



C.U.P. 22-53

November 23, 2022

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Director  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
[REDACTED]

**RE: McCall-Donnelly School District | Combined Short\_Final Plat Application | PN 122081**  
**Parcel #: RP18N03E330455**

Dear Ms. Herrick,

To meet the growing needs of the McCall-Donnelly School District, (hereinafter referred to as 'the district'), and after email communication between Cynda Herrick and Matt Adams at The Land Group, our team is pleased to present the following application.

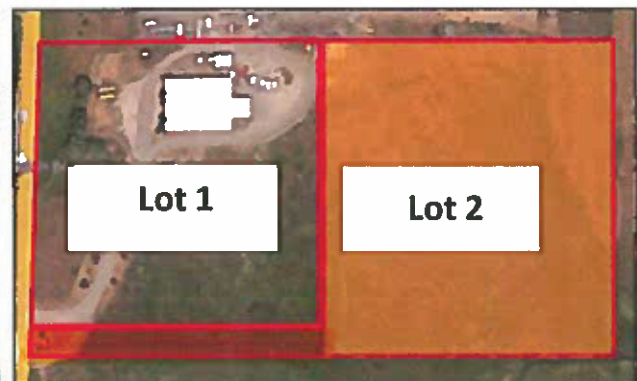
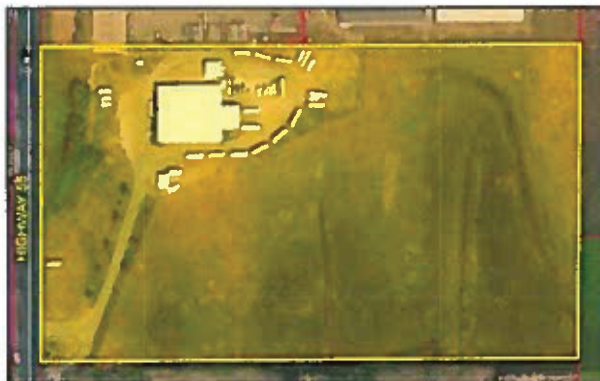
1. Combined Short Plat with Final Application
  - a. w/ Conditional Use Permit Submittal Checklist

The subject Parcel Number is: **RP18N03E330455 | Address: 14030 HIGHWAY 55, MCCALL, ID 83638**

Within this application the subdivision is referred to as 'Heartland Subdivision'. However, this name is not approved by McCall Donnelly School District, which has specific naming convention policy. Therefore the subdivision name is subject to change.

#### Summary

In accordance with Valley County code, please the standard Plat Checklist & Application provide pertinent information as required. This narrative letter is provided to outline short/final plat intent, with known development information.



The McCall Donnelly School District proposes a short plat of the parcel RP18N03E330455 to split the existing 20-acre parcel into two 10-acre parcels. The secondary parcel created by the plat is proposed as a 'flag lot' with site access extended to Highway 55 south of the existing developed portion of parcel RP18N03E330455. The school district intends to retain the west parcel (**Lot 1**) which will continue to function under Harlow's Bus Barn Management (CUP 12-10, Instrument #374361). The eastern parcel (**Lot 2**) would then be auctioned off for private development and to accrue funding for the school district.

Because the intent for future development of Lot 2 is unknown and the use of that parcel could be industrial or residential, there are some application items that are marked as 'not applicable, forthcoming, or unknown' as they are details that cannot be answered by McCall Donnelly School District or The Land Group at this time. Details of the use of Lot 2 would be subject to the future developer or landowner. For this reason, we request that Lot 2 conditions of approval define Valley County requirements of the parcel.

In accordance Valley County requirements please review enclosed documents and site-specific information below.

- **Central District Health Septic Review**

Per initial conversation with Valley County (Cynda Herrick), The Land Group engaged with Central District Health (CDH) to complete a speculative site evaluation on June 13, 2022. Mike Reno completed a test pit observation, and a monitoring well was placed by Granite Excavation while Mike Reno and Kerstin Dettrich (The Land Group) were present. Central District Health indicated that groundwater monitoring would be required through May of 2023 before the Speculative Site Evaluation Report will be issued by CDH.

TLG has outlined a plat review schedule that shows the initial short & final plat application going to public hearing in January of 2023. That will allow time for county staff to issue conditions of approval that TLG and the school district can incorporate into a final application that will be targeted for June 2023 after the CDH septic determination is received.

- **Flag Lot Site Access Easement**

Plat drawings indicate a flag lot with 75-ft. wide site access easement provided to Lot 2. The neighbor to the south has requested shared site access. TLG is working through the details of the approach improvements from Highway 55 to the parcels with a shared access easement incorporated.

- **Wetlands Inventory**

As requested by Valley County, included with this letter is National Wetlands Inventory Mapping showing impacted areas on future Lot 2. The School District does not intend to complete wetland delineation at this time, as wetland impacts are not depicted on Lot 1, the parcel the district wishes to retain. Therefore, we would like to suggest that future wetland delineation is a condition of approval for required for Lot 2 only, to be completed with future applications provided by the future landowner/developer.

- **Covenants, Conditions and Restrictions (CCR's)**

Draft CCR's are included as an enclosure to the application.



- **Existing Harlow's Parcel Use Description**

Please refer to Conditional Use Permit Number 12-10 for McCall Donnelly School District Transportation Facility (instrument #374361). To our knowledge, the use of the site has not changed from the 2012 application.

- **Parcel RP18N03E330455 Title Report**

A title report has been ordered by the school district and will be provided after the 11/24/2022 holiday.

- **Financial Guarantees**

It is understood that financial guarantees may be required in place per the Valley County final plat process. As Valley County reviews the plat application and outlines requirements for any guarantees, McCall Donnelly School District will review and confirm the details of this requirement. All financial matters related to the McCall Donnelly School District must be approved and signed by the school board and superintendent.

