

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 checked="" type="checkbox"/> Check # <u>2835</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-31</u>		FEE \$ <u>600 + 200</u>
ACCEPTED BY <u>CH</u>		DEPOSIT <u> </u>
CROSS REFERENCE FILE(S): <u> </u>		DATE <u>7-7-2022</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u> </u>	
<input checked="" type="checkbox"/> SHORT PLAT	<u> </u>	
<input type="checkbox"/> FULL PLAT <u>prelim + final</u>	<u> </u>	

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: 7-6-22

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.

7/5/2022

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find the required documents for a single lot subdivision. As you are aware, the property being subdivided is already its own parcel but not a legal parcel for building purposes. The intent of this application is to gain approval for a legal parcel which will allow it to be a buildable lot.

Enclosed you will find the following:

1. C.U.P and Preliminary Plat Application (applying for final)
2. Legal Description of existing parcels
3. Name and address of adjoining property owners
4. Title Search Report (owners title policy)
5. Record of Survey for Lot Line
6. Final Plat
7. Recorded warranty deed with restrictions
8. Septic Approval from Central District Health
9. Permit from the Army Corps of Engineers
10. Impact Report which includes but is not limited to the lighting plan, landscaping, phasing plan and construction timeline

If you have any questions or need additional information, please contact Heidi Schneider at [REDACTED] or via email at [REDACTED]

Regards,
Heidi Schneider
Agent for Charles H Silzly

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Ashton Meadows

APPLICANT Charles H Silzly **PHONE** [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 267 W. River Meadow Drive, Eagle ID **ZIP** 83616

EMAIL _____

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? Create legal parcel for one home

AGENT / REPRESENTATIVE Heidi Schneider **PHONE** [REDACTED]

MAILING ADDRESS 291 Ashton Lane, McCall ID **ZIP** 83638

EMAIL [REDACTED]

ENGINEER _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____ **PHONE** _____

SURVEYOR Chip Bowers

MAILING ADDRESS PO Box 976, Cascade ID **ZIP** 83611

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

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 7.65 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 None.
Deed Restrictions See attached.
Liens or encumbrances None.
4. **LEGAL DESCRIPTION** See attached.
5. **TAX PARCEL NUMBER(S)** RP17N04E073755

Quarter _____ **Section** 7 **Township** T.17N **Range** R.4E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Agriculture/vacant land

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None.

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

North Residential/Jug Mountain Ranch Golf Course

South Residential/AG

East Residential

West Residential

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: Some wetlands. Wetland deliniation completed and Army Corps of Engineers permit obtained.

10a. WATER COURSE: None.

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

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

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

11a. NUMBER OF EXISTING ROADS: 0 Width _____ Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Conduit installed for power. Septic currently being installed.

12b. PROPOSED UTILITIES: Well to be drilled summer 2022.

Proposed utility easement width NA Locations _____

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 291 Ashton Lane Depth 36 Flow 7 gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: Shop and home
16. DRAINAGE (Proposed method of on-site retention): Existing drainage will not be affected.
Any special drains? _____ (Please attach map)
Soil type(s): Sandy Loam/Sandy Clay Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? None.
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
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value NA Minimum square footage NA
Completion of construction required within NA Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☒
Other see attached deed restriction.
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 7.65 Number of lots in subdivision 1
Typical width and depth of lots 557'x609'
Typical lot area 7.65 Minimum lot area 7.65 Maximum lot area 7.65
Lineal footage of streets NA Average street length per lot NA
Percentage of area in streets 0 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient NA
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 _____ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
 Irrigation: _____
 Drainage: _____
3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____
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.

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? _____

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)

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: ____/____/____



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: Chuck H Silzly
Applicant

By: _____
Valley County Weed Control

Date: 7/8/2022

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.
- ❖ 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.
No roads to be constructed. Access to the property is via an existing driveway from Ashton Lane.
 2. Provision for the mitigation of impacts on housing affordability.
NA. Single lot subdivision.
 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.
Parcel is surrounded by residential lots some of which are under construction and Jug Mountain Golf Course which has constant noise from equipment, mowers, etc. No added 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.
No added glare. Private parcel.
 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 increased particulates.
 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.
Current drainage not to be affected. Some wetlands on property. A wetland delineation and permits have been issued by the Army Corps of Engineers. See attached.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
None existing, none proposed.
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.
Minimal impacts. Permit issued by the Army Corps of Engineers.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
Building site is completed. No replacement of vegetation required.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
No slopes exist.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
Building site work is completed. Existing drainage not affected. Building site private, no buffers needed.
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 buildings will blend in with current residential parcels. No neighbors immediately adjacent. Very private lot.
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.
Two parcels already existed. Building site in upland area. Blends in with adjacent residential properties.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
One parcel subdivision. Tax assessment will increase as improvements are completed. No other impacts expected.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
None. Surrounded by other single family residential subdivisions and Jug Mountain Ranch Golf Course.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
No impacts to other developments. The property is surrounded by residential subdivisions.
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.
No natural resources available and no depletion of resources will occur. No impacts to natural resources will occur.
18. What will be the impacts of a project abandoned at partial completion?
If the project is not completed, it will remain as vacant land. No impacts.
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
Single lot subdivision. Planned improvements are a shop and future home.
20. Stages of development in geographic terms and proposed construction time schedule.
Shop to be constructed 2022. Future home to be determined.
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.
NA.

