Before the Planning & Zoning Commission
Meeting of 26 FEBRUARY 2019

BUSINESS ITEM NO. 1
STAFF REPORT

Applicant(s)/Engineer(s):
TG Development, Brent Thompson/JUB Engineers, Inc., Wendy Shrief, Representative
File(s): SPF 00081-2018

Analyst: Kristi Watkins

Requested Action Approval(s) and Location(s):

1. Final plat approval for:
   Sunny Ridge at White Hawk Subdivision (hereinafter the "Development";
   alternatively, "Sunny Ridge at White Hawk Subdivision" or the "Project")

Comprising 8.36 acres proposed to be platted into eighteen (18) four-plex lots, one (1) duplex
lot (for a total of 74 residential units) and 3 common lots, all located in a RD zoned area
situated in a portion of Lots 2 and 3 of Asselin’s Subdivision, situated in Government Lot 3 of
Section 3, T2N, R2W, BM, Canyon County in Nampa, south of E Greenhurst Rd on Sunny
Ridge Rd in Nampa.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry
[received by 5pm February 20, 2019] is hereafter attached to this document for perusal.
Comments may express opinions regarding the plat application or be geared towards
recommending Conditions of Approval for a development should it be approved, or, directing
corrections to the final plat or related construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Sunny Ridge at White Hawk
Subdivision conforms, or substantially conforms within acceptable limits, to the approved
preliminary plat of/for Sunny Ridge at White Hawk Subdivision, complies with relevant RD
zoning codes, and, City of Nampa subdivision standards pertaining to the proposed
Development. (Said determination is, or may be, partially predicated on said final plat being
revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)

Accordingly, Staff recommends that Sunny Ridge at White Hawk Subdivision be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter.

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

Generally, Applicant/Development shall comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved preliminary plat of/for Sunny Ridge at White Hawk Subdivision unless otherwise adjusted upon approval by the Nampa Planning and Zoning Commission acting within the scope of their authority and in conformance to adopted City code.

More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

1. A memorandum from the Nampa Engineering Division was unavailable at the time of this staff report; and,

2. Comply with the requirement(s) listed on the January 14, 2019 letter from the Nampa and Meridian Irrigation Department authored by David Duvall that requests filing of a Land Use Change Application; (1 page – copy hereto attached); and,

3. One ADA parking space shall be required per 4-plex building or provide a joint use parking agreement for the overall site; and,

4. The Applicant/Developer shall provide a cross access agreement document prior to release of certificate of occupancy on any permitted building; and,

5. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

6. <Any other conditions as may be levied by the Commission...>

**ATTACHMENTS**

- Copies of any Vicinity/zoning map, final plat application, plat pages, agency/department & citizen correspondence, etc. (pages/Exhibits 3+)
CITY OF NAMPA
FINAL PLAT APPLICATION
Planning and Community Development Department
411 3rd St. South
Nampa, ID 83651
208-465-2214 Phone
208-465-2261 FAX

Name of Subdivision: Sunny Ridge at White Hawk Subdivision
Location of Subdivision: Sunnyridge / Greenhurst Parcel 2015 9000

Owner: TG Development
Address: 1224 S. River Rd. Ste 8100 St. George, UT 84790
Phone: 435.862.9515
FAX
E-Mail: brent@peaceoxygen.com

Applicant: JUB Engineers / Wendy Shrief
Address: 250 S. Beechwood Ave. Ste 201
Phone: 208.376.7330
FAX
E-Mail: wshrief@jub.com

Engineer/Surveyor/Planner: Keith Morse P.E. / Rob Kazmioff PLS / Wendy Shrief AICP
Address: 250 S. Beechwood Ave. Ste 201 Boise, ID 83706
Phone: 208.376.7330
FAX
E-Mail: wshrief@jub.com

