

## Submittal List for Preliminary Plats

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

- Neighborhood Meeting – Required for proposed subdivision with 5 or more lots. VCC 9-5H-1.D
- 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):
  - Private Road Declaration \_\_\_\_\_ (If private roads proposed.)
  - Declaration of Installation of Utilities \_\_\_\_\_
  - All lighting must be dark sky compliant.
  - Only one wood burning device per lot.
  - 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.
  - Surrounding Land Uses Are Subject to Change
- A plot plan, drawn to scale, showing:
  - existing utilities, streets, easements, buildings,
  - all watercourses, including ditches, high water elevation, & known Base Flood Elevations (BFE)
  - any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
  - wetland delineation (may be required)
  - 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.
- [*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.
- [*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)
- A phasing plan and construction timeline.
- A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
- Draft CCRs may be included or may be submitted with final plat package.
- 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)
- 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

## Submittal List for Final Plats to PZ Commission

- Transmittal Letter (7 Copies of Letter and Attachments, can be double-sided)
  - o Describing Request
  - o Statement that "Final Plat Substantially Complies with Approved Preliminary Plat"
  - o Description of Financial Guarantees that Will Be Put in Place, if applicable
  - o 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 (7 copies)
- Final Plat – VCC 10-3-3-2
  - o 3 copies of 18" x 24", including signature page
  - o 10 copies of 11" x 17", including signature page
  - o Lot and Subdivision Closure Sheets (2 copies)
  - o List of Proposed Road Names
  - o Declaration of Private Road – Draft version
  - o Declaration of Utilities – Draft version
  - o CCRs if proposed – Draft Version. Include the following if relevant:
    - Septic maintenance
    - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
    - 1 wood-burning device per lot
    - Dark-Sky lighting compliance
    - Noxious Weed Control
    - Address posting on home and at driveway entrance
  - o Approved Site Grading/Storm Water Management from Valley County Engineer
  - o Wetland Delineation or Letter of Map Revision (if required)
  - o 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, CCRs, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDH), Wetland Delineation, Idaho Power, Development Agreement – Must meet with Dan Coonce, Valley County Engineer (208-382-7195)
- Submit Application:** Staff will review, place on agenda, and notice. Staff prepares a Staff Report.
- Public Hearing:** PZ Commission approves the conditional use permit and 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. Include CCRs, Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- Development Agreement – Board of County Commissioners**
- Final Plat – Board of County Commissioners:** Developer submits plat and other documents that will be recorded. 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



## Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # <b>SUB</b> <u>26-009</u>	FEE \$ <u>600</u>	
ACCEPTED BY <u>[Signature]</u>	DEPOSIT <u>1000</u>	
CROSS REFERENCE FILE(S): _____	DATE <u>4/24/26</u>	
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>2x1.12 acre subdivisions</u>	
<input type="checkbox"/> SHORT PLAT	<u>single family residential</u>	
<input checked="" type="checkbox"/> FULL PLAT	_____	

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

Applicant's Signature: [Signature] Date: April 24<sup>th</sup> 2026

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

- Neighborhood Meeting Information and results** if 5 or more lots. VCC 9-5H-1.D
- A **preliminary plat** containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- 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.

**CONTACT INFORMATION**

**PROPOSED SUBDIVISION NAME:** PARADISE COVE II

**APPLICANT** Loomis Homes, Inc. PHONE 208 859-8115  
Owner  Option Holder  Contract Holder

MAILING ADDRESS 7154 W State St. #187, Boise, ID ZIP 83714

EMAIL loomissteve@gmail.com

**PROPERTY OWNER** Higgins Ranch Properties LLC  
(if not the applicant)

MAILING ADDRESS 521 West Watergrove, Eagle, Idaho ZIP 83616

EMAIL rodh@higginsrutledge.com

Nature of Owner's Interest in this Development? 100%

**AGENT / REPRESENTATIVE** Steve Loomis PHONE 208 859-8115

MAILING ADDRESS 7154 W State St. #187, Boise, ID ZIP 83714

EMAIL loomissteve@gmail.com

**ENGINEER** Timberland Associates, LLC—Trevor Howard

MAILING ADDRESS 60 Difficult Drive, Idaho City, ID ZIP 83631

EMAIL trevor@timberlandassociates.org PHONE 208 559-2663

**SURVEYOR** Dunn Land Surveys—Chip Bowers

MAILING ADDRESS 25 Coyote Trail, Cascade, ID ZIP 83611

EMAIL chip@dunnlandsurveys.com PHONE 208 469-0457

**PROPERTY INFORMATION**

1. SIZE OF PROPERTY 74.10 Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 3.98+120.68=124.66 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.  
Easements Idaho Power Easement Once Defined and Installed, Well and Water Line Easements  
Deed Restrictions None  
Leins or Encumbrances None
4. LEGAL DESCRIPTION Part of Gov't Lots 1&2 Sec 3 T15N R3E
5. TAX PARCEL NUMBER(S) RP15N03E030006

Quarter \_\_\_\_\_ Section 03 Township 15N Range R3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

**Donnelly Area Rural Investment Land  
Grazing Land w. Well House for Paradise Cove Subdivision**

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: No

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

North Paradise Cove Lake Front cabins

South Grazing, some open fields, some timbered

East Grazing, some open fields, some timbered

West Across old railroad—Mountains Shadows Subdivisions, cabins

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:

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: Paradise Lane Width 16' Public  Private   
Are the existing road surfaces paved or graveled? Gravel  Paved

11b. NUMBER OF PROPOSED ROADS: Driveway for each lot Proposed width: 16'  
Will the proposed roads be Public  Private   
Proposed road construction: Gravel  Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Power, Sewer, Water—North Lak

12b. PROPOSED UTILITIES: Overhead Power and connections to North Lake Sewer, Private Wells

Proposed utility easement width To be determined Locations To be determined

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? No  
Nearest adjacent well Paradise Cove Depth About 20' Flow 100gpm

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): Building pads per building codes

Any special drains? No (Please attach map)

Soil type(s): Gravel

(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

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 20 feet Sides 7.5 feet Rear 20 feet

Mobile homes allowed? Yes  No

Minimum construction value None Minimum square footage None

Completion of construction required within 1 Days  Months  Years

Resubdivision permitted? Yes  No

Other \_\_\_\_\_

17. LAND PROGRAM:

Open Areas and/or Common Areas Yes  No

Acreage in subdivision 3+/- Number of lots in subdivision 2

Typical width and depth of lots 180'+/- width 230'+/- depth

Typical lot area 1.12 acres

Minimum lot area 1.12 acres Maximum lot area 1.12 acres

Lineal footage of streets Driveways Only Average street length per lot \_\_\_\_\_

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) **ROW dedication to County 25-30%** % Maximum street gradient 2%

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.



10. How do you plan to retain storm and excess water on each lot?

Per site grading plan, to be developed prior to final plat

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)

**Not Applicable**

**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  $\rightarrow$  ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction  $\longrightarrow$  ).
- 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:                     No System                      
Applicant

Date:       /      /



# VALLEY COUNTY WEED CONTROL AGREEMENT

**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

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: Steve Jennis, Jon Thomas, Inc.      By: Valley County Weed Supervisor  
Applicant

Date: April 24<sup>th</sup> 2022

# 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.**
- ❖ **Thoroughly 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.

**Old State Highway paved, Paradise Lane graveled, primary County roads, able to provide access to residential properties in this subdivision. Construction traffic will be minimal—as it requires a two driveways to be built, power to be installed, sewer connections, wells to be drilled. Construction period will be 2-4 weeks.**

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

**Additional housing availability in Valley County causes housing to be more affordable.**

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.

**Changes in noise/vibration/etc by additional homesites is negligible.**

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.

