approval. Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.

List reason(s) for denial recommendation

Acceptance and Approval to Work

ITD Permit Application Number 3-22-392

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X <i>Philip Portache</i>	Company Name (If applicable)	Phone Number [REDACTED]	Date 4-4-22
--	------------------------------	----------------------------	----------------

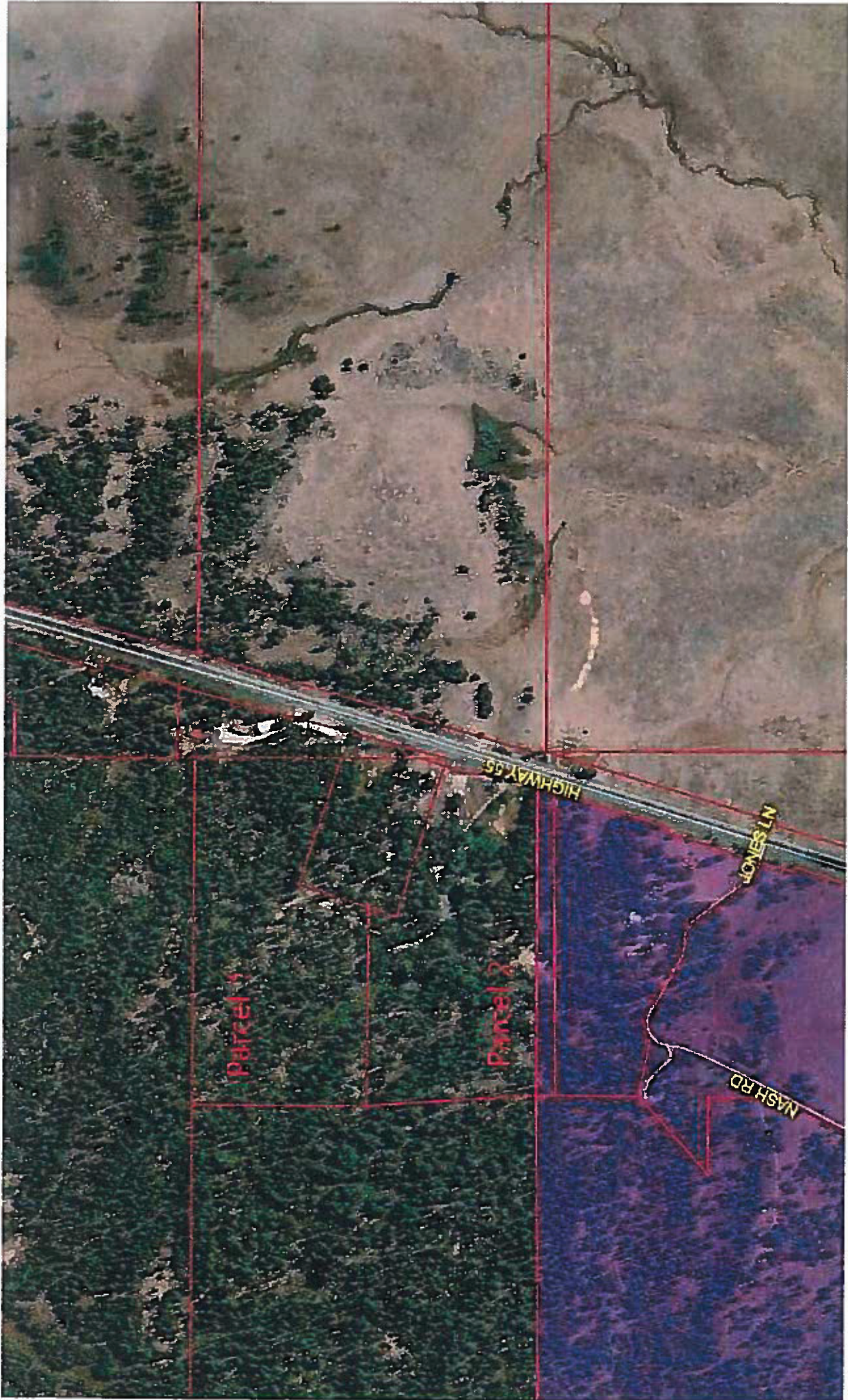
Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right-of-Way.