FINAL PLAT INFORMATION

Total Acreage: 8.36
Total Number of Lots: 22 Buildable: 19 Common: 3
Gross Density per Acre: 9.09 (Number of units per acre of total land to be developed
Net Density per Acre: 11.44 (Number of units per acre of land excluding roads)
Zoning District(s): Zoning Within Nampa City Limits
If Applicable: Zoning Within the Area of Impact

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2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Sunny Ridge at White Hawk Subdivision

Boundary Description

Project Number 10-17-148    January 11, 2018

A portion of Lots 2 and 3 of Asselin's Subdivision (Book 3 of Plats at Page 21, records of Canyon County, Idaho), situated in Government Lot 3 of Section 3, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of Government Lot 3 (north quarter-section corner) of Section 3, Township 2 North, Range 2 West, Boise Meridian;
Thence S00°58’19"W, 793.56 feet along the east line of Government Lot 3 to the POINT OF BEGINNING:

Thence continuing S00°58’19"W, 310.41 feet along the east line of Government Lot 3 to the northeast corner of the Murdock parcels (as described in Record of Survey 85024726, records of Canyon County, Idaho);

Thence N69°25’56"W, 207.15 feet along the Murdock Parcels;

Thence S00°59’06"W, 446.42 feet along the Murdock Parcels to the north line of the Bray Lateral (as described in Warranty Deed 2017-028102, records of Canyon County, Idaho);

Thence N24°42’06"W, 46.29 feet along the northeasterly line of the Bray Lateral;

Thence 160.01 feet on a curve to the left, having a radius of 145.00 feet, a central angle of 63°13’41", a chord bearing of N56°18’56"W, and a chord length of 152.02 feet, along the northeasterly line of the Bray Lateral;

Thence 92.62 feet on a reverse curve to the right, having a radius of 165.00 feet, a central angle of 32°09’45", a chord bearing of N71°50’54"W, and a chord length of 91.41 feet, along the norheasterly line of the Bray Lateral;

Thence 148.01 feet on a compound curve to the right, having a radius of 320.00 feet, a central angle of 26°30’03", a chord bearing of N42°31’00"W, and a chord length of 146.69 feet, along the norheasterly line of the Bray Lateral;

Thence N29°15’58"W, 164.09 feet along the norheasterly line of the Bray Lateral;

Thence 101.93 feet on a curve to the right, having a radius of 525.00 feet, a central angle of 11°07’28", a chord bearing of N23°42’14"W, and
Sunny Ridge at White Hawk Subdivision continued...

a chord length of 101.77 feet, along the northeasterly line of the Bray Lateral;

Thence 152.31 feet on a reverse curve to the left, having a radius of 1035.00 feet, a central angle of $8^\circ25'54''$, a chord bearing of N22°21'27"W, and a chord length of 152.17 feet, along the northeasterly line of the Bray Lateral;

Thence N26°34'24"W, 39.56 feet along the northeasterly line of the Bray Lateral;

Thence 4.37 feet on a curve to the right, having a radius of 375.00 feet, a central angle of $0^\circ40'03''$, a chord bearing of N26°14'23"W, and a chord length of 4.37 feet, along the northeasterly line of the Bray Lateral to the south line of Lot 2 of Asselin’s Subdivision (as described in Record of Survey 94023071, records of Canyon County, Idaho);

Thence N88°55'28"W, 19.94 feet along the south line of Lot 2 to the boundary of Townhomes at River Oaks (Book 23 of Plats at Page 9, records of Canyon County, Idaho);

Thence 172.78 feet on a non-tangent curve to the right, concave easterly, having a radius of 390.00 feet, a central angle of $25^\circ23'02''$, a chord bearing of N13°18'56"W, and a chord length of 171.37 feet, along the boundary of Townhomes at River Oaks;

Thence 2.53 feet on a reverse curve to the left, having a radius of 565.00 feet, a central angle of $00^\circ15'22''$, a chord bearing of N00°45'05"W, and a chord length of 2.53 feet, along the boundary of Townhomes at River Oaks;

Thence S88°56'21"E, 508.95 feet;

Thence S00°51'49"W, 150.13 feet;

Thence S88°54'37"E, 290.25 feet to the POINT OF BEGINNING.