**CC&Rs will require parking at residences to be screened and/or covered.**

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.

**Most significant emissions may be wood burning stoves at residences.**

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.

**Domestic wells will provide household water. Well logs indicate strong availability, at very shallow static levels, 20' +/- . Sewer connections to North Lake. No wetlands on the property. No change to existing drainage per this proposal**

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

**Hazards minimal on residential properties.**

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.

**Ground is flat. Very little impact on soil stability where driveways are constructed.**

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

**Grading of disturbed soils., to also help control weeds.**

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

**Ground is flat. Very little impact expected on soil stability as result of construction.**

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

**Cuts and fills will be minimal, as the ground is generally level. Drainage courses will not be disturbed. Power to be overhead.**

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.

**Smalls Cuts and fills for driveways, very unobtrusive. Grasses on the property, trees and brush. New residences will be about 100'+ away from existing**

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.

**This property used to be part of Paradise Cove Subdivision. Probably about 10 of the lots were vacated years ago, walking distance to lake.**

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

**Current property is taxed as grazing land. New lots will be taxed as residences**

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

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

**Adding additional homes should increase affordability.**

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.

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

**Minimal impact, driveways installed. Very limited visual impact. This project is very simple and easy to complete. So uncompleted—very unlikely.**

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

**Residences with possible ADUs and outbuildings, including additional parking garages, shops, wood sheds, etc**

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

**Construction will occur within a 2-4 week period, within 1 year of preliminary approval.**

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

**Vacant residential lots will be sold. Homes will be constructed by buyers' builders. Values similar to adjacent properties, hence similar construction.**

## 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:

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

Layer List

Layers

- Parcel Change Parent Parcel
- Parcel Changes 2025 to 2026
- Parcel Summary & Improvement Report
- Municipal Boundaries
- Tax Charges
- Assessor Plats
- Subdivision Plats
- Impact Areas
- Tax Code TAG Areas
- County Boundaries
- Public Land Survey System - PLSS\_Township

About

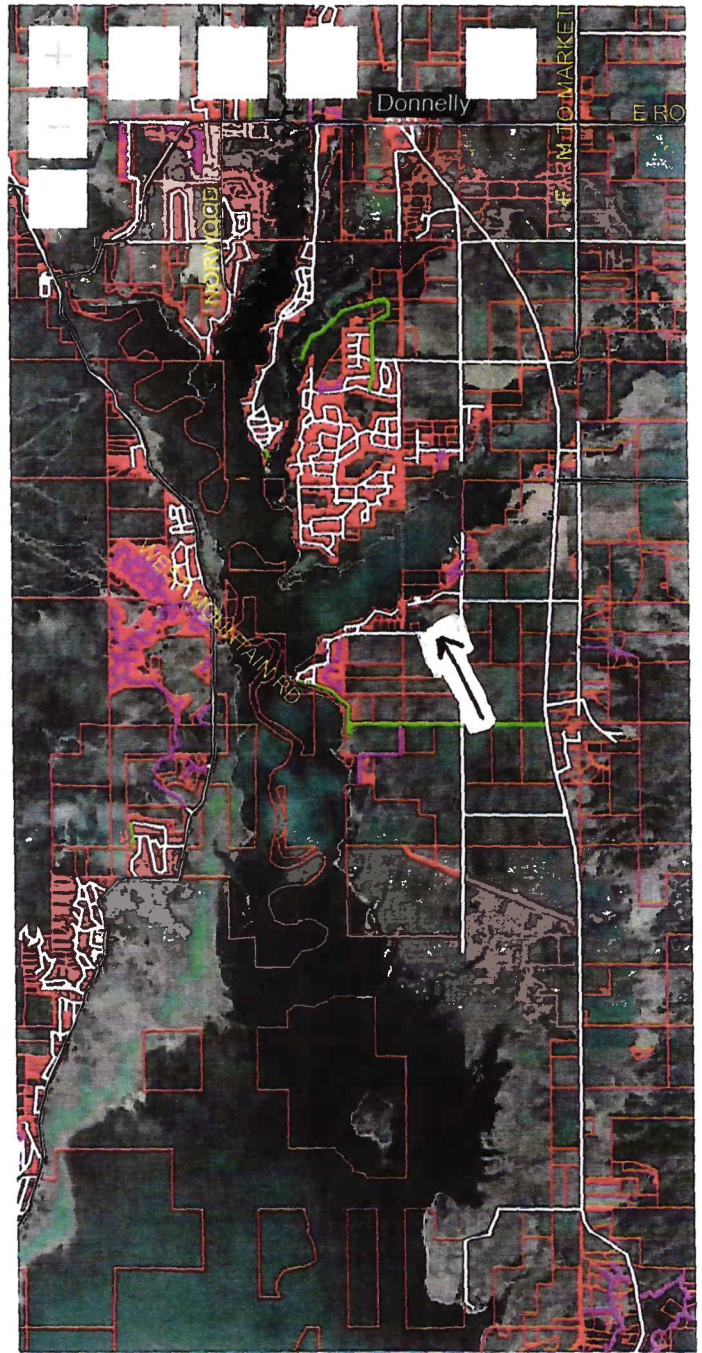
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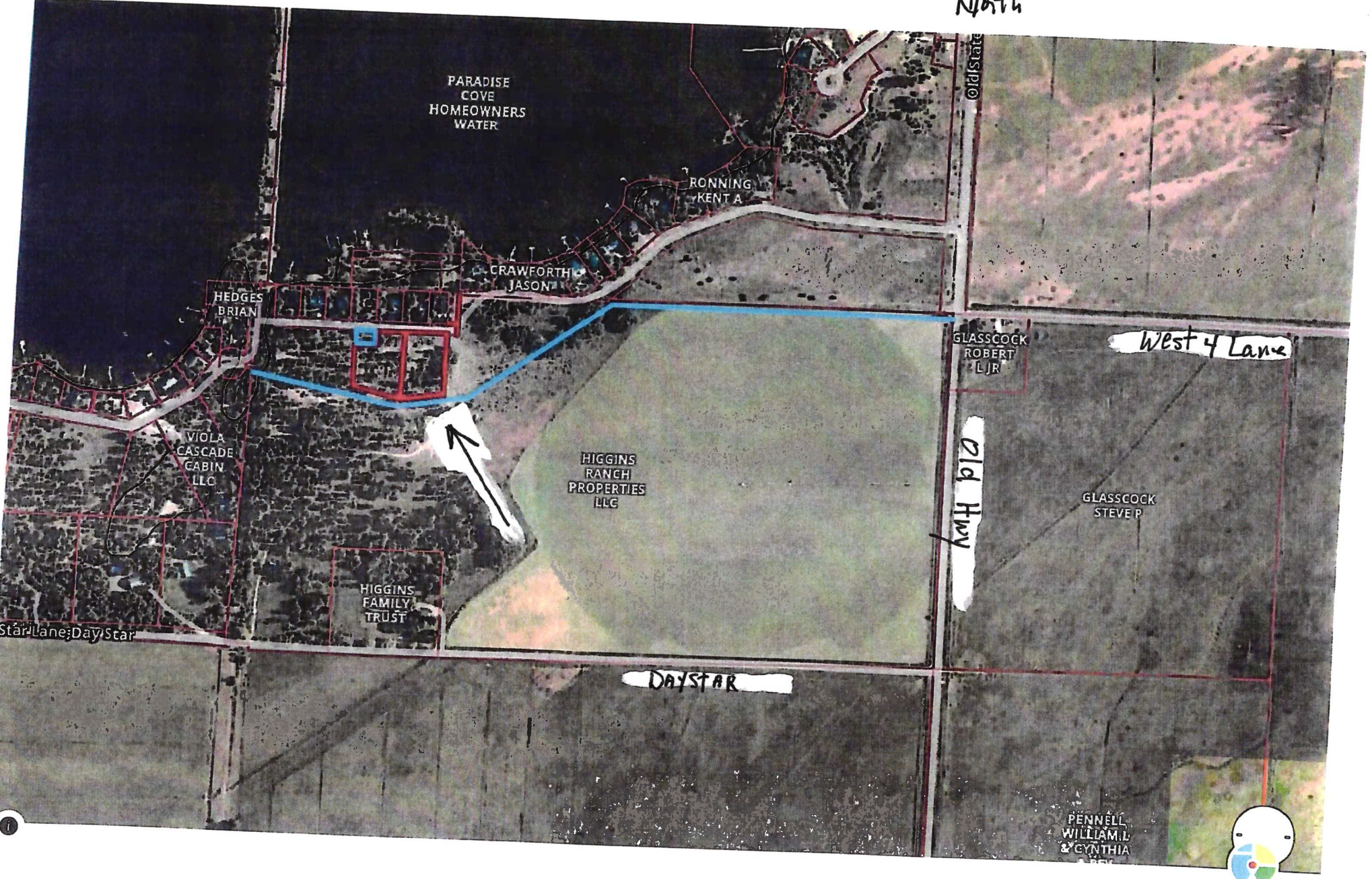
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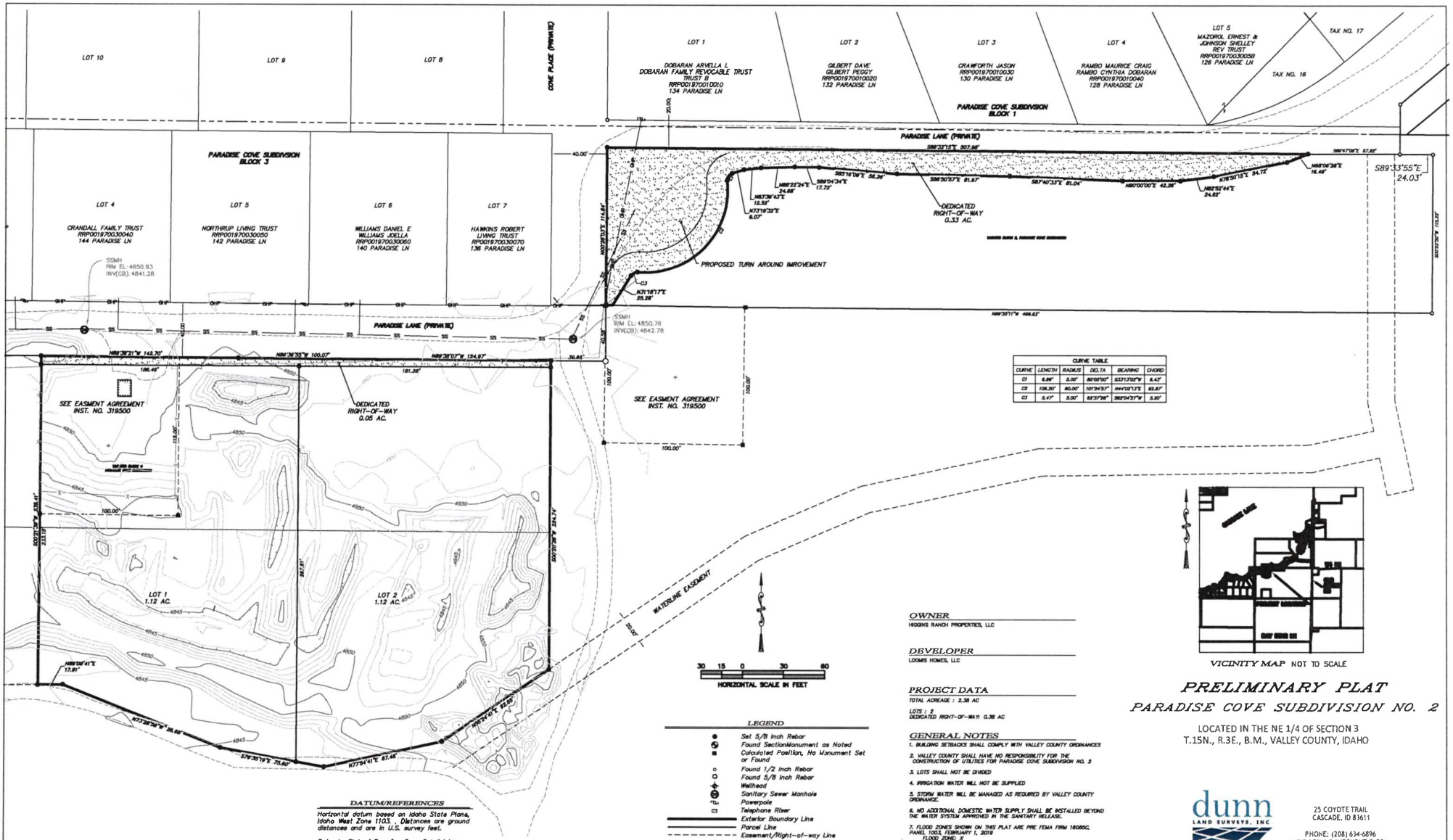
*\*Videos may not work in safari, please use firefox, chrome or edge*