The singular improvement tied to this plat application is site access. The school district may choose to defer costs of future private roadway improvements to the future developer. Currently, a potentially shared site access easement is being coordinated with the landowner to the south. As site access is coordinated, TLG will update the application to reflect the school district's intent.

- **Irrigation Rights & Coordination**

At this time, water rights, the irrigation access easement and future water rights are still being reviewed and evaluated. The current access easement is shown on the plat.

- **Other Plat Requirements**

Please refer to the enclosure list at the bottom of the letter for other plat required items such as the neighbor list and well logs.

Our team looks forward to hearing from Valley County staff and working together to meet the growing needs of the McCall Donnelly School District.

Sincerely,



senior project manager

Kerstin Dettrich

THE LAND GROUP | [thelandgroupinc.com](http://thelandgroupinc.com)

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## Enclosures

1. Full Size Preliminary Plat, dated 11/23/2022
2. Central District Health – Speculative Site Evaluation Application & Correspondence, dated June 24, 2023
3. Preliminary Plat & Final Plat Submittal Checklists & Application
4. National Wetlands Inventory Mapping, dated July 20, 2022
5. Conditional Use Permit Number 12-10 for McCall Donnelly School District Transportation Facility (instrument #374361).
6. Neighbor Address List (within 300 Feet)
7. Well Logs (within assumed proximity of site per DEQ website)
8. Tentative Plat Schedule
9. CCR's - Draft
10. (10) copies of the application and additional materials are required
11. (3) Full size plats
12. (7) 11"x17" size plats
13. (1) 8½ x 11" plat copy

\*Highlighted items will be hand delivered Monday 11/28/2022.

## Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

☒ CUP/Preliminary Plat Application Form

☒ Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)

☒ Notes on Face of Plat (not a complete list):

- All lighting must be dark sky compliant.
- Only one wood burning device per lot.
- Private Road Declaration \_\_\_\_\_ (If private roads proposed.)
- Declaration of Installation of Utilities \_\_\_\_\_
- "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

☒ A plot plan, drawn to scale, showing:

- existing utilities, streets, easements,
- all watercourses, including ditches, high water elevation, and known Base Flood Elevations (BFE)
- any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
- wetland delineation may be required
- buildings,
- Soil profiles and water table data when property has potential for high groundwater
- location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
- and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.

n/a ☐ [Commercial Subdivision] 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.

n/a ☐ [Prior to any Construction - Can be a condition of approval]. A site grading / storm water management plan 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.

☒ [Administrative Request] Existing site topography (contours with intervals of 5-ft or less)

n/a ☐ A phasing plan and construction timeline.

n/a ☐ A Wildland Urban Interface Fire Protection Plan (VCC 10-7)

n/a ☐ Draft CCRs may be included or may be submitted with final plat package. Include

☒ Well logs of wells located in surrounding contiguous property.

☐ A current title search report of the property from a licensed title company (1 copy only)

n/a ☐ Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.

☒ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)

☒ Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")

☒ One 8½ x 11" – 300 scale drawing of the proposed subdivision  
hard copies will be hand delivered on Monday 11/28/2022

7/18/2022

### Submittal List for Final Plats to PZ Commission

- ☒ Transmittal Letter
  - Describing Request
  - Statement Final Plat Substantially Complies with approved Preliminary Plat
  - Description of Financial Guarantees that Will Be Put in Place
  - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- ☐ List of Conditions of Approval from recorded C.U.P. and how each has been completed.
- ☐ Final Plat – VCC 10-3-3-2
  - 3 copies 18"
  - 10 copies of 11 x 17
  - Signature page
  - Lot and Subdivision Closure Sheets
  - Proposed road names
  - CCRs if proposed
  - Approved Site Grading/Storm Water Management from Valley County Engineer
  - Wetland Delineation or Letter of Map Revision (if required)
  - Floodplain Determination Note

### Plat Process

- ☐ **Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as.... Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCR's, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDHD.), Wetland Delineation, Idaho Power
- ☐ **Submit Application:** Review within ten days to make sure the application is complete then set it on an agenda. Prepare the Staff Report for the public hearing.
- ☐ **Public Hearing:** P&Z approves the conditional use permit/preliminary plat with conditions of approval.
- ☐ **Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
- ☐ **Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting -- blueprints, CCR's (if they have any), Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- ☐ **Final Plat – Board of County Commissioners:** Two weeks before going to Board, developer submits everything on the attached list. Prior to approval by the Board of County Commissioners financial sureties must be in place. After approval of the Board, the plat can be recorded.



# 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 # <u>C.U.P. 22-53</u>	<input checked="" type="checkbox"/> Check # <u>21842</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>300</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ <u>300</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE _____
<input checked="" type="checkbox"/> SHORT PLAT	COMMENTS: _____
<input type="checkbox"/> FULL PLAT	_____

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

Applicant's Signature: *Kentia D...* Date: 11/23/2022

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: \_\_\_\_\_

APPLICANT MCCALL DONNELLY JOINT SCHOOL DISTRICT #421 PHONE \_\_\_\_\_

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 120 Idaho Street McCall, Idaho ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER MCCALL DONNELLY JOINT SCHOOL DISTRICT #421

(if not the applicant)

MAILING ADDRESS 120 Idaho Street McCall, Idaho ZIP 83638

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? School Operations (Harlow's Bus Barn)

AGENT / REPRESENTATIVE Kerstin Dettrich PHONE [REDACTED]

MAILING ADDRESS 462 E Shore Drive, Suite 100 Eagle, Idaho ZIP 83616

EMAIL [REDACTED]