Idaho Transportation Department Authorized Representative's Signature X <i>Nestor Fernandez</i>	Title D3 Operations, Traffic & Materials Engineering Manager	Date 4-21-22
--	--	-----------------

General Requirements

ITD Permit Application Number 3-22-392

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the Highway Right-of-Way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right-of-Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, Right-of-Way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.



AFTER RECORDING MAIL TO:

L. Ted Larson
12126 N 18th Ave
Boise, ID 83714

WARRANTY DEED

File No.: 4106-3636457 (WS)

Date: March 08, 2021

For Value Received, **David Dale Duke aka David Duke and Ana Castro Duke, husband and wife, who acquired title as, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **L. Ted Larson, a married man as his sole and separate property and Philip Portsche, a married man as his sole and separate property**, hereinafter referred to as Grantee, whose current address is **12126 N 18th Ave , Boise, ID 83714**, the following described premises, situated in **Valley County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Valley, State of Idaho, described as follows:

A parcel of land being a portion of the NE1/4 NE1/4 of Section 19, Township 12 North, Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as follows: Beginning at the northeast corner of the NE1/4 NE1/4; Thence S 00° 06' 38" E a distance of 550.78 feet along the east boundary of the NE1/4 NE1/4; Thence N 72° 17' 59" W a distance of 506.31 feet; Thence S 17° 42' 01" W a distance of 385.77 feet; Thence S 72° 17' 59" E a distance of 600.00 feet to a point on the northwesterly right of way of Highway 55; Thence along the northwesterly right of way of Highway 55 the following courses and distances; Thence S 17° 42' 01" W a distance of 61.37 feet to a point 40.00 feet from centerline at Sta. 113+00; Thence N 72° 17' 59" W a distance of 10.00 feet to a point 50.00 feet from centerline at Sta. 113+00; Thence S 17° 42' 01" W a distance of 200.00 feet to a point 50.00 feet from the centerline at Sta. 111+00; Thence S 72° 17' 59" E a distance of 10.00 feet to a point 40.00 feet from centerline at Sta. 111+00; Thence S 17° 42' 01" W a distance of 151.01 feet to a point on the south boundary of the NE1/4 NE1/4; Thence leaving the northwesterly right of way of Highway 55 N 89° 00' 54" W a distance of 1168.24 feet along the south boundary of the NE1/4 NE1/4 to the southwest corner of the NE1/4 NE1/4; Thence N 00° 06' 48" E a distance of 1320.70 feet along the west boundary of the NE1/4 NE1/4 to the northwest corner of the NE1/4 NE1/4; Thence S 89° 57' 10" E a distance of 1317.81 feet along the north boundary of the NE1/4 NE1/4 to the northeast corner of the NE1/4 NE1/4 and the POINT OF BEGINNING.

APN: RP12N04E190480

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all

APN: RP12N04E190480

**Warranty Deed
- continued**

**File No.: 4106-3636457 (WS)
Date: 03/08/2021**

Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: RP12N04E190480

Warranty Deed
- continued

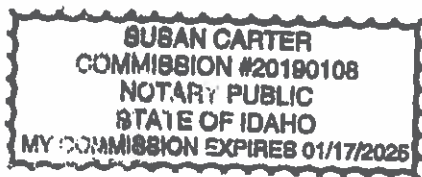
File No.: 4106-3636457 (WS)
Date: 03/08/2021


David Duke


Ana Castro Duke

STATE OF Idaho)
COUNTY OF Ada)
ss.

This record was acknowledged before me on 3/11/21 by
David Duke.




Signature of Notary Public
My Commission Expires: 1/17/25

STATE OF California)
COUNTY OF _____)
ss.