HELEN DOW
AND MORTON

HORIZONTAL SCALE IN FEET

MEASUREMENTS ARE GRID BAND WEST STATE PLANE ZONE. COORDINATES WERE DERIVED FROM GPS OBSERVATIONS AND PROJECTED TO GRID BY APPLYING A SCALE FACTOR OF 0.999999995 TO GRID VALUES. DISTANCES SHOWN ARE GROUND DISTANCES.

THE SLAVEY WAS RETURNED TO COMPLETE A PAROLE LINE ADJUSTMENT. ALL MONUMENTS WERE ACCEPTED AND HELD.

WASHINGTON ARCADE RANCH SUBDIVISION
BOOK 11, PAGE 8
N657. HQ J14771

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	70.00'	70.00'	05.77°32'	N61°53'08"E	87.12'
C2	39.95'	70.00'	02.43°30'	N17°59'47"E	38.41'

**PARTIAL @
37.00 ACRES**

SEE W.D. MOSE, MD, 4280557

LEONARD ESTATES NO. 2
 BOOK 4, PAGE 3
 DIST. NO. 21127

EXCHANGE LISTING NO. 1
BOOK 4, PAGE 2
POST NO. 27111

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

BOUNDARY LINE

OLD PARCEL LINE

NEW PARCEL LINE

● SET 3.0" X 24" REBAR WITH PLASTIC CAP L514219
○ FORM 3.0" REBAR AS NOTED
○ FORM 1/2" REBAR AS NOTED
○ FORM BRASS CAP
● CALCULATED POINT NO. MOVEMENT SET ON FORM

100

25 COYOTE TRAIL
CASCADE, ID 83417

STUDENT SUPPORT SERVICES
UNIVERSITY OF ALABAMA
644-262-7304 (201) 634-4464

dunn





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
BOISE REGULATORY OFFICE
720 EAST PARK BOULEVARD, SUITE 245
BOISE, IDAHO 83712-7757

June 29, 2021

WALLA WALLA DISTRICT
REGULATORY DIVISION

SUBJECT: NWW-2020-00462, Ashton Lane Residential Development

Ryan and Heidi Schneider
291 Ashton Lane
McCall Idaho 83638

Dear Schneiders:

We have determined that your proposed project Ashton Lane Residential Development is authorized in accordance with Department of the Army (DA) **Nationwide Permit (NWP) No. 29: Residential Developments**. This project is located within Section 7 of Township 17 North, Range 4 East, near coordinates 44.825° N latitude and -116.016° W longitude, near McCall, Valley Idaho County, Idaho. Please refer to File Number 2020-00462 in all future correspondence with our office regarding this project.

Project activities include the discharge of approximately 530 cubic yards of earthen fill within wetlands adjacent to Boulder Creek, associated with the construction of a road crossing and building pad for a single residence. The work will entail the clearing and filling of 0.22 acres of emergent wetlands within the property. Additional work includes minor earthwork and vegetation planting within 0.46 acres of emergent wetlands within the parcel associated with the implementation of the compensatory mitigation plan. All work shall be done in accordance with the enclosed drawings, Wetland Impact Map Figure 3, Dated September 8, 2020, and Mitigation Plan Figure 2, dated June 6, 2021.

DA permit authorization is necessary because your project may involve the discharge of fill material into waters of the U.S. This authorization is outlined in Section 404 of the Clean Water Act (33 U.S.C. 1344).

You must comply with all general, regional, and special conditions, for this verification letter to remain valid and to avoid possible enforcement actions. The general and regional permit conditions for *NWP No. 29: Residential Developments* are

attached and also available online¹. In addition, you must also comply with the special conditions listed below.

