

C.U.P. 22-26



May 31, 2022

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
Cascade, Idaho 83611

**Subject: Glory Ridge Subdivision – C.U.P. & Preliminary Plat Application**

Dear Cynda,

Please find attached to this letter, a submittal for the Glory Ridge Subdivision project located along Rainbow Road, Valley County, Idaho. The proposed development consists of a 14-lot preliminary plat encompassing 33.51 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Irrigation Plan – 2 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 3 pages
- Property Tax Exemption Notice – 1 page
- Landscaping Plan – 1 page
- Lighting Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Wildfire Mitigation Plan – 1 page
- Adjoining Property Owners – 1 page
- Legal Description Parcel A – 3 pages
- Proposed Subdivision Street Names and Lots 1" = 300' Scale – 1 page
- Preliminary Plat – 1 sheet
- Existing Conditions with Preliminary Site Plan – 1 sheet
- Preliminary Road, Grading, and Stormwater Management Pan – 3 sheets
- Civil Typical Details – 1 sheet
- Record of Survey – 1 sheet

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KH', followed by a stylized surname.

Kyle Hickman  
Construction Manager and Senior Environmental Specialist  
Crestline Engineers, Inc.

## **Glory Ridge Road Width**

From: Rob Pair

Fri 6/3/2022 9:28 AM

To: Lori Hunter

Good morning Lori,

In regard to the road width for Glory Ridge Subdivision, I would like to clarify that we are not intending to ask for a variance and the plan should reflect an overall width of 28' as shown in the Valley County Road Standards instead of 24' wide with 2' gravel shoulders which is what is shown in the application. I would also like to state that the preliminary grading does account for the 28' overall width. Thank you again for reaching out and should you need anything else or have additional questions please feel free to contact me.

Regards,

Rob

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**Rob Pair, E.I.T. | Associate Engineer**

**Crestline Engineers, Inc.**

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

T 208.634.4140 | C 208.315.7450 | F 208.634.4146

[www.crestline-eng.com](http://www.crestline-eng.com)

# 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

FILE # 22-26 Glory Ridge Subd.

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

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

☐ ADMINISTRATIVE PLAT

COMMENTS: \_\_\_\_\_

☐ SHORT PLAT

☒ FULL PLAT

☒ Check # 2029 or ☐ Cash

FEE \$ 600.00

DEPOSIT 1000.00

DATE 5-31-2022

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.

Applicant's Signature: [Signature] Date: 5/28/22

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](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.

### CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Glory Ridge Subdivision

APPLICANT Victor and Carrie Kranz

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 2873 W. Wind Dr. Eagle, Idaho

ZIP 83616

EMAIL [REDACTED]

PROPERTY OWNER \_\_\_\_\_

(if not the applicant)

MAILING ADDRESS \_\_\_\_\_

ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

Nature of Owner's Interest in this Development? Residential Development

AGENT / REPRESENTATIVE \_\_\_\_\_

PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

ENGINEER Gregg Tankersley, P.E.

MAILING ADDRESS 323 Deinhard Ln. Suite C McCall, Idaho

ZIP 83638

EMAIL [REDACTED]

PHONE [REDACTED]

SURVEYOR Colleen Marks, L.S.

MAILING ADDRESS 2995 N. Cole Rd. Suite 240 Boise, Idaho

ZIP 83704

EMAIL [REDACTED]

PHONE [REDACTED]

### PROPERTY INFORMATION

1. SIZE OF PROPERTY 33.51 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

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

Easements Existing Ingress - Egress Easement. See Attached Legal Description Parcel A

Deed Restrictions None

Liens or encumbrances Idaho First Bank

4. LEGAL DESCRIPTION See Attached Record of Survey from Mark's Land Surveying, LLC. - Parcel A and Attached Legal Description - Parcel A

5. TAX PARCEL NUMBER(S) Original Parcel Numbers RP16N03E035420, RP16N03E033155

Quarter SW4 NW4

Section 3

Township 16N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

534 Res Impr on Cat 12, Existing Temporary Storage Building to be Relocated on Parcel A

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 106 Productivity Forest Land, No Structures

South 537 Res Impr on Cat 15, Coho Estates Subdivision, Single Family Homes

East 105 Dry Grazing Land, No Structures; 131 Res Impr on Cat 10, Single Family Home; Post Ranches Sub

West 105 Dry Grazing Land, No Structures

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: Wetlands and Wooded Areas Present on the Parcel

10a. WATER COURSE: Lake Fork Creek

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 1 Width 24' Public ☐ Private ☒  
Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' Wide With 2' Gravel Shoulders  
Will the proposed roads be Public ☐ Private ☒  
Proposed road construction: Gravel ☒ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: No known utilities

12b. PROPOSED UTILITIES: Septic, Individual Well, Power, and Communications.

Proposed utility easement width 12' Locations Adjacent to ROW

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? Yes \_\_\_\_\_ Depth 78' Flow 30 Purity Verified? Yes \_\_\_\_\_  
Nearest adjacent well ID #341038 Depth 72' Flow 30
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): Roadside Swales & On-site Detention Basins  
Any special drains? No (Please attach map)  
Soil type(s): Blackwell Mucky Silt Loam, Blackwell Variant Silt Loam, Donnel Sandy Loam, Kangas Fine Gravelly Loamy Coarse Sand  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. 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: \_\_\_\_\_  
\_\_\_\_\_
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
Setbacks: Front \_\_\_\_\_ feet Sides \_\_\_\_\_ feet Rear \_\_\_\_\_ feet ☒ County Minimums  
Mobile homes allowed? Yes ☐ No ☒  
Minimum construction value TBD Minimum square footage TBD  
Completion of construction required within 2 Days ☐ Months ☐ Years ☒  
Resubdivision permitted? Yes ☐ No ☒  
Other TBD
17. LAND PROGRAM:  
Open Areas and/or Common Areas Yes ☒ No ☐  
Acreage in subdivision 33.51 Number of lots in subdivision 14  
Typical width and depth of lots 308 x 398'  
Typical lot area 1.95 Acres Minimum lot area 1.22 Acres Maximum lot area 3.17 Acres  
Lineal footage of streets 3,261 Average street length per lot 342 LF  
Percentage of area in streets 15.5 %  
Dedicating road right-of-way to Valley County? Yes ☐ No ☒  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient 1.5 %  
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)

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

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

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

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

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

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

Irrigation: TBD

Drainage: Lake Fork Creek

3. How many acres is the property being subdivided? 33.51

4. What percentage of this property has water? TBD

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

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well  
☒ None ☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well  
☒ TBD ☐ 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.