[HOW TO RUN MULTIPLE PARCEL SUMMARY REPORTS PDF](#)

[GENERAL INSTRUCTIONS FOR THIS MAP](#)







**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	6.81'	6.00'	89°58'30"	S33°13'50"W	6.43'
C2	108.90'	85.00'	103°34'30"	N44°01'33"E	83.87'
C3	8.47'	8.00'	82°32'30"	S20°23'27"W	8.00'



- LEGEND**
- Set 5/8 Inch Rebar
  - ⊙ Found Section Monument as Noted
  - Calculated Position, No Monument Set or Found
  - Found 1/2 Inch Rebar
  - Found 5/8 Inch Rebar
  - ⊕ Wellhead
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Powerpole
  - ⊙ Telephone Pylon
  - Exterior Boundary Line
  - Parcel Line
  - - - Easement/Right-of-way Line
  - - - Edge of Gravel/Dirt Road
  - Overhead Power
  - Fence Line

**DATUM/REFERENCES**

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.

Refer to Plat of Paradise Cove Subdivision Inst. No. 57300

Refer to ROS Bl. 11, pg. 70, Inst. No. 348210

Refer to ROS Bl. 6, pg. 656, Inst. No. 244780

Refer to ROS Bl. 10, pg. 003, Inst. No. 328193

Refer to ROS Bl. 11, pg. 150, Inst. No. 362370

Refer to ROS Bl. 8, pg. 141, Inst. No. 291334

Refer to Easement Inst. No. 318500

**Utility Warning**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not previously located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Dunn Land Surveys, Inc.