The following Special Conditions include:

a) The permittee shall install a highly visible barrier or fence around the limits of the project area, to clearly mark the boundary limits of work and ensure that remaining wetlands adjacent to the project site are not impacted.

b) Mitigation shall be accomplished as specified in the mitigation plan entitled "Wetland Mitigation, Schneider Property", dated June 7, 2021, and according to the drawings dated June 5, 2021. Mitigation shall be accomplished concurrent with or prior to the discharge of fill material authorized by this permit.

You must also comply with the conditions detailed in the attached Section 401 Water Quality Certification (WQC) issued by the Idaho Department of Environmental Quality (IDEQ) on December 4, 2020. If you have any questions regarding the conditions set forth in the Water Quality Certification, please contact IDEQ directly at 208-373-0550, Boise Regional Office.

Nationwide Permit General Condition 30 (Compliance Certification) requires that every permittee who has received NWP verification must submit a signed certification regarding the completed work and any required mitigation. This Compliance Certification form is enclosed for your convenience and must be completed and returned to us within 30 days of your project's completion.

This letter of authorization does not convey any property rights, or any exclusive privileges and does not authorize any injury to property or excuse you from compliance with other Federal, State, or local statutes, ordinances, regulations, or requirements which may affect this work.

This verification is valid until March 14, 2026, unless the NWP is modified, suspended or revoked. If your project, as permitted under this NWP verification, is modified in any way you must contact our office prior to commencing any work activities. In the event that you have not completed construction of your project by March 14, 2026, please contact us at least 60-days prior to this date. A new application and verification may be required.

¹ <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/>

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey². If you have questions or if you would like a paper copy of the survey, please contact the Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online³.

If you have any questions or need additional information about this permit authorization, you can contact me by phone at [REDACTED] by mail at the address in the letterhead, or email at [REDACTED]. For informational purposes, a copy of this letter has been sent to: James Fronk (Agent), Katie Carberry (IDEQ).

Sincerely,

A handwritten signature in black ink, appearing to read "Christen Griffith". The signature is fluid and cursive, with the first name "Christen" written in a larger, more prominent script than the last name "Griffith".

Christen Griffith
Project Manager
Regulatory Division

Enclosures:

Transfer of Nationwide Permit Form
Compliance Certification

² <https://regulatory.ops.usace.army.mil/customer-service-survey/>

³ <http://www.nwww.usace.army.mil/Business-With-Us/Regulatory-Division/>

SITUATE IN A PORTION OF
GOVERNMENT LOTS 1, 2 & 3

2022



Bearings are Grid Idaho West State Plane Zone, coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.000234945 to grid values, distances shown are true ground distances.

This plot is being recorded to show the Lots as platted hereon. All monuments were accepted and held.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	70.00	70.00	N61°52'08"E
C2	39.95	70.00	N16°52'18"E
			CHORD
			67.12
			39.41

R.O.S., BOOK 5, PAGE 321
INST. NO. 211493

CP&F INST. NO.
FOUND BRASS
1/4 S.12 R. 3 E.
S.7 R. 4 E.

$$\frac{N00^{\circ}32'18''E}{1323.42'}$$

NO CAP
S1/16 CORNER

N89°05'17"W

UNPLATTED
1,352,674 SQ.FT.
31.05 AC.

SEE W.D. INST. NO. 428862
SEE W.D. INST. NO. 428864

JUGHANDLE ESTATES NO. 2
BOOK 4, PAGE 3
INST. NO. 76192

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department	EHS	Date
Instrument		

Release of Sanitary Restrictions

See sanitary release recorded together with plan for approved drainfield systems.

Electrical utilities have been installed. Valley County shall have no responsibility for the construction of utilities serving Ashton Subdivision.

Setbacks will comply with Valley County Regulations.

Utility and Drainage Easements
Utility and drainage easements shall be 10 ft wide on the interior side of all lot lines adjoining roads. The right-of-way of roads shall further serve as utility and drainage easements except as restricted.

*Lots shall not be reduced in size.
Lighting shall comply with Valley County Ordinances.*

Only one burning device allowed per lot.
No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
Reference is made to public health letter on file regarding additional restrictions.
This plat is subject to Idaho Code Section 31-3805. No irrigation water shall be supplied to any lot herein.

FEMA Flood Panel: 16085C1025C
FIRM Effective Dates: 2/1/2019
Flood Zones: A
Base Flood Elevation: n/a
Flood Zones are subject to change by FEMA & all land within a flood regulated by Title 9 and Title 11 of the Valley County Code



Bowers Land Surveys, Inc.

P.O. BOX 976 - CASCADE. IDAHO 83611 . PHONE: 208.469-0457

JOB NO: 22017
DRAWN BY: CB
DATE: 07/11/22
SHEET: 1 OF 1