TBD

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? On-site storm water detention basins or swales

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)  
On-site detention basins or swales. No anticipated contaminants from residential development.

### 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: \_\_\_\_\_

5, 28, 22





# VALLEY COUNTY

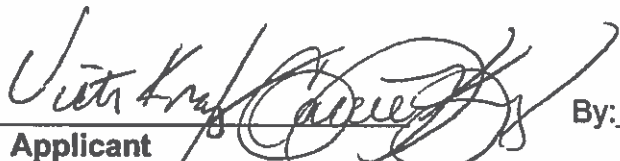
## WEED CONTROL AGREEMENT

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

Date: 5/28/22 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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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 roadway will accommodate fourteen (14) residential housing lots. The roadway gradient is 1.5% maximum, aligned within the ROW, and will be constructed to Valley County standards. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be typical of single-family home access.

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

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

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. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoing of residential dwellings will persist after residential development.

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

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

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

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows and dust potential from the gravel access road.

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 and irrigation purposes, if water rights are not available to the lots. Septic systems and drain fields will be utilized for domestic disposal. A water storage tank will be installed for fire mitigation purposes along with a well for filling the tank. Wetlands are present on the property but will not be developed within. Building envelopes and set backs have been shown to further indicate wetlands will not be impacted. Stormwater management associated with the roadway will be addressed per Valley County standards.

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

There are no known existing or proposed hazards associated with this development.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils. Existing vegetation removal mostly limited to removal of native grasses and trees and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Wetlands will not be impacted by construction of the roadway and building envelopes have been established with setbacks to protect slopes and wetlands.

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 with hard surface and re-vegetation/landscaping efforts.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

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 creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

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 impacts of shadows from new features on neighboring property. Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character. Site selection was based upon the availability of land with convenient access to Valley County. Access to recreational activities is desirable within the area including proximity to rivers, mountains, and lakes. The site is adjacent to other residential subdivisions with similar land use.

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

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

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

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

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

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

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

N/A

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

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

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

Fourteen (14) individual lots will be available for future planned development.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2023. See attached Phasing Plan and Construction 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. Lot prices are expected to be competitive with other similar improvements in the County.

### 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.

## Landscaping Plan

### Glory Ridge Subdivision


Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above. A planned entryway feature into the subdivision will utilize rocks and a subdivision name sign and is subject to change. Lighting if utilized on the entryway feature will conform to Valley County standards at that time.

By:  Date: 5/28/22  
Victor or Carrie Kranz

## Lighting Plan

### Glory Ridge Subdivision

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings. All lighting will conform to Valley County standards.

By:  Date: 5/28/22

Victor or Carrie Kranz



## **Phasing Plan and Construction Timeline**


### **Glory Ridge Subdivision**

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations.

#### **Phase 1 2022 through 2023**

Roadway grading and construction.

Roadway drainage and stormwater management improvements.

By:  Date: 5/28/22

Victor or Carrie Kranz

## Wildfire Mitigation Plan

### Glory Ridge Subdivision

The new roadway will provide emergency vehicle access to the property for fire suppression efforts and will serve as a firebreak where there currently isn't one. A roadway turnaround has been proposed. A water storage tank will be installed for fire mitigation purposes.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing grasslands and timbered conditions to further mitigate wildfire.

By: 

Date: 5/28/22

Victor or Carrie Kranz

Legal Discription  
Parcel A

A parcel of land being a portion of the W1/2 of Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Aluminum Cap marking the NW Corner of said Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho, said Aluminum Cap marking THE REAL POINT OF BEGINNING;

thence S.89°27'05"E. 674.56 feet along the north boundary of said Section 3 to a found 1/2" iron pin lying along the westerly right of way of the abandoned Oregon Short Line Railroad;

thence along the said westerly right of way of the abandoned Oregon Short Line Railroad, S.07°42'46" E. 2711.77 feet (formerly 2712.06 feet) to a found 1/2" iron pin lying along the southerly boundary of the NW1/4 of said Section 3;

thence along the said southerly boundary of the NW1/4 of Section 3, N.89°11'10" W. 259.44 feet to a set 1/2" iron pin;

thence leaving the said southerly boundary of the NW1/4 of Section 3, S.00°21'12" W. 32.57 feet to a found 1/2" iron pin lying along the northerly boundary of Coho Estates Subdivision, as recorded in Book 8 of Plats at Page 58, records of Valley County, Idaho;

thence along the said northerly boundary of Coho Estates Subdivision, N.89°41'29"W. 70.17 feet to a found 1/2" iron pin;

thence leaving the said northerly boundary of Coho Estates Subdivision, N.00°37'36"E. 33.18 feet to a set 1/2" iron pin lying along the said southerly boundary of the NW1/4 of Section 3;

thence along the said southerly boundary of the NW1/4 of Section 3, N.89°11'10" W. 733.37 feet to found 5/8" iron pin marking the W1/4 Corner of said Section 3;

thence along the westerly boundary of the said NW1/4 of Section 3, N.00°31'07"W. 440.60 feet to a set 1/2" iron pin;

thence leaving the said westerly boundary of the NW1/4 of Section 3, S.89°28'53"E. 651.56 feet to a set 1/2" iron pin;

thence S.01°05'08"E. 344.15 feet to a set 1/2" iron pin;

thence S.89°11'10"E. 200.00 feet to a set 1/2" iron pin;

thence N.03°13'47"W. 1346.31 feet to a set 1/2" iron pin;

thence N.89°28'53"W. 773.18 feet to a set 1/2" iron pin lying along the said westerly boundary of the NW1/4 of Section 3;

thence along the said westerly boundary of the NW1/4 of Section 3, N.00°31'07"E. 1239.72 feet to the point of beginning, containing 33.51 acres, more or less.