ENGINEER \_\_\_\_\_

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

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

SURVEYOR Jim Washburn

MAILING ADDRESS 462 E Shore Drive, Suite 100 Eagle, Idaho ZIP 83616

EMAIL [REDACTED] PHONE \_\_\_\_\_

### PROPERTY INFORMATION

1. SIZE OF PROPERTY 20 Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 10 will remain with this owner Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.  
Easements shared site access easement  
Deed Restrictions n/a  
Liens or encumbrances n/a
4. LEGAL DESCRIPTION Situate in the NE 1/4 of the NE 1/4 of Section 33 Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho
5. TAX PARCEL NUMBER(S) shared site access easement  
Quarter NE 1/4 of NE 1/4 Section 33 Township 18 Range 3 East



6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Commonly known as 'Harlow's Bus Barn', Conditional Use Permit Number 12-10 for McCall Donnelly  
School District Transportation Facility (instrument #374361)

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 known

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

North Industrial - Storage

South Industrial

East Industrial - Agriculture related

West Highway 55, then Industrial beyond

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: Small amount of National Wetlands Inventory 'Emergent Wetland' ; PEM1C designated area

10a. WATER COURSE: \_\_\_\_\_

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 unimproved gravel on-site road Width Approx. 28-ft Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: 0

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: \_\_\_\_\_

Septic Sewer

Private Well Water

12b. PROPOSED UTILITIES: N/A

Proposed utility easement width N/A

Locations N/A

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 \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
If yes, explain: Some existing lake irrigation district water rights to existing parcel. If gravity irrigation crosses the secondary parcel, gravity irrigation could potentially be extended with access easements maintained. Irrigation rights and easements are still being coordinated.
16. DRAINAGE (Proposed method of on-site retention): N/A  
Any special drains? N/A (Please attach map)  
Soil type(s): N/A  
(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? 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: Intent is for future subdivision developer to improve existing roadway access at time of development.
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: Subject to future development application which is pending septic determination that will dictate if residential is allowable or if industrial is required.  
Setbacks: Front \_\_\_\_\_ feet Sides \_\_\_\_\_ feet Rear \_\_\_\_\_ feet  
Mobile homes allowed? Yes ☐ No ☐  
Minimum construction value \_\_\_\_\_ Minimum square footage \_\_\_\_\_  
Completion of construction required within \_\_\_\_\_ Days ☐ Months ☐ Years ☐  
Resubdivision permitted? Yes ☐ No ☐  
Other \_\_\_\_\_
17. LAND PROGRAM: Subject to future development application which is pending septic determination that will dictate if residential is allowable or if industrial is required.  
Open Areas and/or Common Areas Yes ☐ No ☐  
Acreage in subdivision \_\_\_\_\_ Number of lots in subdivision \_\_\_\_\_  
Typical width and depth of lots \_\_\_\_\_  
Typical lot area \_\_\_\_\_ Minimum lot area \_\_\_\_\_ Maximum lot area \_\_\_\_\_  
Lineal footage of streets \_\_\_\_\_ Average street length per lot \_\_\_\_\_  
Percentage of area in streets \_\_\_\_\_ %  
Dedicating road right-of-way to Valley County? Yes ☐ No ☐  
Percentage of area of development to be public (including easements) \_\_\_\_\_ %  
Maximum street gradient \_\_\_\_\_  
Is subdivision to be completely developed at one time? Yes ☐ No ☐ - Attach phasing plan and timeline.  
refer to plat application schedule included
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable. condition for future developer
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. condition for future developer
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. condition for future developer

# 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: Lake Irrigation District  
Drainage: unknown
3. How many acres is the property being subdivided? 10 acres
4. What percentage of this property has water? unknown
5. How many inches of water are available to the property? unknown
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  
unknown ☐ 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.  
Existing 140-ft. irrigation access easement extends parallel to eastern boundary line.

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? \_\_\_\_\_

subject to future developer

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)

subject to future developer

**Irrigation Plan Map Requirements** forthcoming, pending review from irrigation district

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:** forthcoming, pending review from irrigation district