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **Ana Castro Duke**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of CA
Residing at: _____
My Commission Expires: _____

Signed in counterpart
David Duke

Ana Castro Duke
Ana Castro Duke

STATE OF ~~Idaho~~ California)
COUNTY OF ~~Ada~~ Ventura)
SS.

This record was acknowledged before me on _____ by _____

Signature of Notary Public
My Commission Expires: _____

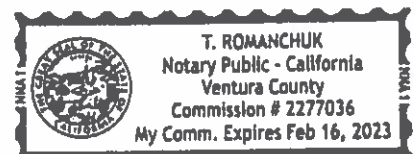
STATE OF California)
COUNTY OF Ventura)
SS.

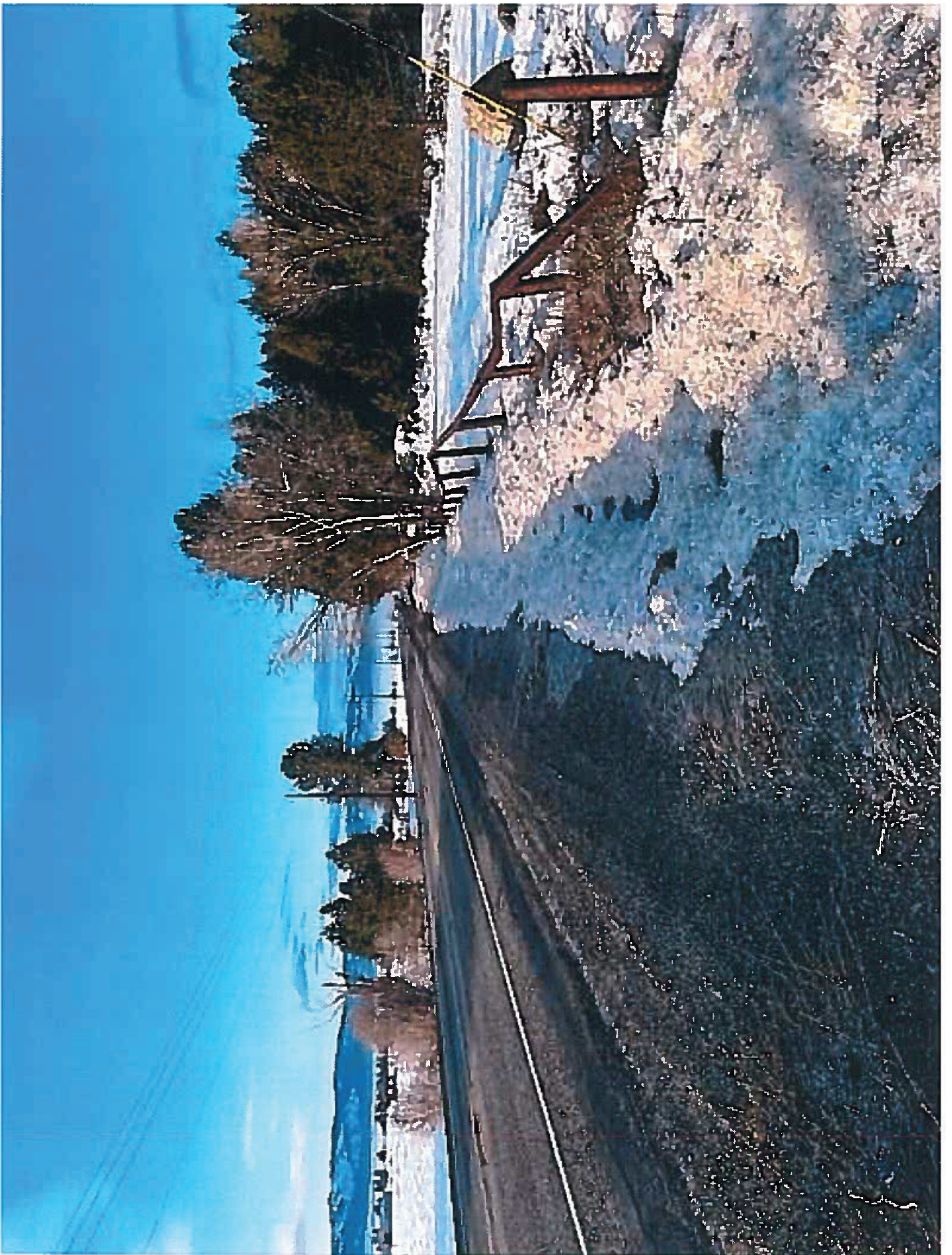
On this 8th day of March, 2021, before me, a Notary Public in and for said State, personally appeared **Ana Castro Duke**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