**SUBJECT TO:**

A non-exclusive ingress and egress easement lying in a portion of the W1/2 of Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho said easement being more particularly described as follows:

Commencing at the W1/4 Corner of said Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho; thence S.89°11'10"E. 664.00 feet along the southerly boundary of the NW1/4 of said Section 3 to a set 1/2" iron pin;

thence leaving the said southerly boundary of the NW1/4 of Section 3, N.01°05'08"W. 100.05 feet to a set 1/2" iron pin;

thence S.89°11'10"E. 200.00 feet to a set 1/2" iron pin;

thence S.01°09'16"E. 100.06 feet to a set 1/2" iron pin lying along the said southerly boundary of the NW1/4 of Section 3;

thence along the said southerly boundary of the NW1/4 of Section 3, N.89°11'10"W. 60.75 feet to a set 1/2" iron pin;

thence leaving the said southerly boundary of the NW1/4 of Section 3, S.00°21'12"W. 32.57 feet to a found 1/2" iron pin lying along the northerly boundary of Coho Estates Subdivision as recorded in Book 8 of Plats at Page 58, records of Valley County, Idaho;

thence along the said northerly boundary of Coho Estates Subdivision, N.89°41'29"W. 70.17 feet to a found 1/2" iron pin;

thence leaving the said northerly boundary of Coho Estates Subdivision, N.00°37'36"E. 33.18 feet to a set 1/2" iron pin lying along the said southerly boundary of the NW1/4 of Section 3;

thence along the said southerly boundary of the NW1/4 of Section 3, N.89°11'10"W. 69.37 feet to the point of beginning, containing 0.51 acres, more or less.

**TOGETHER WITH:**

A non-exclusive ingress and egress easement, said easement described as Parcel 3 on Warranty Deed Instrument No. 424601, records of Valley County, Idaho, said easement also lying in a portion of the NW1/4 of Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho, said easement being more particularly described as follows:

Commencing at a found Aluminum Cap marking the NW Corner of said Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho; thence S.89°27'05"E. 674.56 feet along the northerly boundary of the said NW1/4 of said Section 3 to a found 1/2" iron pin lying along the westerly right of way of the abandoned Oregon Short Line Railroad; thence continuing along the northerly boundary of the said NW1/4 of said Section 3, S.89°27'05"E. 70.73 feet to a point, said point marking THE REAL POINT OF BEGINNING;

thence continuing along the said northerly boundary of the NW1/4 of said Section 3,

S.89°27'05"E. 1868.42 feet to a point lying along the westerly right of way of State Highway 55;

thence along the said westerly right of way of State Highway 55, S.00°20'23"W. 45.00 feet to a point;

thence leaving the said westerly right of way of State Highway 55, N.89°27'05"W. 1220.44 feet to a point,

thence S.00°32'55"W. 25.00 feet to a point;

thence N.89°27'05"W. 637.97 feet to a point

thence N.07°42'46"W. 70.73 feet to a the point of beginning, containing 2.29 acres, more or less.

**ALSO TOGETHER WITH:**

A non-exclusive ingress and egress easement, said easement being described as Parcel 4 on Warranty Deed Instrument No. 424601, records of Valley County, Idaho, said easement also being 70 feet wide and lying in a portion of the NW1/4 of Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho, said easement being more particularly described as follows:

Commencing at a found Aluminum Cap marking the NW Corner of said Section 3, T.16N., R.3E., Boise Meridian, Valley County, Idaho; thence S.89°27'05"E. 674.56 feet along the northerly boundary of the said NW1/4 of said Section 3 to a found 1/2" iron pin lying along the westerly right of way of the abandoned Oregon Short Line Railroad, said pin also marking THE REAL POINT OF BEGINNING;

thence continuing along the northerly boundary of the said NW1/4 of said Section 3, S.89°27'05"E. 70.73 feet to a point;

thence leaving the said northerly boundary of the NW1/4 of said Section 3 and along a line 70.00 feet east of and parallel to the said westerly right of way of the abandoned Oregon Short Line Railroad, S.07°42'46"E. 2712.10 feet to a point lying along the southerly boundary of the said NW 1/4 of Section 3;