- ☐ 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: \_\_\_\_\_

*Kurtin D...*  
Applicant

Date: 11/ 23 / 2022

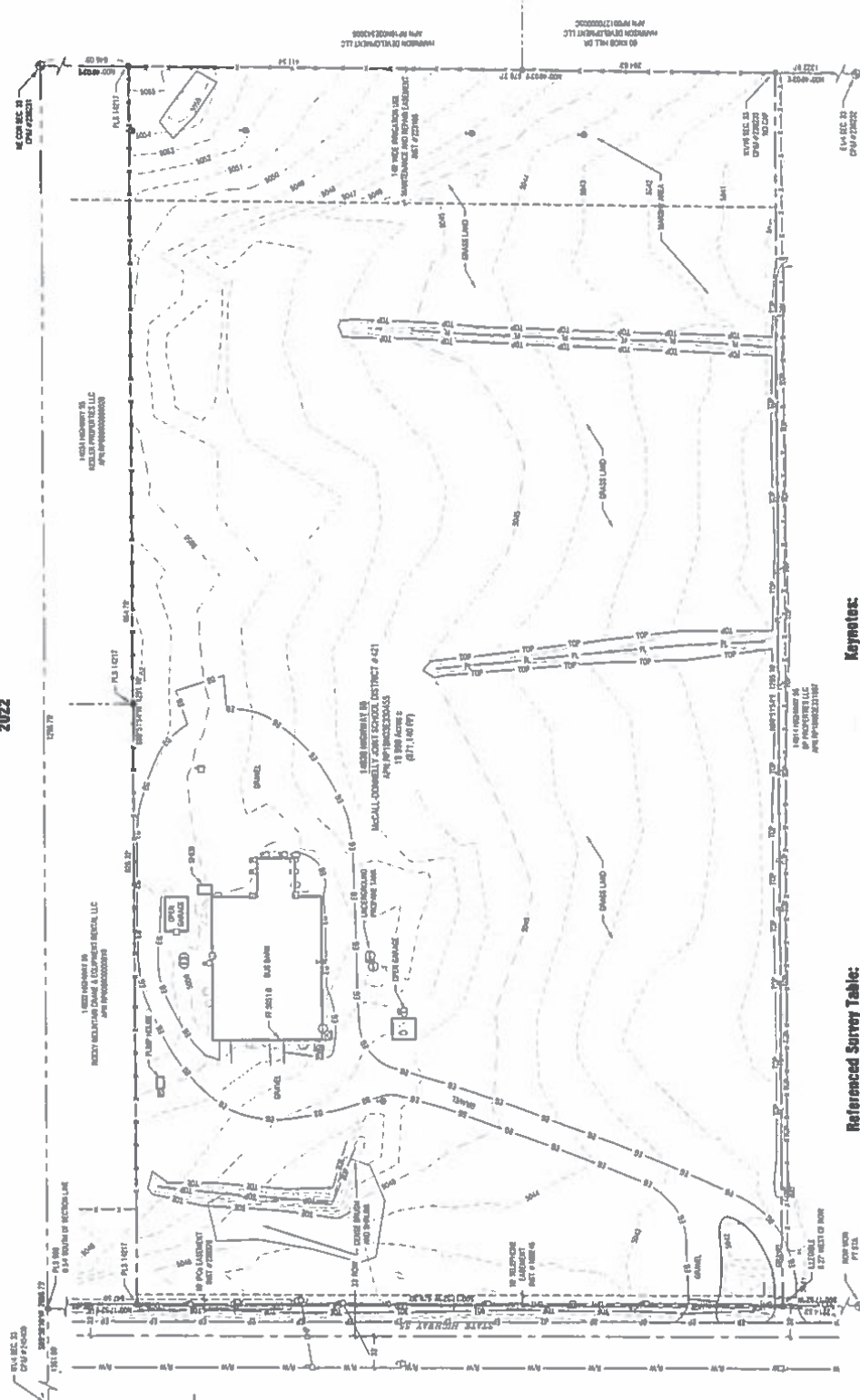
ID	Task Name	Duration	Start	Finish	Predecessors	022
1	Topographic Survey & Boundary	22 days	Thu 5/19/22	Fri 6/17/22		M
2	CDH Speculative Site Evaluation	1 day	Mon 6/13/22	Mon 6/13/22		
3	CDH Groundwater Monitoring (through May 2023)	252 days	Tue 6/14/22	Wed 5/31/23		
4	<b>County Short/Final Plat Review Process</b>	<b>276 days</b>	<b>Tue 6/28/22</b>	<b>Tue 7/18/23</b>		
5	Application Deadline w/ intake meeting (Kerstin Dettrich & Cynda Herrick)	110 days	Tue 6/28/22	Mon 11/28/2		
6	Application Review	10 days	Mon 11/28/22	Fri 12/9/22		
7	Public Hearing	46 days	Thu 11/10/22	Thu 1/12/23		
8	Public Appeal Period	6 days	Fri 1/13/23	Fri 1/20/23	7	
9	Work through Financial Guarantees & conditions of approval	65 days	Mon 11/21/22	Fri 2/17/23		
10	Final P&Z Commission (target April commission meeting)	30 days	Mon 2/13/23	Fri 3/24/23		
11	Final CDH Determination on septic	5 days	Wed 5/31/23	Tue 6/6/23		
12	Final Plat Board of County Commissioners (target June commissioner meeting)	30 days	Wed 6/7/23	Tue 7/18/23		
13	Set Pins & Record	2 wks	Tue 7/18/23	Mon 7/31/23		
14	McCall-Donnelly School District (tentative) Real Property Auction of Flag Lot	1 wk	Tue 7/18/23	Mon 7/24/23		

# Topographic Survey for McCall-Donnelly Joint School District #421 Situates in the NE 1/4 of the NE 1/4 of Section 33 Township 18 North, Range 3 East, Boise Meridian Valley County, Idaho 2022

Topographic Survey  
McCall-Donnelly Joint School District #421  
McCall, ID 83306  
14030 Highway 55



Survey No.  
Project Name  
Date  
Scale



## Legend:

- Survey Points
- Property Lines
- Contour Lines
- Building Footprint
- Road Right-of-Way
- Water Features
- Vegetation
- Other Features

## Keynotes:

1. UNDEVELOPED LOTS ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OR UNDERGROUND UTILITIES.
2. SURVEY INFORMATION FOR BOUNDARIES IS BASED ON RECORDS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY AND FIELD MEASUREMENTS ON THE GROUND.
3. THE BASIS OF PLACEMENT OF THIS MAP IS THE STATE PLANE COORDINATE SYSTEM AND THE BEST AVAILABLE DATA. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF THE PLACEMENT OF THIS MAP.

## Referenced Survey Table:

- 1. SURVEY BLANKS FROM 1983 TO 1985 IN THE RECORDS OF VALLEY COUNTY
- 2. RECORD OF SURVEY, INSTRUMENT & CHAIN RECORDS OF VALLEY COUNTY





U.S. Fish and Wildlife Service

## National Wetlands Inventory

RP18N03E330455 | Address: 14030 HIGH-





Instrument # 374361

VALLEY COUNTY, CASCADE, IDAHO

12-20-2012 09:10:40 No. of Pages: 2

Recorded for : VALLEY COUNTY PLANNING & ZONING -

ARCHIE N. BANBURY

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

Fee: 0.00

*[Signature]*

Date

*December 20, 2012*

Approved by

*[Signature]*

### CONDITIONAL USE PERMIT

NO. 12-10

McCall-Donnelly School District Transportation Facility

Issued to:

McCall/Donnelly School District  
120 Idaho Street  
McCall, ID 83638

Property Location:

Located at 14030 State Highway 55 in the S1/2 SE1/4 SE1/4 of Section 33,  
T. 18N, R. 3E, B.M., Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission decision of December 13, 2012. The Commission's decision stands and you are hereby transferred Conditional Use Permit No. 99-17 with Conditions for the school bus transportation facility as described in the application, staff report, and minutes.