T. Romanchuk

Notary Public for the State of CA
Residing at: Simi Valley, CA
My Commission Expires: Feb 16, 2023

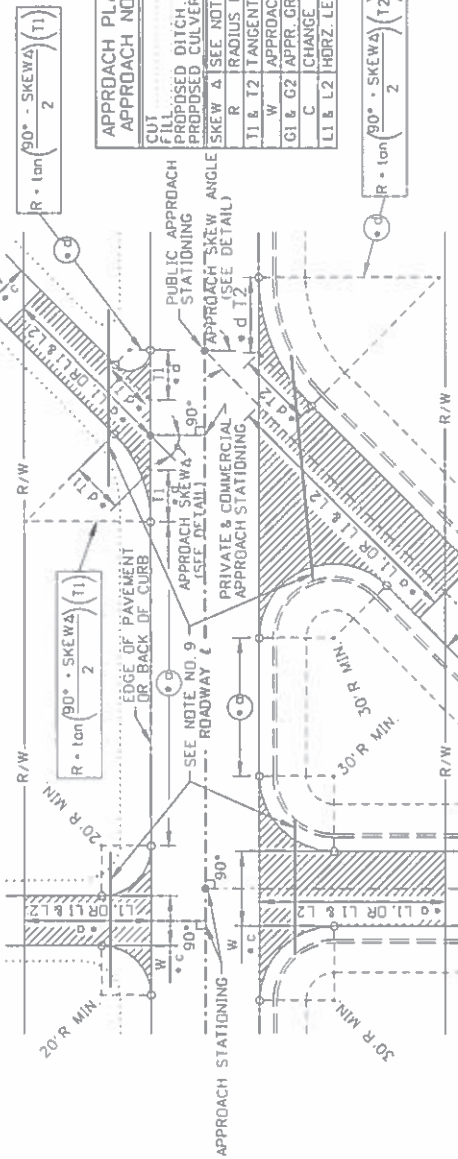








PRIVATE & COMMERCIAL APPROACHES



PUBLIC ROAD APPROACHES

APPROACH PLAN TYPICALS



APPROACH TYPICAL - CLEARZONE SLOPES

(PUBLIC & PRIVATE)

TRAFFIC TYPE	GRADE PARAMETER	MAX. CHANGE IN GRADE	MINIMUM LENGTH L1
HIGH VOLUME (COMMERCIAL, INDUSTRIAL)	G1 (RANGE) G2 (MAX.)	C	40'
LOW VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -3%	-3%	40'
SINGLE RESIDENTIAL FARMYARD, FIELD	-2% TO -5%	-6%	40'
MULTIPLE RESIDENTIAL	-2% TO -8%	-15% * g	20'
PUBLIC ROAD	-2% TO -8%	-15% * g	20'