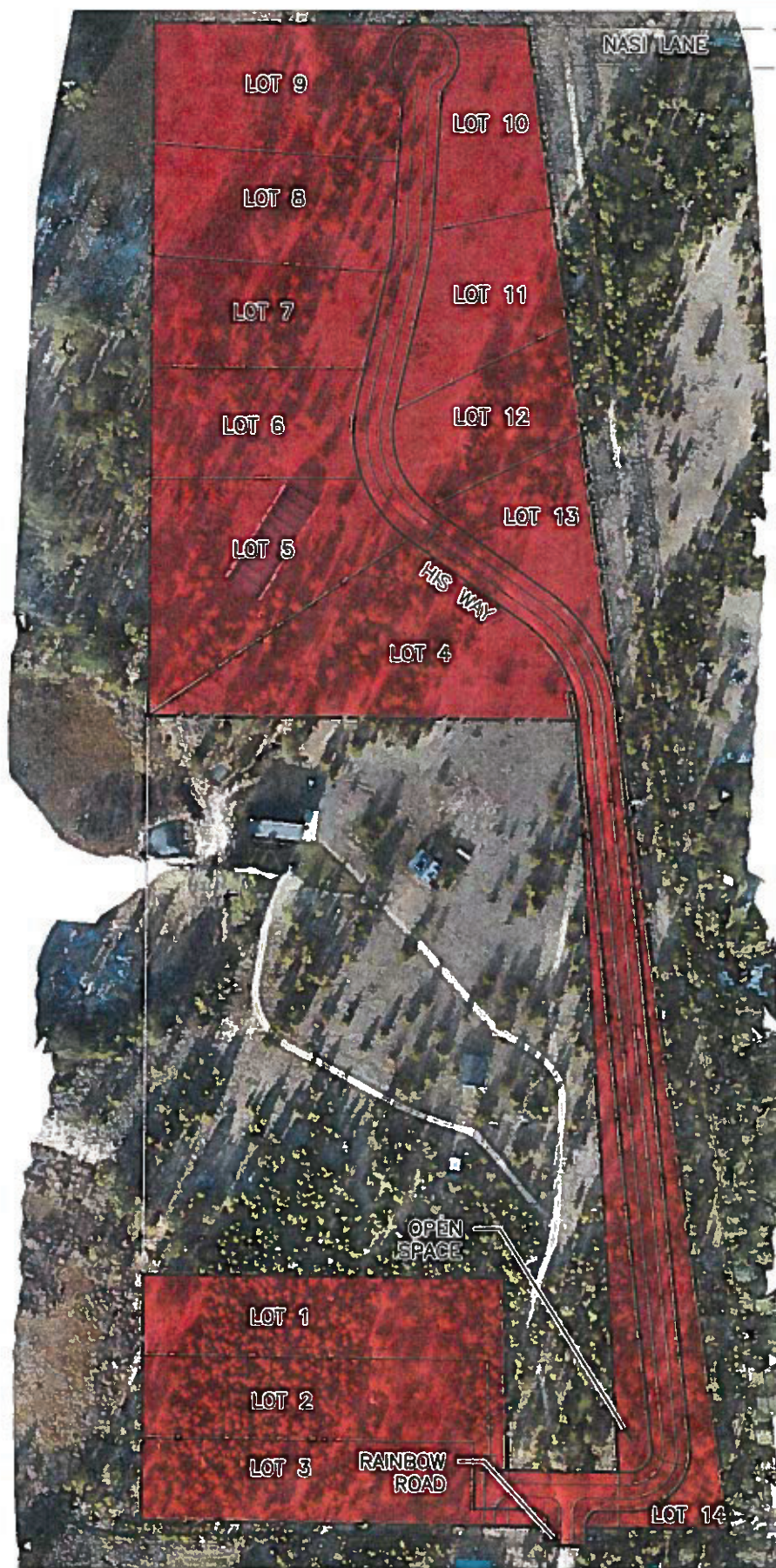
thence along the said southerly boundary of the NW 1/4 of Section 3, N.89°11'10"W. 70.78 feet to a found 1/2" iron pin lying along the said westerly right of way of the abandoned Oregon Short Line Railroad,

thence along the said westerly right of way of the abandon Oregon Short Line Railroad, N.07°42'46"W. 2711.77 feet to a the point of beginning, containing 4.36 acres, more or less.

**ALSO SUBJECT TO AND/OR TOGETHER WITH:**

Any additional easement or rights of way of record or in use.





NORTH  
SCALE: 1" = 300'

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

GLORY RIDGE SUBDIVISION  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21074	DRAWN	FIGURE NO.
DATE	5/25/2022	RFP	1 OF 1

PRELIMINARY PLAT-GLORY RIDGE

A RESIDENTIAL SUBDIVISION LOCATED IN

THE W 1/2 OF SECTION 3

T16N R3E PM

VALLEY COUNTY, IDAHO

2022

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:  
MOTOR AND CARRE, KRAMZ  
20714 WIND DRIVE  
EAGLE, ID 83616
2. THE LAND SURVIVOR OF THIS PROPOSED DEVELOPMENT IS:  
MARKS LAND SURVEYING, LLC  
2095 N. COLE ROAD, SUITE 240  
BOISE, ID 83704
3. THE EXISTING LAND USE/ZONING IS RESIDENTIAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 33.51 ACRES.
5. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

LEGEND:

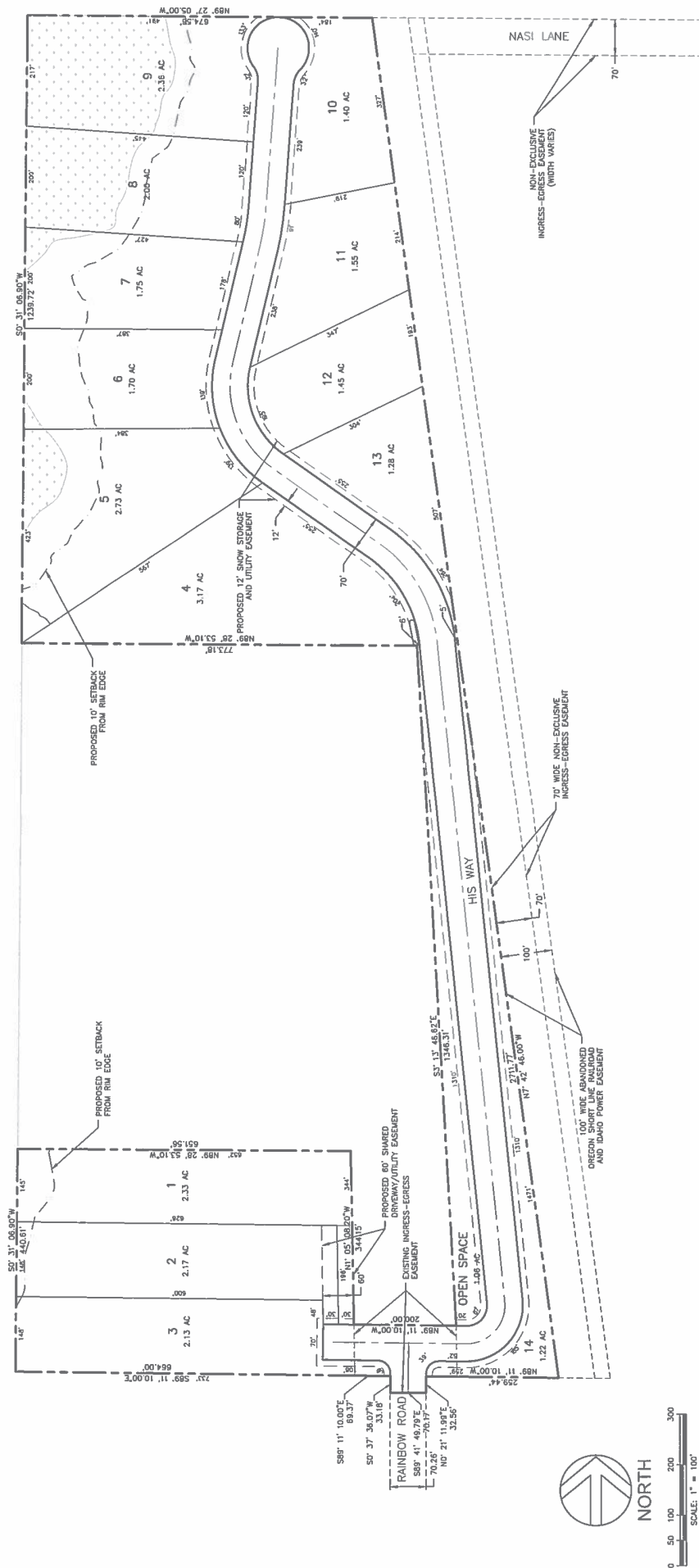
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING WETLAND AREA (APPROX.)