The above-described parcel contains 8.36 acres, more or less.
For Value Received, Skyview Wind LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

TG Development, LLC, an Idaho limited liability company, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 2476 E. Lagrasse Circle Saint George, UT 84790

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 6, 2017

Skyview Wind, LLC

By: C. Fred Cohr, Manager
State of Oregon, County of Tillamook

On this 6th day of July in the year of 2017, before me, the undersigned, a Notary Public in
and for said State, personally appeared C. Fred Cornforth, known or identified to me to be the Manager
of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that
such Limited Liability Company executed the same.

Residing at: Gaston
Commission Expires: 09/08/2019

[Signature]

OFFICIAL STAMP
SARA ROSE THURSTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 942392
MY COMMISSION EXPIRES SEPTEMBER 08, 2019
EXHIBIT A

COMMENCING at the Northeast corner of the Northwest Quarter (Lot 3) of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and running South along the East boundary thereof 793.5 feet to the
REAL POINT OF BEGINNING; thence
West and parallel with the North boundary line of said Northwest Quarter 290 feet; thence
North and parallel with the East boundary line of said Northwest Quarter 150 feet; thence
West and parallel with the North boundary line of said Northwest Quarter, to the Easterly bank of the Bray Lateral; thence
South 12°10' East along the Easterly bank of said Bray Lateral to the South boundary line of Lot 3 of
ASSELIN’S SUBDIVISION; thence
East along said South boundary line 760 feet to the East boundary line of said Northwest Quarter; thence
North along the said East boundary line 15 feet to the REAL POINT OF BEGINNING. (Being a portion of Lot 3 of
ASSELIN’S SUBDIVISION, according to plat filed in Book 3 of Plats, Page 21, records of said County.)

AND

A portion of Lot Two (2) of ASSELIN’S SUBDIVISION of the East One-half (E1/2) of the Northwest Quarter
(NW1/4) of Section 3, Township 2 North, Range 2 West from the Boise Meridian, Canyon County, Idaho, as shown
and designated on the Official Plat on file and of record in the office of the Recorder of Canyon County, Idaho, being
more in particular described as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid Lot 2 and running North 927.66 feet along the West boundary
line thereof to the center of the Wilson Drain; thence
South 68° 0' East 567 feet along the center of the Wilson Drain; thence
East 805 feet to the Southeast corner of Lot 3 of the aforesaid ASSELIN’S SUBDIVISION; thence
South 290.16 feet along the East boundary line of the aforesaid Lot 2; thence
North 19° 45' West 207 feet along the South boundary of the Partridge Irrigation Lateral; thence
South 514 feet on a line 195 feet West and parallel to the East boundary line of the aforesaid Lot 2, to the
intersection of the South boundary line of the said Lot 2; thence
West 1,126 feet along the aforesaid boundary line to the POINT OF BEGINNING.

EXCEPT THEREFROM the following described tract:

A portion of Lot 2 of ASSELIN’S SUBDIVISION as filed for record in the office of the Canyon County Recorder,
Caldwell, Idaho in Book 3 of plats at Page 21, lying in Government Lot 3, Section 3, Township 2 North, Range 2
West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the Northeast corner of Government Lot 3, Section 3, Township 2 North,
Range 2 West, Boise Meridian, Canyon County, Idaho; thence along the Northerly boundary of said Government Lot
3,
North 88° 55'30" West 1,324.42 feet to an iron pin marking the Northwest corner of Government Lot 3; thence
leaving said Northerly boundary line of Government Lot 3, and along the Westerly boundary of said
ASSELIN’S SUBDIVISION,
South 00° 56' 31" West 614.33 feet to a point, marking the centerline of the Wilson Drain also said point
being the REAL POINT OF BEGINNING; thence leaving said boundary and along the centerline of said Wilson
Drain the following courses and distances,
South 67° 15' 19" East 414.57 feet to a point; thence
South 48° 37' 47" East 70.49 feet to a point on the Westerly extension of the boundary of Lots 2 and 3 of
said ASSELIN’S SUBDIVISION; thence leaving said centerline and along the said Westerly extension and boundary
of Lots 2 and 3 ASSELIN’S SUBDIVISION,
South 88° 58' 10" East 149.01 feet to an iron pin marking a point on the Easterly easement line of the Bray
Lateral, also said pin marking a point of non tangent curve; thence leaving said lot line of Lots 2 and 3 and along the
Easterly easement line of the Bray Lateral the following courses and distances,
Northerly along a curve to the right 3.35 feet, said curve having a central angle of 00° 30' 44", a radius
of 375.00 feet, tangents of 1.68 feet, and a long chord of 3.35 feet bearing South 26° 18' 15" East to an iron pin
marking a point of ending of curve; thence leaving said curve,
South 26° 33' 37" East 39.56 feet to an iron pin marking a point of curve; thence
Southeasternly along a curve to the right 152.31 feet, said curve having a central angle of 08° 25' 54", a radius of 1,035.00 feet, tangents of 76.29 feet, and a long chord of 152.17 feet bearing South 22° 21' 24" East to an iron pin marking a point of reverse curve; thence leaving said curve
t
Southeasternly along a curve to the left 101.93 feet, said curve having a central angle of 11° 07' 28", a radius of 325.00 feet, tangents of 51.13 feet, and a long chord 101.77 feet bearing South 23° 41' 27" East to an iron pin marking a POINT OF ENDING of curve; thence leaving said curve

South 29° 15' 10" East 164.09 feet to an iron pin marking a point of curve; thence
Southeasternly along a curve to the left 148.00 feet, said curve having a central angle of 26° 30' 03", a radius of 320.00 feet, tangents of 75.35 feet, and a long chord of 146.69 feet bearing South 42° 30' 13" East to an iron pin marking a point of compound curve; thence leaving said curve

Southeasternly along a curve to the left 92.62 feet, said curve having a central angle of 32° 09' 45", a radius of 165.00 feet, tangents of 47.57 feet, and a long chord of 91.41 feet bearing South 71° 50' along a curve to the right 159.90 feet, said curve having a central angle of 63° 10' 59", a radius of 145.00 feet, tangents of 89.18 feet, and a long chord of 151.92 feet bearing South 56° 19' 30" East to an iron point marking a POINT OF ENDING of curve; thence leaving said curve

South 24° 43' 59" East 46.50 feet to an iron pin; thence leaving said Easterly easement line of the Bray Lateral,

South 00° 58' 19" West 68.52 feet to a point marking the Southerly boundary of said ASSELIN'S SUBDIVISION; thence along the said Southerly boundary of Lot 2,

North 88° 58' 10" West 1,128.60 feet to an iron pin marking the Southwest corner of Lot 2 said ASSELIN'S SUBDIVISION; thence leaving said Southerly boundary and along the Westerly boundary of said ASSELIN'S SUBDIVISION,

North 00° 50' 31" East 936.50 feet to the REAL POINT OF BEGINNING.
Sunny Ridge At White Hawk Subdivision
A Portion of Lots 2 and 3 of Asselin's Subdivision Situated in Coor Lot 3 of
Section 1, Township 2 North, Range 2 West, Boise Meridian,
City of Nampa, Canyon County, Idaho.
2018
PLAT SHOWING
Sunny Ridge At White Hawk Subdivision