The effective date of this permit is December 18, 2012. The following conditions of approval must be followed along with the original conditional use permit application, etc., unless altered in previous Planning and Zoning Commission meetings.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development

Conditional Use Permit

Page 1

Ordinance are all made a part of this permit as if written in full herein.

2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The proposed building and occupancies described in the application and in this report shall be constructed, established, and in use within one year of the date of approval or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. The applicant shall provide and maintain orderly and proper disposal of waste including by products of the operation, other solid waste and sanitary waste. Containment facilities for fuel and chemicals shall be a part of this condition as spills may affect the water table.
6. The applicant shall meet all the fire codes and requirements of McCall Fire and EMS.
7. The applicant will obtain an upgraded building permit as required by the Valley County Engineer.
8. The applicant will develop a Noxious Weed Management Plan with the Valley County Weed Department.
9. The applicant will comply with Central District Health requirements as per total number of employees, installing a grease separator and washing only one bus per day.
10. There will be no overnight storage of any equipment, supplies or buses that are not located in an enclosed area.
11. An access permit will be obtained from the Idaho Transportation Department.
12. An improved landscaping plat will need to be submitted by September 1, 1999 for review.
13. Outdoor lighting will comply with the Valley County Land Use and Development Ordinance requirements.

END CONDITIONAL USE PERMIT



# Valley County Planning & Zoning

PO Box 1350  
Courthouse Building  
219 North Main Street  
Cascade, ID 83611



Phone: 208-382-7115  
FAX: 208-382-7119  
email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
[www.co.valley.id.us](http://www.co.valley.id.us)

September 18, 2012

Glen Szymoniak, Superintendent  
McCall/Donnelly School District  
120 Idaho Street  
McCall, ID 83638

To Mr. Szymoniak:

According to the Star News, the McCall/Donnelly School District recently purchased the 20-acre parcel that includes the Harlow Bus garage. In the unincorporated parts of Valley County, property is all zoned "multiple use". In this zone, single-family residences and agricultural uses are allowed; all other uses require a conditional use permit (C.U.P.) The Harlow Bus Service has operated with C.U.P. 99-17 (attached). Depending on your proposed use, the C.U.P. might transfer or a new conditional use permit might be required.

We have observed multiple RVs on the site; these must be removed per the C.U.P.

Also, it is likely that the school board will wish to update the sign along Hwy 55. I have also attached a sign permit application.

Please contact our office as soon as possible to determine if a new application will be required.

Respectfully,

A handwritten signature in cursive script that reads "Lori Hunter".

Lori Hunter  
Planning and Zoning Assistant

attachments



Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

PO Box 1350  
219 North Main Street  
Cascade, Idaho 83611-1350

Cynda Herrick, AICP  
Planning & Zoning Administrator

Phone: 208.382.7115  
Fax: 208.382.7119  
E-Mail: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Web: [www.co.valley.id.us](http://www.co.valley.id.us)

December 19, 2012

Glen Szymoniak, Superintendent  
McCall/Donnelly School District  
120 Idaho Street  
McCall, ID 83638

RE: C.U.P. 12-10 McCall-Donnelly School District Transportation Facility

Dear Mr. Szymoniak:

The Valley County Planning and Zoning Commission approved the transfer of C.U.P. 99-17 Harlow's Bus Services, Inc, Of Montana. Enclosed is a copy of the new conditional use permit.

The Planning and Zoning Commission also want to make it very clear that only school buses can be located on-site. The buses either need to be located inside the building or to the east side of the building. No RV's or living facilities are allowed. Please make sure that any RV's are removed immediately.

Thank you for your cooperation.

Respectfully,

A handwritten signature in cursive script, appearing to read "Cynda Herrick".

Cynda Herrick, AICP, CFM  
P&Z Administrator

Enclosure

Cc: School Board

## Kerstin Dettrich

---

**From:** Mike Reno [REDACTED]  
**Sent:** Friday, June 24, 2022 6:05 AM  
**To:** Kerstin Dettrich  
**Subject:** RE: Harlow's Short Plat

Kerstin,

The monitoring requirements would be weekly February through the end of May to capture ground water levels in the spring, which is when we have the highest ground water levels due to spring run off and moisture. There is no need to start monitoring until February 2023. We need weekly measurements during that time period to capture what is considered seasonal high and normal high water.

Mike



**Mike Reno** | Program Manager  
Community & Environmental Health

[REDACTED]  
707 N. Armstrong Pl., Boise, ID 83704

**Excellence | Positive Impact | Partnership | Innovation | Credibility | Humanity**

**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error and please delete this email after replying to the sender.

---

**From:** Kerstin Dettrich [REDACTED]  
**Sent:** Thursday, June 23, 2022 9:25 PM  
**To:** Mike Reno [REDACTED]  
**Cc:** Kelley Filbin [REDACTED]  
**Subject:** [External Email] RE: Harlow's Short Plat

Hi Mike,

I wanted to confirm the requirement for groundwater monitoring for the Harlow's test pit we observed last Monday. Atlas was saying they typically provide weekly groundwater observations? Is that sufficient or perhaps it can be less until next spring to minimize costs for the school district?

Let me know.

Thank you!