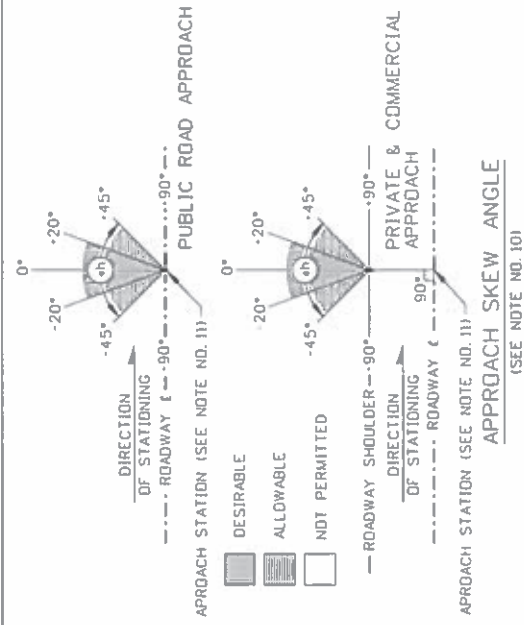
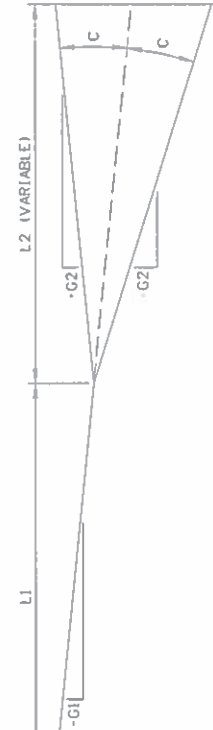
POSTED SPEED (mph)	MIN. MAX. WIDTH	MIN. MAX. MIN. MAX.
<35	>35	
MULTIPLE RESIDENTIAL	28' 40' 128' 40'	
SINGLE RESIDENTIAL	12' 40' 20' 40'	
FARMYARD, FIELD	15' 30' 20' 30'	
COMMERCIAL (ONE-WAY)	25' 40' 125' 40'	
COMMERCIAL (TWO-WAY)	28' N/A 128' N/A	

EDGE OF PAVEMENT AND/OR BACK OF CURB WHEN USED

SUB-NOTES

- g (SEE NOTE NO. 2)
- c (SEE NOTE NO. 1 & APPROACH PROFILE DETAIL)
- d T1 = 20' MINIMUM, T2 = 30' MINIMUM
- e (SEE NOTE NO. 4)
- f (SEE NOTE NO. 5)
- g (SEE NOTE NO. 6)
- h THE APPROACH IS TO FALL WITHIN THE ALLOWABLE OR DESIRABLE LIMITS. THE "SAFEST" LIMIT IS CONSIDERED THE "SAFEST" OPTION.