Legend
- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Adjacent Property Line
- Utility Easement Line
- Access and Utility Easement Line
- Expansion--Irrigation District Right-of-Way Line
- Found 1/2" Rubber with Plastic Cap
- Found 5/8" Rubber with Plastic Cap
- Set 1/2" Rubber with Plastic Cap
- Point Not Set or Found
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Monument

JUB
JUB-B ENGINEERS, INC.
200 South Bannock Avenue, Suite 235, Boise, ID 83702-2064
208-344-4838 F 208-344-4839 - www.jub.com
Notes:

1. Lots 1, 19 and 22 of Block 1 are designated as Common Lots, to be owned and maintained by the homeowners association.
2. This property is subject to a License Agreement with Nampa-Meridian Irrigation District dated __________ and recorded as Instrument Number __________.
3. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
4. The development of this property shall be in compliance with the Nampa City Zoning Ordinance.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction releases.
7. The pressurized irrigation system shall be owned and maintained by the Nampa Municipal Irrigation District.
8. Minimum building setback lines shall be in accordance with the City of Nampa Zoning Ordinance at the time of issuance of the building permit. All set, parcel, and tract lines shall meet dimensional standards as established in the City of Nampa Zoning Ordinance.
9. This development recognizes Section 22-1803 of Idaho Code, Right to Farm Act, which states: "An agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, for any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
10. Restrictive covenants will be in effect for this subdivision.

Easement Notes:

1. Lots 1, 19 and 22 of Block 1 are hereby designated as having a Utility Easement co-existate with said lots.
2. All Utility Easements shown or designated herein are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown herein, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data, appurtenances thereto; and lot drainage.
3. All Access Easements shown or designated herein are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown herein, and are hereby reserved for ingress, egress, parking, and lot drainage.
7. No utility easement created herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, sides & rear property line fences, or other similar nonpermanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Reference Documents:

Subdivision:
- Allid's Subdivision
- Sold Three Subdivision No. 3
- Townhomes at River Oaks

Surveys:
- 1990024726, 1988018376, 1994033671, 1999010504, 2007055845, 2016021583
- 2017-028102

Easements:
- Inst. No. __________ (Brag Lateral), Inst. No. __________ (Partridge Lateral)
- & Inst. Nos. 97005113 & 2006-042349 (Existing Utilities)

JUB
JUB ENGINEERS, INC.
1040 South Meridian Avenue, Suite 100, Boise, ID 83702
p 208 376 7230 f 208 323 9306 w jubfci.com
Certificate of Owners

Know all people by these presents: that TG Development, LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Sunny Ridge At White Hawk Subdivision, and that it intends to include said real property, as described below, in this plat.

Legal Description

A portion of Lots 2 and 3 of Assael's Subdivision, situated in Government Lot 3 of Section 3, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of Government Lot 3 (north quarter—section corner) of Section 3, Township 2 North, Range 2 West, Boise Meridian, from which the center quarter—section corner of said Section 3 bears S90°56′19″W, 2876.24 feet; thence S09°56′19″W, 796.36 feet along the west line of Government Lot 2 to the POINT OF BEGINNING:

Thence continuing S90°56′19″W, 395.41 feet along the east line of said Government Lot 3 to the northeast corner of the Nubuck Parcels according to said Record of Survey for Dorris Nubuck recorded under Instrument No. 9622728, Canyon County Records;

Thence N90°56′19″W, 287.15 feet along the northerly line of said Nubuck Parcels;

Thence S09°56′19″W, 146.12 feet along the west line of said Nubuck Parcels to the northeasterly line of the Byrly Lot described in said Warden's Deed recorded under Instrument No. 2017-021602, Canyon County Records;

Thence N90°56′19″W, 48.39 feet along the northeasterly line of said Byrly Lot;

Thence 180.01 feet along a curve to the left, having a radius of 145.00 feet, a central angle of 67°13′41″, a chord bearing of N08°15′56″W, and a chord length of 152.03 feet, along the northerly line of said Byrly Lot;