---

senior project manager

**kerstin dettrich**

---

THE LAND GROUP | thelandgroupinc.com | [REDACTED]

-----Original Appointment-----

**From:** Kerstin Dettrich



**Sent:** Thursday, May 26, 2022 1:36 PM

**To:** Kerstin Dettrich; Mike Reno; Brad Sayers

**Cc:** Jason Clay

**Subject:** Harlow's Short Plat

**When:** Monday, June 13, 2022 10:00 AM-11:00 AM (UTC-07:00) Mountain Time (US & Canada).

**Where:** 14030 Highway 55 (14030 Highway 55, McCall, Idaho 83638)

**CDH Test Pit - Site Observation**

TLG contact phone: Kerstin [REDACTED]

Take Highway 55 North from Lake Fork (Lake Fork Road) approximately 3.5 miles  
Turn right into parcel just before Rocky Mountain Crane.

---



# APPLICATION - Speculative Site Evaluation



**Public Health**  
Prevent. Promote. Protect.

Idaho Public Health Districts

## Central District Health

Ada and Boise Counties  
707 N. Armstrong Pl.  
Boise, ID 83704  
(208) 327-7499

Elmore County  
520 E. 8th St. N.  
Mountain Home ID 83647  
(208) 587-4407

Valley County  
703 North 1st St.  
McCall, ID 83638  
(208) 634-7194

(Official Use Only)

Date: \_\_\_\_\_ File # \_\_\_\_\_

Site Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Property Address (If Available): **Existing Septic CDH file #8090 and 8065**

Street: 14030 Highway 55 Acres: 20 acres

City: McCall (unincorp.) Zip: 83638 County Parcel #: RP18N03E330455

Legal Description  $\frac{1}{4}$   $\frac{1}{4}$  Section: NE4 Township: T18N Range: R3E

Subdivision: HARLOW'S SHOOL BUS SERVICES INC. OF MONTANA Lot: TAX NO. 57 Block: \_\_\_\_\_

Directions (nearest crossroad): Take Highway 55 North from Lake Fork (Lake Fork Road) approximately 3.5 miles

Turn right into parcel just before Rocky Mountain Crane.

Applicant's Name: Kerstin Dettrich Email address: \_\_\_\_\_

Mailing Address: 462 E Shore Drive, Suite 100 Phone #: \_\_\_\_\_

City: Eagle State: ID Zip Code: 83616

Applicant is: ☐ Landowner ☐ Contractor ☐ Installer ☒ Other Landscape Architect

Owner's Name: MCCALL DONNELLY JOINT SCHOOL DISTRICT #421 Email address: \_\_\_\_\_

Mailing Address: 120 Idaho Street Phone #: \_\_\_\_\_

City: McCall State: ID Zip Code: 83638

**Speculative site evaluation for septic release or restriction only as required by county for subdivision of the parcel.**

Proposed Usage: ☒ Residential ☒ Non-Residential ☒ Other (i.e. barn, shop, etc.)

☐ Central (more than two dwellings) ☐ Large Soil Absorption (2,500 gal/day or ten or more dwellings) # of Units: \_\_\_\_\_

Is there an existing structure on this parcel? ☒ Yes ☐ No Year Built: \_\_\_\_\_

Number of Bedrooms (residential only): n/a Number of Bathrooms: n/a

Number of People: n/a Square Footage: \_\_\_\_\_ Garbage Disposal? ☐ Yes ☐ No

Foundation Type: ☐ Basement ☐ Crawl Space ☐ Split Level ☐ Slab **Speculative/undetermined**

Property is Located: ☐ Inside City ☒ Inside County County Name: Valley County

City sewer or central wastewater collection system 200 feet or less to structure? ☐ Yes ☒ No

Water Supply: ☒ Private Well ☐ Shared Well ☐ PWS, Number: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signature: Kerstin Dettrich Date: 05/25/2022

By my signature above, I understand that the speculative site evaluation only indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid septic permit. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation. I understand that this application is non-transferable between property owners and/or project sites. I understand that the fee is non-refundable once the inspector has conducted the on-site evaluation. I understand that the application will expire one (1) year from date of purchase.