APPROACH PROFILE DETAIL



NOTES

- RURAL PRIVATE, COMMERCIAL, AND PUBLIC APPROACHES SHALL BE PAVED TO THE RIGHT-OF-WAY LINE OR TO THE BACK OF THE SHOULDER CURVE (APPROACH RADIUS), FARMYARD AND FIELD APPROACHES THAT ARE OCCASIONALLY USED MAY BE PAVED A MINIMUM OF 5' FROM THE SHOULDER LINE. APPROACHES ON EXISTING UNPAVED HIGHWAYS ARE EXEMPT.
- REFER TO THE ITO ADMINISTRATIVE POLICY 5005 FOR ADDITIONAL INFORMATION ON LOCATION OF APPROACHES.
- WITHIN THE CLEARZONE THE SIDE SLOPES OF APPROACHES SHALL BE A MINIMUM OF 6:1 OF SECONDARY HIGHWAYS AND A MINIMUM OF 10:1 ON PRIMARY HIGHWAYS.
- WHEN THE "MAXIMUM CHANGE IN GRADE" (APPROACH GRADE TABLE) "C" IS EXCEEDED, A MINIMUM 10' VERTICAL CURVE SHALL BE USED IN THE APPROACH PROFILE.
- THE 3' GRADE OF "G2" SHALL BE A MAXIMUM OF 7% FOR FLAT TERRAIN, 11% FOR ROLLING TERRAIN, OR 15% FOR MOUNTAINOUS.
- APPROACH GRADES EXCEEDING 10% ARE NOT RECOMMENDED BECAUSE EMERGENCY VEHICLES MAY BE IMPEDED.
- THE BALLAST REQUIREMENTS OF RURAL APPROACHES SHALL BE AS SHOWN ON THE PLANS.
- WHEN A MAILBOX TURNOUT IS INSTALLED WITH A RURAL APPROACH, STD. DWG. 405-2 IS REQUIRED.
- ALL RURAL PRIVATE AND COMMERCIAL APPROACHES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ITO ADMINISTRATIVE POLICY 5005. APPROACHES SHALL NOT CONTRIBUTE TO EXISTING HIGHWAY DRAINAGE. ALL RURAL PUBLIC APPROACHES SHALL BE DESIGNED AND CONSTRUCTED TO ADDRESS BOTH THE MAIN HIGHWAY AND APPROACH DRAINAGE.
- THE APPROACH SKEW ANGLE IS THE DEFLECTION ANGLE BETWEEN A LINE PERPENDICULAR TO THE HIGHWAY CENTERLINE AND THE APPROACH CENTERLINE.
- RURAL PRIVATE AND COMMERCIAL APPROACHES ARE REFERENCED LEFT OR RIGHT OF THE HIGHWAY CENTERLINE STATION TO THE CENTER OF THE APPROACH OPENING WHICH IS AT THE EDGE OF PAVEMENT OR BACK OF CURB. A PUBLIC APPROACH STATION OCCURS WHERE THE PUBLIC APPROACH CENTERLINE INTERSECTS THE HIGHWAY CENTERLINE.
- NOT TO SCALE

APPROACH SKEW ANGLE

(SEE NOTE NO. 10)

APPROACH SKEW ANGLE

(SEE NOTE NO. 10)

REVISIONS

NO.	DATE	BY	DATE	BY
1	01-00	MSM	12-05	MSM
2	01-02	MSM	06-07	MSM
3	07-02	MSM		
4	10-02	MSM		
5	08-04	MSM		



ORIGINAL SIGNED BY LDREN THOMAS
ASSISTANT CHIEF ENGINEER (DEVELOPMENT)
ORIGINAL SIGNED BY STEVEN HUTCHINSON
CHIEF ENGINEER

STANDARD DRAWING

RURAL APPROACHES

English

STANDARD DRAWING NO.