15. Dunn Land Surveys, Inc. 4/24/2026 10:34 AM



**PRELIMINARY PLAT**  
**PARADISE COVE SUBDIVISION NO. 2**

LOCATED IN THE NE 1/4 OF SECTION 3  
 T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

**OWNER**  
 HODGINS RANCH PROPERTIES, LLC

**DEVELOPER**  
 LOOMIS HOMES, LLC

**PROJECT DATA**  
 TOTAL ACREAGE: 2.38 AC  
 LOTS: 1-5  
 DEDICATED RIGHT-OF-WAY: 0.38 AC

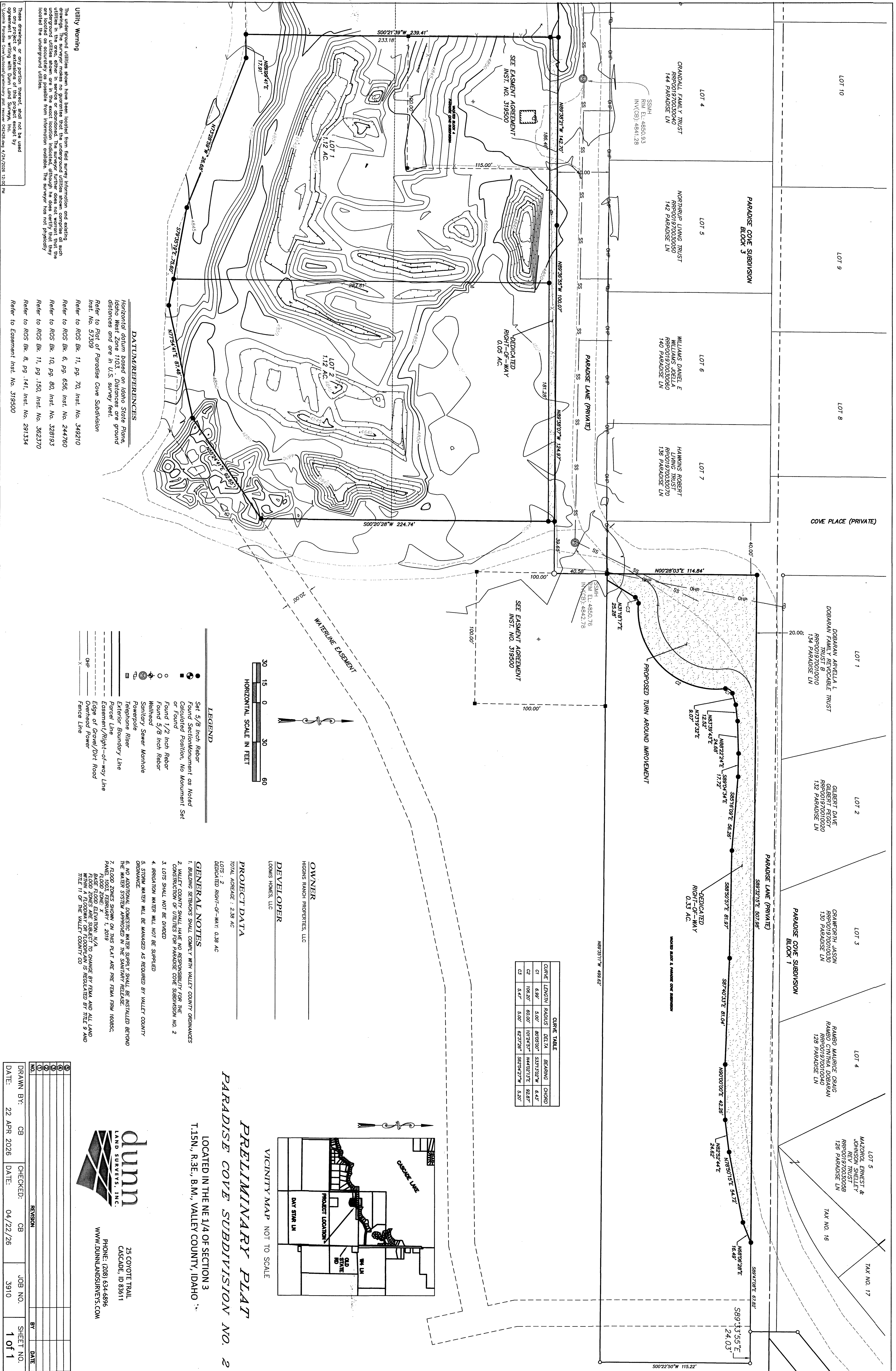
- GENERAL NOTES**
1. REALINE STRIPES SHALL COMPLY WITH VALLEY COUNTY ORDINANCES
  2. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES FOR PARADISE COVE SUBDIVISION NO. 2
  3. LOTS SHALL NOT BE DIVIDED
  4. IRRIGATION WATER WILL NOT BE SUPPLIED
  5. STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE
  6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
  7. FLOOD ZONES SHOWN ON THIS PLAT ARE FROM FEMA FIRM 18080C, PANEL 1003, FEBRUARY 1, 2018 FLOOD ZONE 3  
 BASE FLOOD ELEVATION: N/A  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITH A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 8 AND TITLE 11 OF THE VALLEY COUNTY CO.

NO.	REVISION	BY	DATE

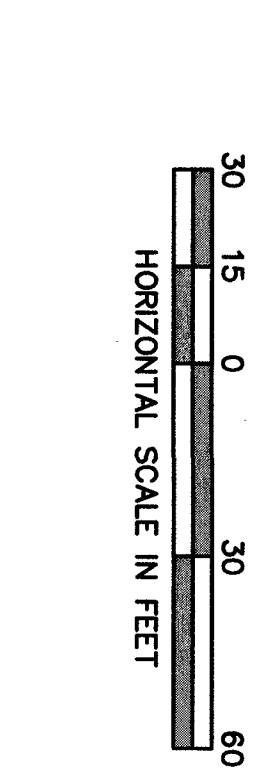
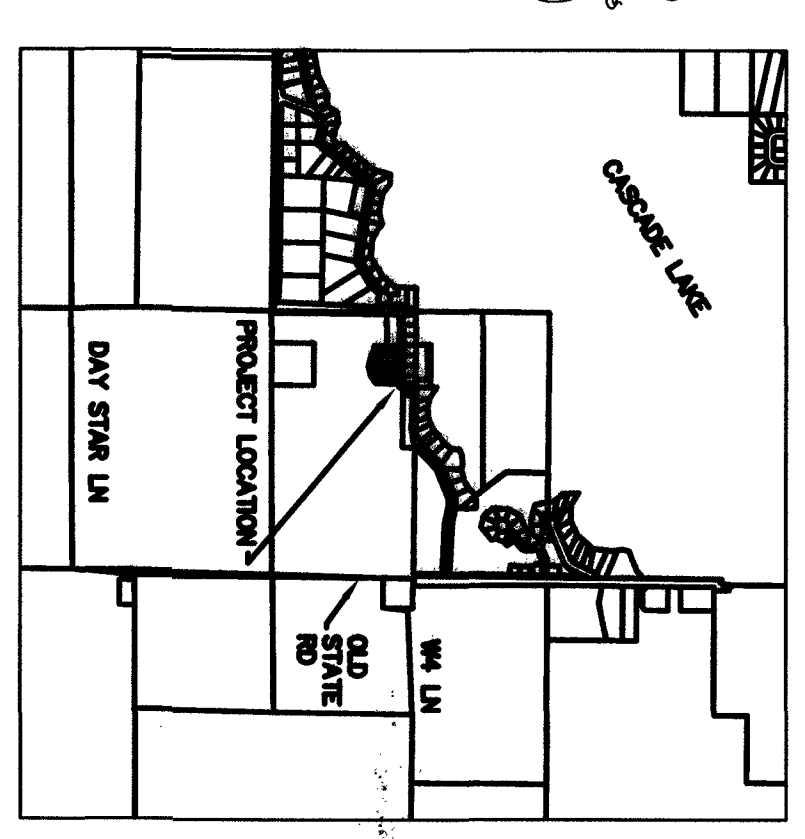
DRAWN BY: CB      CHECKED: CB      JOB NO.      SHEET NO.  
 DATE: 22 APR 2026      DATE: 04/22/26      3910      1 of 1



25 COYOTE TRAIL  
 CASCADE, ID 83611  
 PHONE: (208) 634-6876  
 WWW.DUNNLANDSURVEYS.COM



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	6.99	5.00	80°05'07"	S37°10'27"E	6.43
C2	106.20	60.00	107°24'57"	N44°02'13"E	92.87
C3	5.47	5.00	82°37'28"	S25°04'27"W	5.20



- LEGEND**
- Set 5/8 Inch Rebar
  - Found Section Monument as Noted
  - Calculated Position, No Monument Set or Found
  - Found 1/2 Inch Rebar
  - Found 5/8 Inch Rebar
  - Wellhead
  - Sanitary Sewer Manhole
  - Powerpole
  - Telephone Riser
  - Exterior Boundary Line
  - Parcel Line
  - Easement/Right-of-Way Line
  - Edge of Gravel/Dirt Road
  - Overhead Power
  - Fence Line

**DATA/REFERENCES**

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.