DEVELOPMENT DATA:

PROPERTY AREA	33.51 ACRES
PRIVATE RIGHT-OF-WAY AREA	5.21 ACRES
LOT(S) AREA	27.24 ACRES
OPEN SPACE AREA	1.06 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1025C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X AND ZONE A  
BASE FLOOD ELEVATION(S): N/A  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL  
UNSATURATED AREAS ARE SUBJECT TO REGULATION BY  
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



NO.	REVISION	BY	DATE	DESIGN	RFP
				DRAWN	RFP
				CHECKED	RFP
				APPROVED	OTT
					OTT

NOT FOR CONSTRUCTION		CRESTLINE ENGINEERS 323 DEINHARD LANE SUITE C · PO BOX 2330 McCALL, IDAHO 83638 208.634.4140 · 208.634.4146 FAX		GLORY RIDGE SUBDIVISION VALLEY COUNTY, IDAHO PRELIMINARY PLAT		VERIFY SCALE PLOT SCALE: 1" = 100' PLOT SCALE: 1" = 100'	
				PROJECT: 21074		SHEET NO: 1 OF 6	
				DATE: 9/10/2022			
				DRAWING NO: EX-1			

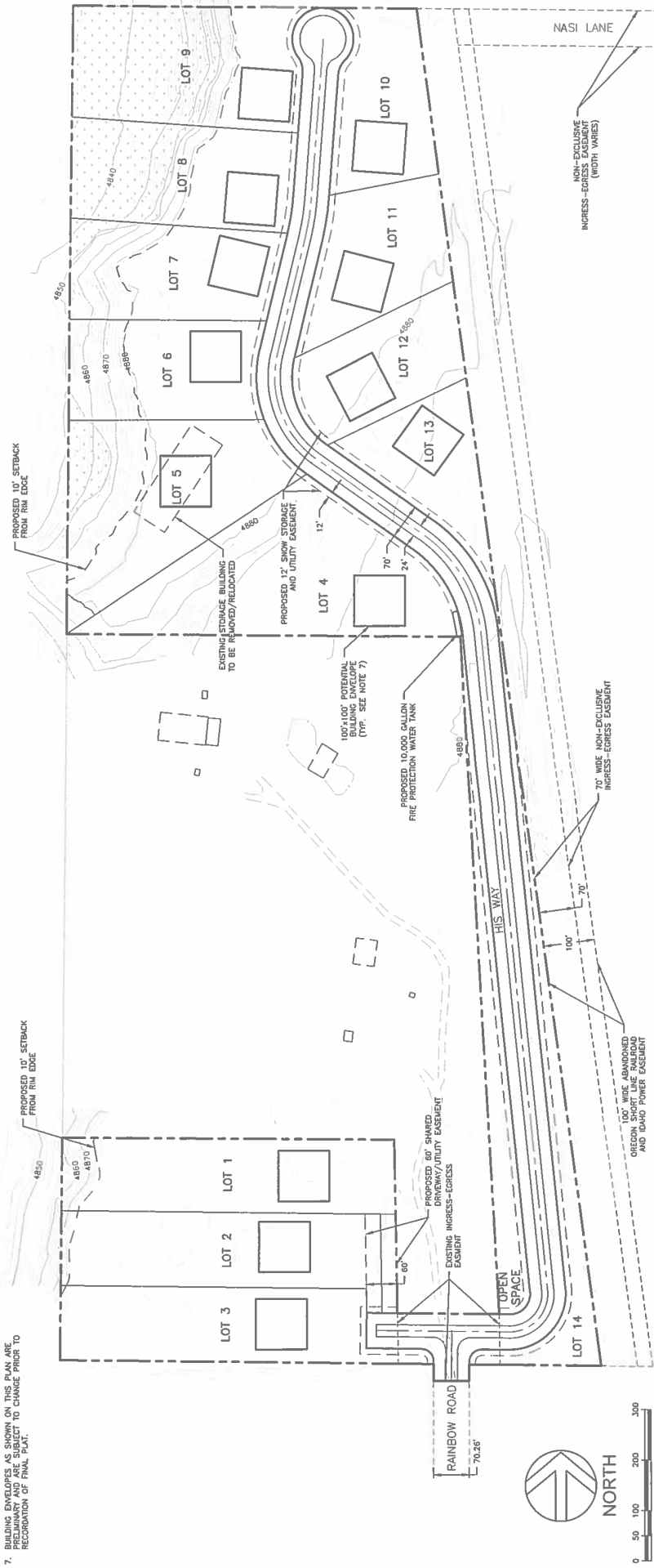


NOTES:

- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN IS BASED ON A SURVEY CONDUCTED BY MARRS LAND SURVEYING, LLC. BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY MARRS LAND SURVEYING, LLC.
- CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE BETWEEN APPROXIMATELY 1% AND 17%. THE SOILS LOCATED ON THE PROPERTY ARE CLASSIFIED AS UNCONSOLIDATED SANDY LOAM AND BLACKWELL MUCKY SILT LOAM.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE CONCURRENCES AND PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO EXHIBIT NO. EX-C-1 THROUGH EX-C-5 FOR PRELIMINARY SITE GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN.
- BUILDING ENVELOPES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PRIOR TO RECORDATION OF FINAL PLAN.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- PROPOSED EASEMENT LINE
- EXISTING WETLAND AREA (APPROX.)