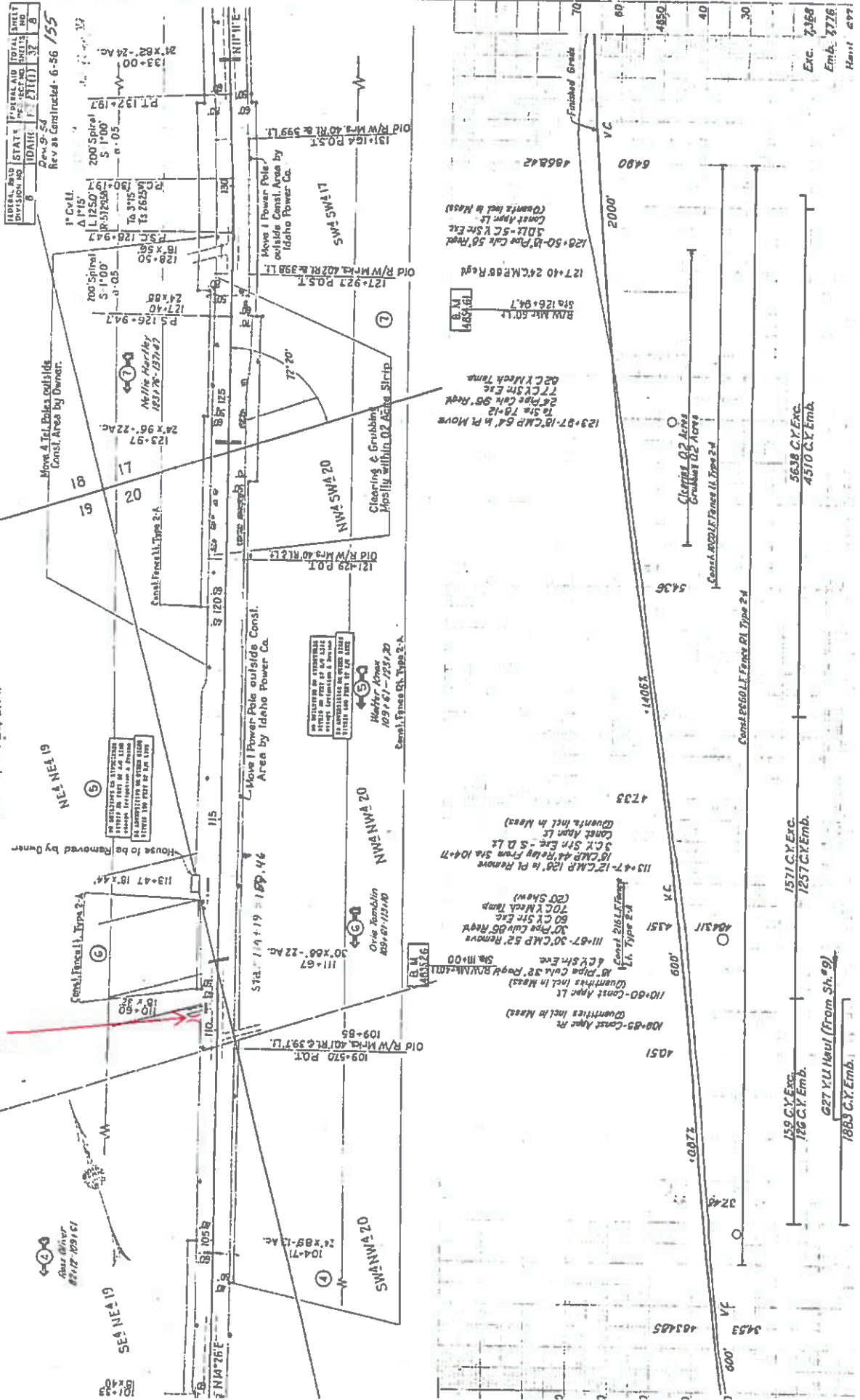
405-1

SHEET 1 OF 1



New Multi Home (2)
approach @ STA. 110+33
MP 103.73

T. 12 N., R. 4 E., B. M.



Eck 4 Aug 010
Eck 10 Aug 133

17
20

400 60/40

1378.52

1163475E 52
 55
 Ma 130-A dated
 Ma F-3271 (1)
 Ma ST


 See FAR
 See FAR
 See SAR

to 123+00
1900.19
2)

From 104+00
N1637102
[19000]