Refer to Plat of Paradise Cove Subdivision Inst. No. 57309

Refer to ROS Bk. 11, pg. 70, Inst. No. 349210

Refer to ROS Bk. 6, pg. 656, Inst. No. 244760

Refer to ROS Bk. 10, pg. 80, Inst. No. 328193

Refer to ROS Bk. 11, pg. 150, Inst. No. 362370

Refer to ROS Bk. 8, pg. 141, Inst. No. 291334

Refer to Easement Inst. No. 319500

**Utility Warning**

The underground utilities shown have been located from field survey, interpretation, and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located in accordance with the best information available. The surveyor has not physically located the underground utilities.

These drawings or any portion thereof shall not be used for any purpose other than that intended by the agreement in writing with Dunn Land Surveys, Inc. E:\Admin Paradise Cove\Subdivision\Drawings\47212028 12.dwg 4/21/2026 12:01 PM

NO.	REVISION	DATE
1		
2		
3		
4		
5		

**dunn**  
LAND SURVEYS, INC.  
25 COVOTTE TRAIL  
CASCADE, ID 83611  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM

**PRELIMINARY PLAT**  
**PARADISE COVE SUBDIVISION NO. 2**  
LOCATED IN THE NE 1/4 OF SECTION 3  
T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

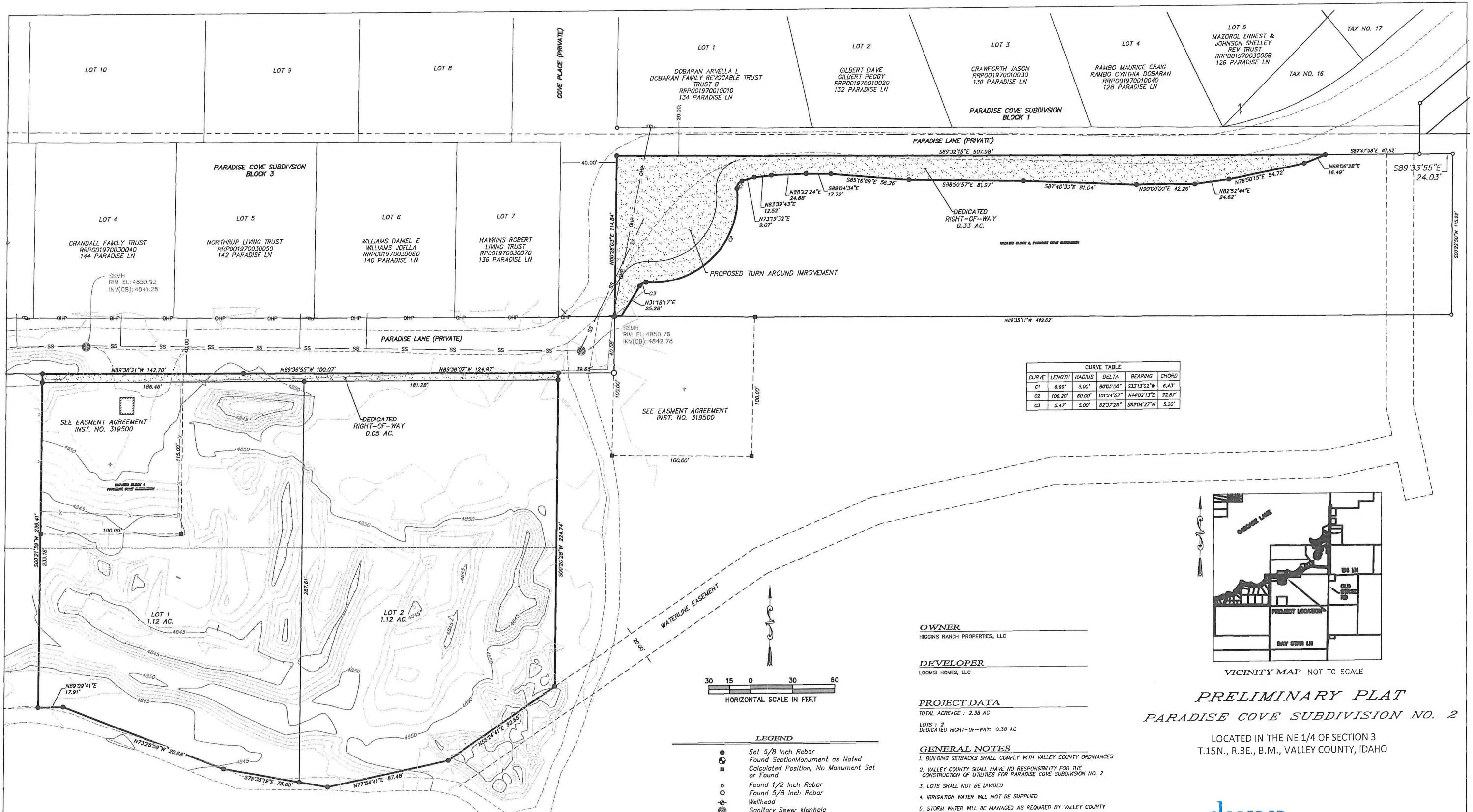
VICINITY MAP NOT TO SCALE

**OWNER**  
HIGGINS RANCH PROPERTIES, LLC

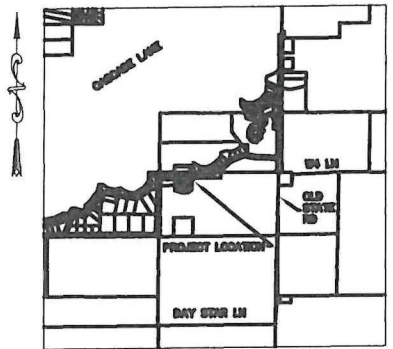
**DEVELOPER**  
LOUIS HONES, LLC

**PROJECT DATA**  
TOTAL ACREAGE : 2.38 AC  
LOTS : 2  
DEDICATED RIGHT-OF-WAY : 0.38 AC

- GENERAL NOTES**
- BUILDING SETBACKS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES
  - VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES FOR PARADISE COVE SUBDIVISION NO. 2
  - LOTS SHALL NOT BE DIVIDED
  - IRRIGATION WATER WILL NOT BE SUPPLIED
  - STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE
  - NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE
  - FLOOD ZONES SHOWN ON THIS PLAT ARE PRE FEMA FIRM 18085C, PANEL 1003, FEBRUARY 1, 2019
  - FLOOD ZONE X
  - PROPOSED FLOOD ZONE X SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	6.99'	5.00'	80°03'00"	S31°13'02"W	6.43'
C2	106.20'	80.00'	101°24'57"	N44°02'13"E	92.87'
C3	5.47'	5.00'	82°37'28"	S82°04'27"W	5.20'



VICINITY MAP NOT TO SCALE

**PRELIMINARY PLAT**  
**PARADISE COVE SUBDIVISION NO. 2**

LOCATED IN THE NE 1/4 OF SECTION 3  
 T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