NO.	BY	DATE	DESIGN	RFP
			DRAWN	RFP
			CHECKED	RFP
			APPROVED	GTL
				GTL

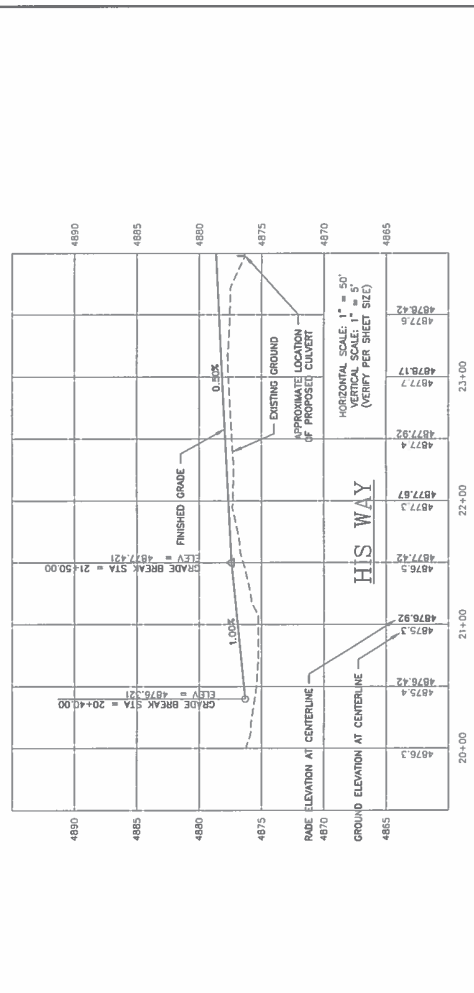
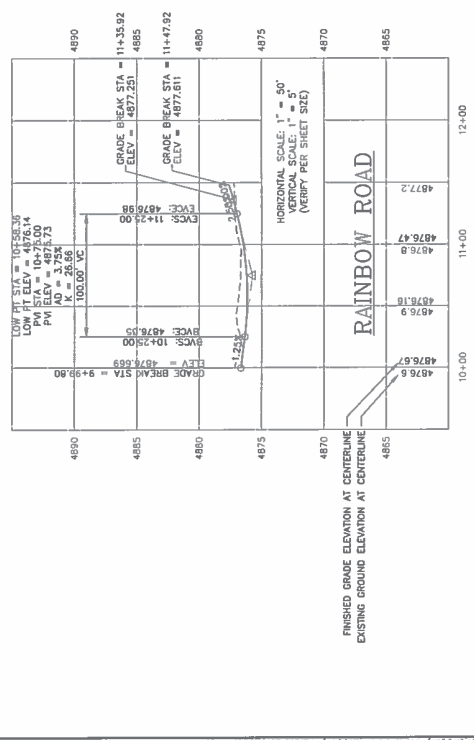
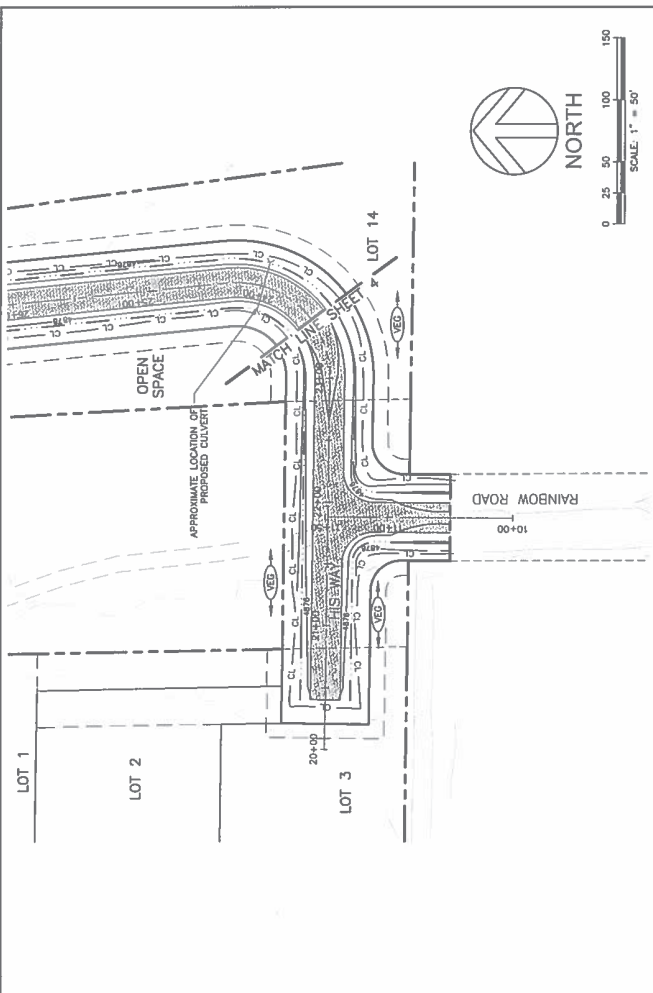
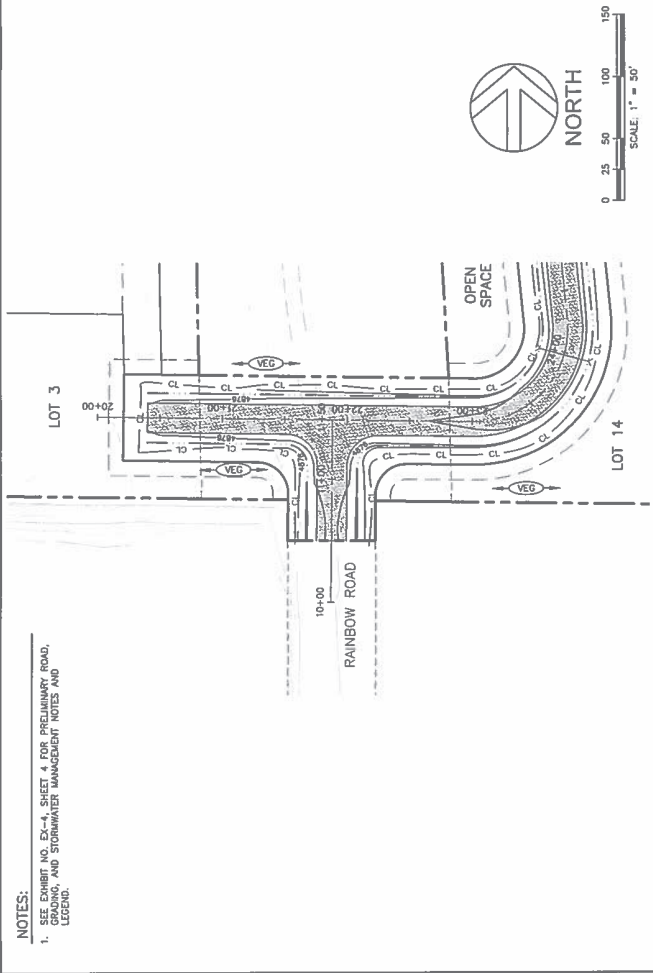
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