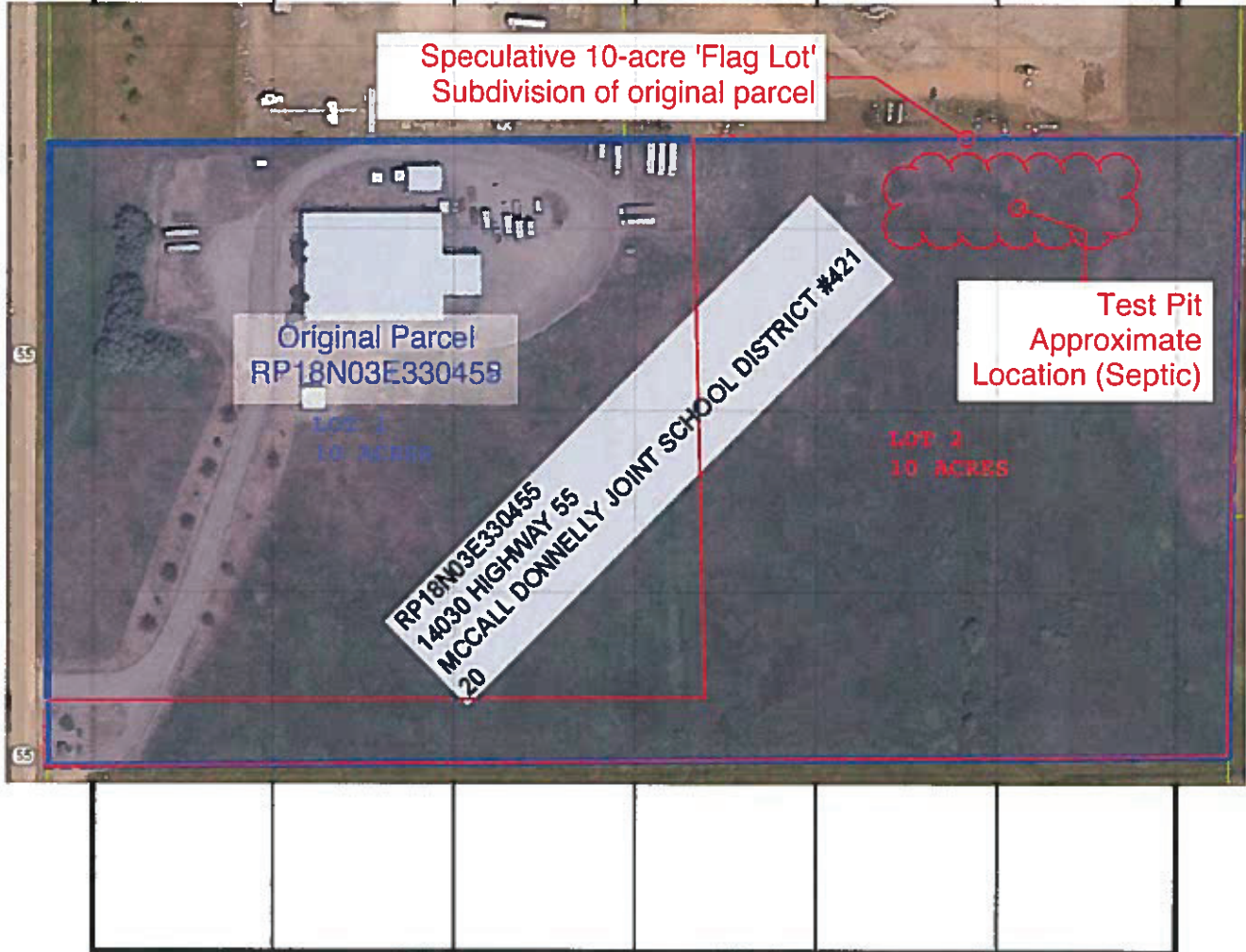
**Public Health**  
Prevent. Promote. Protect.

**Idaho Public Health Districts**

Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

Plot Plan

Scale: 1" = 200'



Signature: \_\_\_\_\_

*Kevin D...*

Date: 05/25/2022

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date: \_\_\_\_\_ EHS Name: \_\_\_\_\_ EHS #: \_\_\_\_\_

Revision Date: 10/2010 NRU

<b><u>Nearest Parcel</u></b>	<b><u>Well Number</u></b>			
RP18N03E334355	379403	McCall Donnelly School District Parcel		
RP18N03E331946	364484			
RP18N03E331946	364482			
RP18N03E331946	293761			
RP18N03E331946	421979			
RP18N03E331946	428620			
RP18N03E331946	292143			
RP18N03E343005	293316			
RP18N03E343005	291329			
RP18N03E343005	291319			
RP18N03E343005	342009			
RP18N03E343005	410624			
RP18N03E343005	291230			