**OWNER**  
 HIGGINS RANCH PROPERTIES, LLC

**DEVELOPER**  
 LOOMIS HOMES, LLC

**PROJECT DATA**  
 TOTAL ACREAGE: 2.38 AC  
 LOTS: 2  
 DEDICATED RIGHT-OF-WAY: 0.38 AC

- GENERAL NOTES**
- BUILDING SETBACKS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES
  - VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES FOR PARADISE COVE SUBDIVISION NO. 2
  - LOTS SHALL NOT BE DIVIDED
  - IRRIGATION WATER WILL NOT BE SUPPLIED
  - STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE
  - NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
  - FLOOD ZONES SHOWN ON THIS PLAT ARE PRE FEMA FIRM 16085C, PANEL 1003, FEBRUARY 1, 2019  
 FLOOD ZONE: X  
 BASE FLOOD ELEVATION: N/A  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CO



- LEGEND**
- Set 5/8 Inch Rebar
  - Found Section Monument as Noted
  - Calculated Position, No Monument Set or Found
  - Found 1/2 Inch Rebar
  - Found 5/8 Inch Rebar
  - ⊕ Wellhead
  - ⊙ Sanitary Sewer Manhole
  - ⊕ Powerpole
  - ⊕ Telephone Riser
  - Exterior Boundary Line
  - Parcel Line
  - - - Easement/Right-of-way Line
  - - - Edge of Gravel/Dirt Road
  - Overhead Power
  - - - Fence Line

**DATUM/REFERENCES**  
 Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.  
 Refer to Plat of Paradise Cove Subdivision Inst. No. 57309  
 Refer to ROS Bk. 11, pg. 70, Inst. No. 349210  
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 Refer to ROS Bk. 8, pg. 141, Inst. No. 291334  
 Refer to Easement Inst. No. 319500

**Utility Warning**  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.  
 E:\Loomis Paradise Cove\Parcel\preliminary plat\revised 012425.dwg 4/24/2026 10:25 AM

NO.	REVISION	BY	DATE

DRAWN BY: CB	CHECKED: CB	JOB NO. 3910	SHEET NO. 1 of 1
DATE: 22 APR 2026	DATE: 04/22/26		

**Neighborhood Meeting**  
**Paradise Cove II Subdivision**

No meeting held since the subdivision is less than 5 lots.

**Construction Timeline  
Paradise Cove II**

Installation of sewer connections, driveway accesses built, any grading required for proposed cul-de-sac or County Road Improvements to be completed during summer of 2026.

# WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

## 10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

## 10-7-2: DEFINITIONS:

**APPROVED:** Refers to approval as the result of review, inspection or tests by reason of accepted principles.

**ASPECT:** Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

**DEFENSIBLE SPACE:** Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

**FORESTED:** Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

**FUEL BREAK:** An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

**PROFESSIONAL:** Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

**PROFESSIONAL FORESTER:** An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

**SLOPE:** The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

**VALLEY COUNTY FIRE WORKING GROUP:** This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

**WILDFIRE:** An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

**WILDLAND URBAN INTERFACE AREA:** That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

## 10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

**10-7-4: SUBMISSION REQUIREMENTS:**

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
- 2. Format: The plan shall consist of two (2) sections:

a. **Wildfire Risk Assessment:** This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

- (1) Topographic map. Use blank map format included on the last page.
- (2) Site description including discussion of slope(s), aspect(s), and significant topographic features.

See answer on  
following pages

- (3) Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

- (4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

(5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.

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(6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

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(7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).

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(8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

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(9) Current structural and wildland fire jurisdictional agencies.

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(10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

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**b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:**

(1) Access - planned ingress and egress routes.

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(2) Water supply for structural and wildland fire response.

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(3) Estimated response time and distances for jurisdictional fire agencies.

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(4) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

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(5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

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(6) Safety zone locations.

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(7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

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(8) Long term maintenance schedule to sustain fuel treatment effectiveness.

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(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

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3. Submittal, Implementation and Verification:

- a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
- b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
- c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the **professional requirement**. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.

Map



## **Wildland Urban Interface Fire Protection Plan Paradise Cove II Subdivision Application**

### Answers to Questions

#### **A Wildfire Risk Assessment**

1. Topo Map  
See attached vicinity maps and proposed plat
2. Site Description . . .  
Flat, farm/pasture land
3. Existing vegetation & fuel hazards..  
Light grasses, sage brush, scattered lodgepole pine
4. Fire History. . .  
Unaware of fires in area.
5. Existing roads and bridges. .  
Paradise Lane is County Road, maintained from Old State Highway to existing snow plow turnaround west of Lot 7, Paradise Cove. County Road from there westerly to west end of Paradise Cove subdivision, not maintained by County.
6. Existing structures and proposed . . .  
Existing well house will be on Lot 1.  
Proposed structures, one home per lot with or without attached garage, options for typical outbuildings per residence—may include ADU, additional shop/garage, storage/wood sheds, covered parking.
7. Infrastructure that may affect wildfire. . .  
Overhead power extensions from existing poles in vicinity to proposed lots.
8. Existing features that may assist in controlling wildfire. . .  
Paradise Cove subdivision boat ramp to lake, for drafting
9. Current wildland fire agencies. . .  
Donnelly Fire Dept.
10. Effect of development on fire risk.  
Typical residential properties, minimal fire risk.

## **B. Wildfire Risk Mitigation**

1. Access  
See plat showing driveway access to each lot. Additional emergency access easements between homesites may be created if required by fire dept.
2. Water supply . . .  
North Lake Recreational Sewer & Water District water main runs along bck side of proposed lots. Boat Ramp to lake within about 400'
3. Estimated response time and distance for fire agencies. .  
Donnelly Fire Dept. About 5 miles, 6-8 minutes  
SITPA—in McCall—About 16 miles, 30 minutes
4. Planned fire protection systems.  
Buildings on proposed lots to be built to fire codes.
5. Proposed infrastructure. . .  
Driveways—14-16 wide, gravel surfaces, less that 8% slope  
Overhead power  
Possible connection to North Lake water main, or Paradise Cove water system
6. Safety zones. . .  
Driveways and County roads.
7. Planned live fuel treatment actions. . .  
Light fuesl on property—grasses, scattered lodgepole pines—CC&Rs will require homeowners to conform to firewise practices.
8. Long term maintenance schedule. . .CC&Rs will require long term firewise measures by homeowners—no overgrown brush/trees on properties, landscape to firewise standards including distances between trees, ladder fuels trimmed.
9. Analysis of overall change of wildland fire risk with this development. Small increased risk with presence of homes, but mitigated by water supply and active irrigation of properties. Very near fire response agencies and lake, light fuels, no mountainous roads, steep canyons, etc. Fairly flat, fire is low risk.

## **Wildland Urban Interface Fire Protection Plan Paradise Cove II Subdivision Application**

### Answers to Questions

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**Covenants, Conditions & Restrictions (CC&Rs)**  
**Paradise Cove II**

CC&Rs will be submitted at time of final plat.