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

**GLORY RIDGE SUBDIVISION**  
VALLEY COUNTY, IDAHO  
EXISTING PHYSICAL CONDITIONS WITH SITE PLAN

PROJECT	DATE	DRAWING NO.	SHEET NO.
2104	5/10/2022	EX-2	2 OF 6

NOTES:  
1. SEE EXHIBIT NO. EX-4, SHEET 4 FOR PRELIMINARY ROAD, GRADE, AND STORMWATER MANAGEMENT NOTES AND LEGEND.



NO.	REVISION	BY	DATE	DESIGN	APP.

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

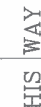
**GLORY RIDGE SUBDIVISION**  
VALLEY COUNTY, IDAHO  
PRELIMINARY ROAD, GRADING AND  
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	PROJECT	DATE	DRAWING NO.	SHEET NO.	3 OF 6
1" = 50'	2024	5/16/2022	EX-3	3 OF 6	

1. STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING VEGETATED SWALES AND SURFACE RETENTION IF NECESSARY.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE CHAINING AND STORMWATER MANAGEMENT AS SHOWN ON THE DRAINAGE AND EROSION CONTROL PLAN AND THE DRAINAGE DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED PER DRAINAGE AND EROSION CONTROL REQUIREMENTS.
5. REFER TO THE "STATE OF IDAHO CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR URBAN CITIES AND COUNTIES" FOR FURTHER DETAILS ON DRAINAGE AND EROSION CONTROL.
6. ALL EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.

--- PROPERTY BOUNDARY  
 - - - EXISTING CONTOUR  
 - - - PROPOSED CONTOUR  
 50'0 PROPOSED GRAVEL ROADWAY  
 [Hatched Box] PROPOSED DRAINAGE SWALE/FLOW LINE  
 [Hatched Box] PRESERVE EXISTING VEGETATION  
 [Hatched Box] PROPOSED CULVERT  
 --- SILT FENCE  
 --- CLEARING/CONSTRUCTION LIMITS

7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING AREA AND SHALL BE LIMITED TO THE NECESSARY PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY. THE EROSION AND SEDIMENT CONTROL CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
10. IN GENERAL, ALL SITE GRADING TO NEW BUILDING FOUNDATIONS SHALL BE 50% TO DISMANTLING FROM THE EXISTING GRADE. EXISTING GRADE SHALL BE MAINTAINED IN 50% AND 4% IN LANDSCAPE AREAS, AREAS BETWEEN NEW BUILDINGS AND PROPERTY BOUNDARIES WILL BE SLOPED TO EXISTING GRADE. EXISTING GRADE AND REDUCED TO EXISTING LANDSCAPE AREAS.