- Dr. H 1/16
 Rad. Off. 447318
 See Church
 #280853
 #280834

8+57.0 4097

1318.65
708'28"E. 1318.63

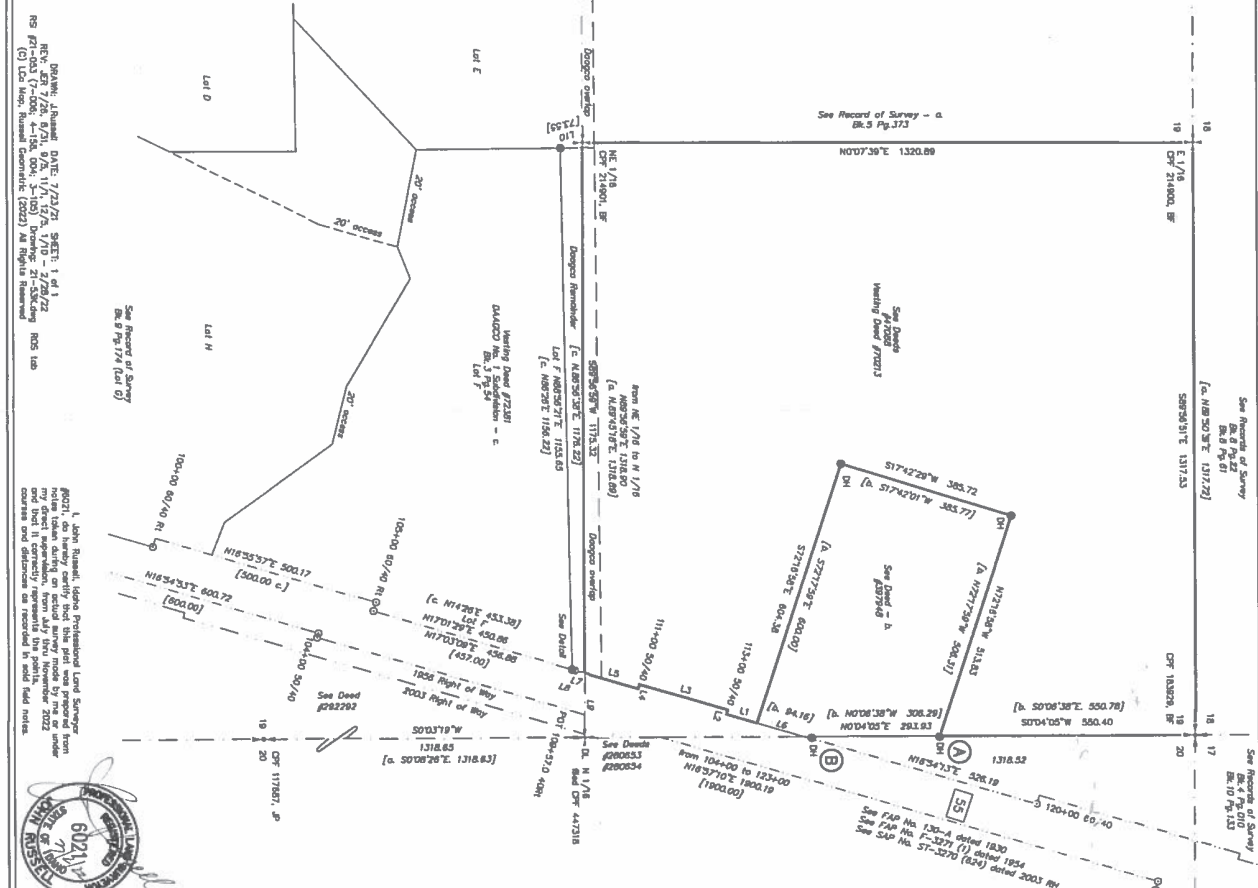
[α. 50]

CPF 117667, JP
20



STATE OF
JOHN RU

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.90	N6°-54'13"E
L2	10.00	S73°05'47"E
L3	200.00	N6°-54'13"E
L4	10.00	S73°05'47"E
L5	121.19	N66°-34'13"E
L6	100.64	N66°-34'13"E
L7	23.81	S16°-54'13"E
L8	6.02	S19°06'-20"E
L9	143.58	N69°-56'-57"E
L10	48.32	S13°-20'06"E



instrument # 448633
VALLEY COUNTY, CALIFORNIA, DEWAD
2-4-8021 615141796 No. of Pages: 1
Recorded for: JOHN RUSSELL
DOWD, J. A. SULLER Fee: \$80
E-CORP. Recorder, County _____
made in accordance with Statute _____
F

Book _____, Page _____
of Records of Surveys.

LEGEND

[illegible]

RECORD of SURVEY for
TED LARSON
Boundary Survey

situated in the
Northeast 1/4 Northeast 1/4, Section 19,
T.12N., R.04E., B.M.,
Valley County, Idaho

Russell Surveying, Inc. ~ McCall, Idaho
February 2002

2/28/22 Sheet 1 of 1