Wells



**Well In Vicinity of Paradise Cove II**

#	Year	Owner	Direction from Paradise Cove II Lots	Depth	Static Level	GPM	Details
1	1960	Paradise Cove Association	North	Shallow			Hand Dug
2	1980?	Higgins: On Proposed Lot 1	On Proposed Lot 1				No Records--Easement on Lot 1 in favor of Paradise Cove Association
3	1980?	Higgins	East				No Records
4	1982	Rod Higgins	South	40'	9"	5	Rod's Personal Home on Daystar Drive



## VALLEY COUNTY ASSESSOR'S OFFICE

### Parcel Summary and Improvement Report

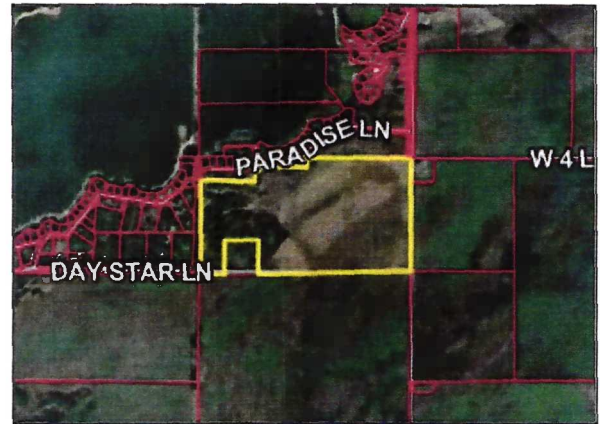
PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

#### GENERAL PROPERTY SUMMARY

PARCEL ID	RP15N03E030006
OWNER(S)	HIGGINS RANCH PROPERTIES LLC
SITUS ADDRESS	
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 8567
MAILING CITY, STATE, ZIP	BOISE ID 83707
MAILING COUNTRY	



#### PROPERTY DESCRIPTION & LAND DATA

AREA	ACRES: 74.097	SQUARE FEET: 3227665	FRONTAGE: 0
PRIMARY LAND USE	102 Irrigated Grazing Land		
LEGAL DESCRIPTIONS	PT OF GOV'T. LOTS 1& 2 S3 T15N R3E		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	<a href="#">15N 3E S03.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Irrigated Pasture	<u>LAND GRADE:</u> Cat 2	<u>ACRES:</u> 46
	Dry Grazing	Cat 5	24.5142
	Waste	Market Value	3.5828

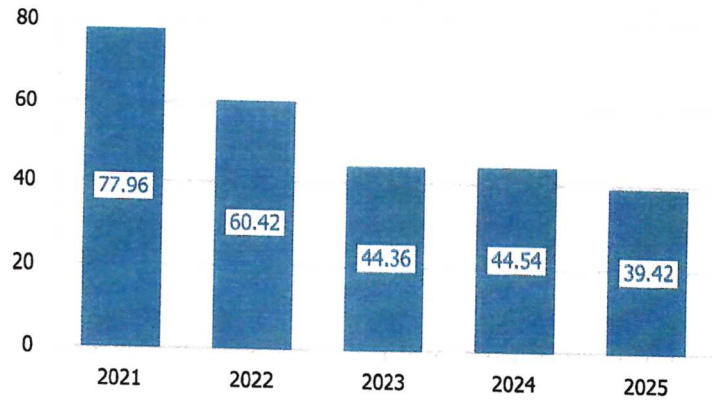
*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

#### SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
08/08/2022	Multiple Owners	451913
03/30/2015	HIGGINS RANCH FAMILY LTD PARTNERSHIP	42093
08/19/2010	HIGGINS RANCH FAMILY LTD PARTNERSHIP	40409

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2025	39.42
2024	44.54
2023	44.36
2022	60.42
2021	77.96



HOMEOWNER'S EXEMPTION?

YES       NO

# ACCOMMODATION

**WHEN RECORDED**

**RETURN TO:**

Jason Melville  
Hawley Troxell Ennis & Hawley LLP  
P.O. Box 1617  
Boise, Idaho 83701-1617

## QUITCLAIM DEED

GRANTOR, **Higgins Ranch Family Limited Partnership**, an Idaho limited partnership, does hereby REMISE, RELEASE and forever TRANSFER, QUITCLAIM AND CONVEY unto GRANTEE **Higgins Ranch Properties LLC**, an Idaho limited liability company, whose current address is P.O. Box 8567, Boise, Idaho 83707, and to Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property situated in Valley County, Idaho, more particularly described as follows:

See Exhibit 1 attached hereto.

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 19 day of November, 2021.

HIGGINS RANCH FAMILY LIMITED  
PARTNERSHIP

By:   
Rodney A. Higgins, surviving General Partner

STATE OF IDAHO )  
: ss.  
County of Ada )

On this 19 day of November, 2021, before me, the undersigned, a Notary Public, personally appeared Rodney A. Higgins, acting in his official capacity as the surviving General Partner of Higgins Ranch Family Limited Partnership, known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same and in such capacity.



A handwritten signature in black ink, appearing to read "Jason D. Melville", written over a horizontal line.

Notary Public for Idaho

Residing at: Boise Idaho

My commission expires: 12/26/2027

## LEGAL DESCRIPTIONS

### Parcel 1

Said real property consists of approximately .86 acres and has been identified by Valley County as the following parcel numbers: RP 15N03E025570A. Said real property is more particularly described as follows:

Beginning at the NW Corner of SW1/4, Section 2, Township 15 North, Range 3 East, B.M. Also identified by a steel pin in the center of Old State Road; thence east on section line common to SW1/4 and NW1/4 Section 2, 50 feet to the real point of beginning; thence continuing on same bearing a distance of 250 feet; thence south 150 feet; thence west 250 feet; thence north 150 feet to the real point of beginning.

### Parcel 2

Lots 1 and 2 in Section 3, Township 15 N., Range 3 E. B.M. less 4 acres owned by Rodney A. Higgins identified as Tax #5 in Government Lot 2, Section 3, Township 15 N., Range 3 E., and existing roads and less that portion of Paradise Cove subdivision lying and being Government Lot 2 which is approximately 2.71 acres.

### Parcel 3

Only that portion of the following described parcel lying within government Lot 2 in Section 3, T. 15 N., R. 3 E., B.M., Valley County, Idaho: A parcel of land located in Section 3, T. 15 N. R. 3 E., B.M. , Valley County, Idaho being more particularly described as follows:

Commencing at a set aluminum pipe monument marking the north 1/4 corner of said Section 3 being the TRUE POINT OF BEGINNING.

Thence a bearing of S. 89° 58' 28" E, a distance of 21.00 feet to a set 5/8 inch rebar; Thence a bearing of S 0° 06' 47" W, a distance of 1406.33 feet to the east boundary of the former rail road right-of-way to a point; Thence a bearing of N 87° 19' 05" W, a distance of 95.94 feet on the as-built centerline of Day Star Lane to a point; Thence a bearing of N 1° 40' 43" E, a distance of 1076.65 feet to a set 5/8 inch rebar; Thence a bearing of S 90° 00' 00" W, a distance of 24.87 feet to a set 5/8 inch rebar; Thence a curve to the left, which curve has a radius of 60.00 feet, a length of 20.09 feet, and a chord which bears N 0° 05' 25" W, a distance of 20.00 feet to a set 5/8 inch rebar; Thence a bearing of N 90° 00' 00" E, a distance of 25.49 feet to a set 5/8 inch rebar; Thence a bearing of N 1° 40' 43" E a distance of 305.81 feet to a set 5/8 inch rebar; Thence a bearing of S 89° 58' 28" E, a distance of 36.53 feet to the POINT OF BEGINNING.

Said described parcel of land contains 2.48 acres, more or less together with and subject to rights-of-way and easements of record and/or use.

**Parcel 4**

The SW1/4 of the SW1/4 and the W1/2 of the SE1/4 of the SW1/4, Section 35, Township 16 N., Range 3 E., B.M., less three acres for roads and ditches.

**Parcel 5**

The SW1/4 of the SE1/4 and the E1/2 of the SE1/4 of the SW1/4, Section 35, Township 16 N., Range 3 E., B.M., less three acres for roads and canal.