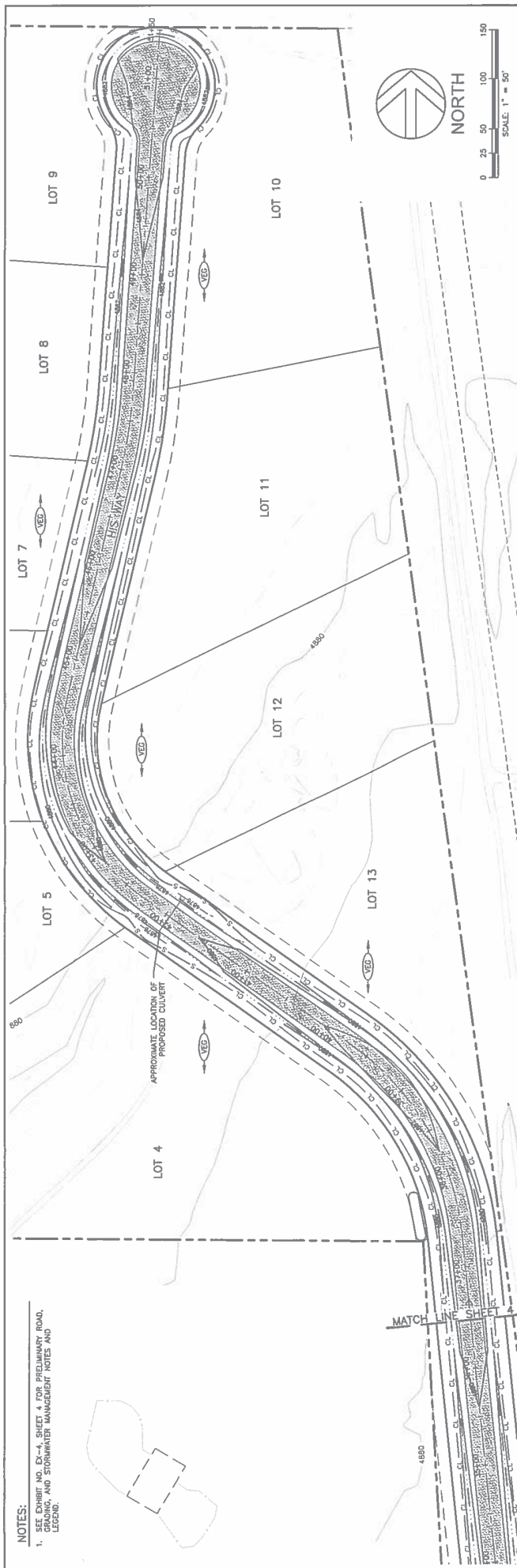
DATE	DESIGN
	DRAWN
	CHECKED
	APPROVED

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

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

GLORY RIDGE SUBDIVISION  
VALLEY COUNTY, IDAHO  
PRELIMINARY ROAD, GRADING, AND  
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE	21074
BAR IS ONE INCH ON FULL SIZE DRAWING	5/10/2022
0 1"	SHEET NO.
PROJECT	DRAWING NO.
DATE	



**VERIFY SCALE**  
 1" = 40' HORIZONTAL  
 1" = 5' VERTICAL  
 1" = 10' CURVE RADIUS

**PROJECT** 31024  
**DATE** 5/10/2022  
**SHEET NO.** EX-5  
**5 OF 6**

**GLORY RIDGE SUBDIVISION**  
**VALLEY COUNTY, IDAHO**  
**PRELIMINARY ROAD, GRADING, AND**  
**STORMWATER MANAGEMENT PLAN - 3**

**HIS WAY**

**APPROXIMATE LOCATION OF PROPOSED TIE-OUT**

**FINISHED GRADE ELEVATION AT CENTERLINE**

**EXISTING GROUND ELEVATION AT CENTERLINE**

**FINISHED GRADE**

**EXISTING GROUND**

**PROPOSED GRADE**

**STATIONING**  
 37+00 38+00 39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00

**ELEVATIONS**  
 4880.0 4881.0 4882.0 4883.0 4884.0 4885.0 4886.0 4887.0 4888.0 4889.0 4890.0 4891.0 4892.0 4893.0 4894.0 4895.0 4896.0 4897.0 4898.0 4899.0 4900.0

**LOW PT STA = 38+51.57**  
**HIGH PT STA = 40+51.57**  
**LOW PT ELEV = 4882.42**  
**HIGH PT ELEV = 4882.42**  
**PM STA = 39+50.00**  
**PM STA = 41+50.00**  
**PA = 2.25%**  
**PA = 2.25%**  
**AD = 2.25%**  
**AD = 2.25%**



RECORD OF SURVEY  
FOR  
VICTOR & CARRIE KRANZ  
PARCELS OF LAND LYING IN THE  
W1/2 OF SECTION 3, T.16N., R.3E.,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO  
2021

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN KRANZ, BEING A REGISTERED  
LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS  
IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND  
IS IN CONFORMITY WITH THE CORNER PERPETUATION AND PLUMBING ACT  
- IDAHO CODE 55-1801 THROUGH 55-1813.

*Colleen Marks*  
COLLEEN MARKS, L.S. 7045



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PROPERTY  
INTO TWO PARCELS AS SHOWN HEREON. THE FOLLOWING DATA  
WAS USED TO COMPLETE THIS SURVEY:

1. QUITCLAIM DEED INSTRUMENT NOS.: 207785219304, 281899;  
MISC INSTRUMENT NOS.: 273783, 328318 & WARRANTY DEED  
INSTRUMENT NO. 424601, RECORD OF VALLEY COUNTY, IDAHO.
2. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY  
INSTRUMENT NOS.: 189948, 200708, 212487, 216037 & 324663,  
RECORDS OF VALLEY COUNTY, IDAHO.
3. REFERENCE IS MADE TO THE FOLLOWING SUBDIVISION PLAT:  
COHO ESTATES SUBDIVISION, INSTRUMENT NO. 207821, IN BOOK  
8 OF PLATS AT PAGE 38, RECORDS OF VALLEY COUNTY, IDAHO.

LINE	BEARING	DISTANCE
L1	N.89°11'05"W	100.00
L2	N.89°11'05"W	100.00
L3	S.01°09'18"E	100.00
L4	N.01°05'08"W	100.00
L5	N.89°11'05"W	200.00
L6	N.89°28'53"W	60.36
L7	N.89°28'53"W	60.36
L8	S.89°28'53"E	55.00
L9	S.89°28'53"E	55.00
L10	S.89°28'53"E	50.00
L11	S.00°20'23"W	45.00
L12	N.01°05'08"W	100.00
L13	N.89°11'05"W	70.78
L14	N.89°11'05"W	30.34
L15	N.89°11'05"W	101.12
L16	N.89°11'05"W	69.37
L17	N.00°17'35"E	32.59
L18	S.02°17'00"E	32.59
L19	N.89°11'05"W	60.75

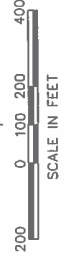
LEGEND

- SUBJECT PROPERTY LINE
- HIGHWAY RIGHT OF WAY LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC  
CAP MARKED LS 7045
- POINT ON LINE-SET 1/2" IRON PIN  
W/ PLASTIC CAP MARKED LS 7045
- EXISTING WELL
- CALC POINT
- RECORD DATA
- EASEMENT AREAS

INDEX NO. 1631-03-300 & 400-000

MARKS LAND SURVEYING, LLC  
COLLEEN MARKS, L.S. 7045  
2995 N. COLE ROAD STE. 240  
BOISE, IDAHO 83704  
PH: (208) 378-7703

DATE: 03/16/21 DRAWN BY: CM FILE: KRANZ.dwg



COHO ESTATES SUBDIVISION  
BOOK 8 AT PAGE 38