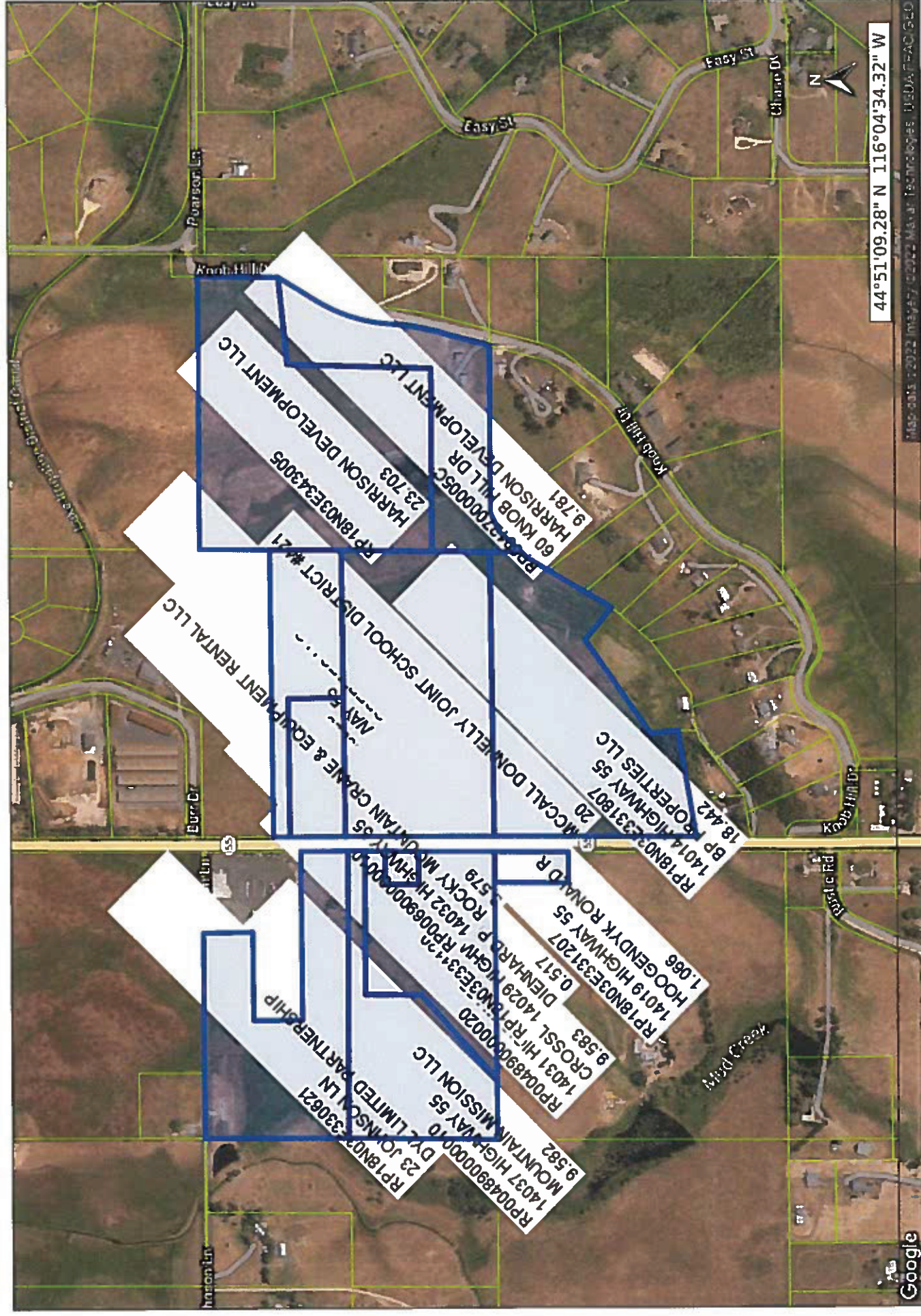




landproDATA

Parcel #: RP18N03E330455

Neighboring Property Owners







# Final Plat of Heartland Subdivision 2023

RECEIVED  
DEC 02 2022  
BY: \_\_\_\_\_

## Certificate of Owner:

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 3 EAST, JOSEPH MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SECTION 33 OF SAID TOWNSHIP 18 NORTH, RANGE 3 EAST, (FROM WHICHPPOINT THE NORTH-QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 89° 50' 10" WEST, 260.75 FEET DISTANCE);

THENCE FROM SAID NORTH-EAST CORNER, SOUTH 07° 48' 00" WEST, A DISTANCE OF 648.06 FEET ON THE EAST LINE OF SAID SECTION 33 TO THE SOUTH-EAST CORNER OF LANDON BUSINESS PARK (SUBDIVISION, AS SAME IS RECORDED IN BOOK 11 OF PLATS AT PAGE 44 OF VALLEY COUNTY RECORDS, AND THE REAL POINT OF BEGINNING;

THENCE SOUTH 07° 48' 00" WEST, A DISTANCE OF 878.37 FEET ON THE EAST LINE OF SAID SECTION 33 TO THE NORTH 1/4TH SECTION CORNER COMMON TO SECTIONS 33 AND 34;

THENCE SOUTH 89° 51' 54" WEST, A DISTANCE OF 1205.16 FEET ON THE SOUTH BOUNDARY OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 33 TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55;

THENCE NORTH 07° 17' 52" EAST, A DISTANCE OF 678.30 FEET ON SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LANDON BUSINESS PARK (SUBDIVISION);

THENCE NORTH 89° 51' 54" EAST, A DISTANCE OF 1291.10 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID LANDON BUSINESS PARK (SUBDIVISION) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 20.00 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PROMPTLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SUPERINTENDENT, MACALL, CONNELLY JOINT SCHOOL DISTRICT  
ERIC PHIBNEY

## Acknowledgment

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THE PROPERTY OWNER, \_\_\_\_\_, KNOWN TO ME TO BE THE SUPERINTENDENT OF MACALL, CONNELLY JOINT SCHOOL DISTRICT AND ACKNOWLEDGED TO ME THAT HE ENTERED THE WITHIN DESCRIBED PLAT FOR THE PURPOSES SET FORTH IN SAID MACALL, CONNELLY JOINT SCHOOL DISTRICT, AND ACKNOWLEDGED TO ME THAT SUCH MACALL, CONNELLY JOINT SCHOOL DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY SIGNATURE  
\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



THE LAND GROUP

462 East Shoshone Drive, Suite 100  
Eagle, ID 83616 PH: (208) 837-4341

# Final Plat of Heartland Subdivision 2023

RECEIVED  
DEC 02 2022  
BY: \_\_\_\_\_

## Certificate of Valley County Surveyor:

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PLAT OF HEARTLAND SUBDIVISION IS IN COMPLIANCE WITH TITLE 54, CHAPTER 13, IOWA CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## Certificate of Valley County Treasurer:

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, IOWA, PER THE REQUIREMENTS OF IOWA CODE 54-1.3008 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF HEARTLAND SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

PARCEL NUMBER \_\_\_\_\_  
VALLEY COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

## Certificate of Valley County Recorder:

STATE OF IOWA )  
VALLEY COUNTY ) SS  
THIS IS TO CERTIFY THAT THE PLAT OF HEARTLAND SUBDIVISION WAS FILED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE REQUEST OF \_\_\_\_\_ AND WAS FULLY RECORDED AS INSTRUMENT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

DEPUTY  
EX-OFFICIO RECORDER

## Approval of Valley County Planning and Zoning Commission:

THE PLAT OF HEARTLAND SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN \_\_\_\_\_

## Approval of the Board of Valley County Commissioners:

THE PLAT OF HEARTLAND SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN \_\_\_\_\_

## Certificate of Surveyor:

I, JAMES R. WASSERBERG, PROFESSIONAL LAND SURVEYOR NO. 7190, LICENSED BY THE STATE OF IOWA, DO HEREBY CERTIFY THAT THIS PLAT OF HEARTLAND SUBDIVISION IS ACCORDING TO THE CERTIFICATE OF OWNERS' WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IOWA CODE RELATING TO PLATS AND SURVEYS.



442 East Shore Drive, Suite 100  
Eggen, IA 50518 PH: (202) 972-4041