**Parcel 6**

A parcel of land located in the SE1/4 of the SE1/4 of Section 35, T.16 N., R. 3 E., B.M., described by Record of Survey Book 11, page 69, Instrument No. 349209, records of Valley County, Idaho being more particularly described as follows:

Commencing at the southeast section corner of said Section 35, CPF Inst. #99670, corner records of said Valley County; Thence a bearing of N 0°23'06" E, a distance of 1325.40 feet on the east boundary of said Section 35 to a point being the S 1/16 corner of said Section 35 and Section 36 of said T. 16 N., R. 3 E., B.M.; Thence a bearing of N 89°47'51" W, a distance of 1317.85 feet on the north boundary of said SE1/4 of the SE1/4 of Section 35 to a set 5/8 inch rebar marking the SE 1/16 corner of said Section 35 being the TRUE POINT OF BEGINNING.

Thence a bearing of S 0°23'38" W, a distance of 497.61 feet on the west boundary of said SE1/4 of the SE1/4 of Section 35 to a set 5/8 inch rebar at the intersection of said west boundary with the west right-of-way boundary of Highway 55; Thence a bearing of N 4°09'05" E, a distance of 498.79 feet on said west right-of-way boundary of Highway 55 to a set 5/8 inch rebar at the intersection of said west right-of-way boundary of Highway 55 with said north boundary of the SE1/4 of the SE1/4 of Section 35; Thence a bearing of N 89°47'51" W, a distance of 32.69 feet on said north boundary of the SE1/4 of the SE1/4 of Section 35 in the POINT OF BEGINNING.

Said described parcel of land contains 0.19 acres, (8,133 sq. ft) together with and subject to rights-of-way and easements of record and/or use.

# ACCOMMODATION

**WHEN RECORDED**

**RETURN TO:**

Jason Melville  
Hawley Troxell Ennis & Hawley LLP  
P.O. Box 1617  
Boise, Idaho 83701-1617

## QUITCLAIM DEED

GRANTORS, **Higgins Ranch Family Ltd (Limited) Partnership**, an Idaho limited partnership, and **Rodney A Higgins** (also known as Rodney A. Higgins), do hereby REMISE, RELEASE and forever TRANSFER, QUITCLAIM AND CONVEY unto

GRANTEE **Higgins Ranch Properties LLC**, an Idaho limited liability company, whose current address is P.O. Box 8567, Boise, Idaho 83707, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Valley County, Idaho, more particularly described as follows:

See Exhibit 1 attached hereto.

Parcel No. RP15N03E030006

As to Grantor Higgins Ranch Family Ltd (Limited Partnership, this deed corrects the legal description for said parcel that was included in Valley County instrument no. 446677, recorded December 14, 2021.

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.



**LEGAL DESCRIPTION**

**Township 15 North, Range 3 E.B.M., Valley County, Idaho  
Section 3: Lots 1 and 2,**

**LESS: Commencing at a point in the South line of Lot 2, which lies 316 feet East from the Southwest corner thereof; thence East in said line 25 rods, 4 feet and 10 inches; thence North 25 rods, 4 feet and 10 inches; thence West 25 rods, 4 feet and 10 inches; thence South 25 rods, 4 feet and 10 inches to the point of beginning. (Tax 5)**

**ALSO LESS: Lots 1-7, inclusive, Block 3, Paradise Cove Subdivision, Valley County, Idaho, as shown on the plat recorded September 12, 1961, as Instrument No. 57309.**

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**ALSO LESS: Paradise Lane and abandoned railroad right-of-way.**

EASEMENT AGREEMENT

This agreement is between Hubert L. Higgins and E. Ruth Higgins, husband and wife, of 2216 Brunback, Boise, Idaho, herein after referred to as first parties and Paradise Cove Homeowner Assn. of Paradise Cove Subdivision, Valley County, Idaho, herein after referred to as second parties.

1. The first parties are the owners of the land in the NW1/4NE1/4, Sec. 3 TWP 15, R3E. B1. as of record in Valley County, Idaho at their office in Cascade, Idaho.
2. The second parties are owners of a property in Paradise Cove Subdivision as is of record in Valley County, Idaho at their office in Cascade, Idaho.
3. The first parties hereby grant and convey to the second parties their heirs, successors and assigns, as owners of property in Paradise Cove Subdivision, an "easement" on 2 parcels of land for installation, maintenance and repair of a well, pump-house and water lines for a domestic water system use in Paradise Cove Subdivision. This parcel legally described as follows, first parcel deleting agreement of January 20, 1993:

Beginning at the south east corner of Lot 7, block 3, Paradise Cove Subdivision, thence easterly on the same bearing as the south line of said lot (N89° 56' W) a distance of 40 feet where it intersects with the east boundary of the road right-of-way and the real point of beginning:

- thence S 0° 04' W. a distance of 100 ft.
- thence N 89° 56' E " 100 ft.
- thence N 0° 04' E " 100 ft.
- thence S 89° 56' W " 100 ft.

to the point of beginning and containing approximately .23 of an acre.

Second Parcel:

Beginning at the southwest corner of Lot 4, Blk 3 of same subdivision thence easterly on the same bearing as the South side of said lot (N 89° 56' W. 7ft thence S 0° 04' W 40 ft. to the true beginning:

- thence S 0° 04' W. a distance of 115 feet
- thence N 89° 56' E. " 100 feet
- thence N 0° 04' E " 115 feet
- thence S 89° 56' W " 100 feet to the point of beginning and containing approx. .26 of an acre.

4. This easement is in effect continuously until such time as another source of water is provided and accepted by the property owners of Paradise Cove Subdivision.
5. In consideration of this easement, the second parties will pay an annual fee of \$60.00 per parcel to the first parties at 2216 Brumback, Boise, Idaho, 83702.

Signed this 24th day of June 1997.

*Hubert L. Higgins*  
*E. Ruth Higgins*

**Instrument # 319500**  
 VALLEY COUNTY, CASCADE, IDAHO  
 2007-03-16 01:22:00 No. of Pages: 3  
 Recorded for: PARADISE COVE HOMEOWNERS  
 ARCHIE N. BANBURY Reg. 9.08  
 Ex-Officio Recorder Deputy  
 Index to: EASEMENT

STATE OF IDAHO )  
 )  
COUNTY OF ADA )



On this 24th day of June 1993, before me personally appeared Hubert L. Higgins and E. Ruth Higgins, known to me to be the persons who executed this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first stated above.

*Teresa A. Austin*

Notary Public for Idaho  
Residing at Boise, Idaho  
My commission expires 2-13-99

9359673

ADA COUNTY ID. FOR Hobbs  
J. DAVID NAVARRO  
RECORDER BY K. Larson  
6.24

'93 JUL 27 AM 9 59

**Variance Requests  
Paradise Cove II**

NONE

**Property Owners within 300' of Proposed Paradise Cove II Subdivision**

- 1 Michael Nance & Erika K Klein  
12935 N Schicks Ridge Rd  
Boise, ID 83714
- 2 Randal and Catherine Yates Living Trust  
PO Box 24  
Boardman, OR 97818
- 3 Mairs Limited Partnership  
PO Box 128  
Ontario, OR 97914
- 4 Crandall Family Trust  
4894 N Ellicott LN  
Garden City, ID 83714
- 5 Northrup Living Trust  
829 Steeple View  
Eagle, ID 83616
- 6 Daniel E & Joella R Williams  
PO Box 1776  
Boise, ID 83701
- 7 Robert Hawkins Living Trust  
3689 S Gallatin Way  
Boise, ID 83709
- 8 Arvella L Dobaran & Dobaran Family Trust Trust B  
PO Box 503  
Donnelly, ID 83615
- 9 Dave & Peggy Gilbert  
13045 W Paint DR  
Boise, ID 83713
- 10 Paradise Cover Homeowners Water & Boat Ramp Security Systems, Inc.  
5812 W Farm Marker RD  
Hidden Springs, ID 83656
- 11 The Colony Association  
4894 N Ellicott LN  
Garden City, ID 83714