Thence 91.62 feet along a reverse curve to the right, having a radius of 166.00 feet, a central angle of 2°29′05″, a chord bearing of N08°15′56″W, and a chord length of 91.41 feet, along the northerly line of said Byrly Lot;

Thence 146.01 feet along a compound curve to the right, having a radius of 309.09 feet, a central angle of 2°29′05″, a chord bearing of N08°15′56″W, and a chord length of 146.86 feet, along the northeasterly line of said Byrly Lot;

Thence N90°56′19″W, 184.06 feet along the northeasterly line of said Byrly Lot;

Thence 181.37 feet along a reverse curve to the left, having a radius of 325.00 feet, a central angle of 1°30′26″, a chord bearing of N08°15′56″W, and a chord length of 181.17 feet, along the northeasterly line of said Byrly Lot;

Thence 152.31 feet along a reverse curve to the left, having a radius of 1025.00 feet, a central angle of 8°25′56″W, and a chord length of 152.17 feet, along the northeasterly line of said Byrly Lot;

Thence N29°24′29″W, 36.56 feet along the northeasterly line of said Byrly Lot;

Thence 3.87 feet as a curve to the right, having a radius of 376.00 feet, a central angle of 2°40′53″, a chord bearing of N08°15′56″W, and a chord length of 4.37 feet, along the northeasterly line of said Byrly Lot to the south line of Lot 3 of Assael's Subdivision according to said Record of Survey recorded under Instrument No. 9622728, Canyon County Records;

Thence N90°32′32″W, 15.94 feet along the south line of said Lot 3 to the boundary of Townhouses at River Oaks according to the plat thereof filed in Book 23 of Plats of Page B, Canyon County Records;

Thence 117.98 feet on a non-tangent curve to the right, having a radius of 360.00 feet, a central angle of 2°25′12″, a chord bearing of N21°31′59″W, and a chord length of 171.37 feet, along the boundary of said Townhouses at River Oaks;

Thence 2.63 feet as a reverse curve to the left, having a radius of 560.00 feet, a central angle of 2°25′12″, a chord bearing of N04°34′56″W, and a chord length of 2.53 feet, along the boundary of said Townhouses at River Oaks;

Thence S89°56′31″E, 508.65 feet;

Thence S90°56′19″W, 150.13 feet;

Thence S09°56′19″W, 290.35 feet to the POINT OF BEGINNING.

The above-described parcel contains 8.36 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated herein, and no permanent structures, other than for such uses and purposes, are to be erected within the line of said easements. All of the lots within this subdivision are eligible to receive water services from the City of Nampa, and the City of Nampa has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from the Nampa-Vanston Irrigation District via Nampa Municipal Irrigation District, in compliance with Idaho Code 31-3005(1)(a).

Lots within this subdivision will be entitled to irrigation water rights, and will be entitled for assessments from the Nampa-Vanston Irrigation District via Nampa Municipal Irrigation District.

In witness whereof, I have hereunto set my hand:

Brent Thompson, the Managing Member of

Acknowledgment

State of Idaho 3

County of Canyon 3

On this day of , 2018, before me, a Notary Public in and for the State of Idaho, personally appeared Brent Thompson, known or identified to me to be the Managing Member of Roavelo Development, LLC, a Governor of TG Development, LLC, and executed the within instrument and acknowledged to me that Roavelo Development, LLC executed the same on behalf of TG Development, LLC.

Notary public for Idaho

My commission expires

Certificate of Surveyor

I, Robert L. Kassoberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Sunny Ridge At White Hawk Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kassoberg, PLS

16642

10/19/2018

JU-B ENGINEERS, INC.

250 South Bercese Avenue, Suite 300, Boise, ID 83706-0944
p 208-342-7390 f 208-342-9106 www.jub.com

SHEET 5 OF 6
PLAT SHOWING

Sunny Ridge At White Hawk Subdivision

County Recorder's Certificate

Approval of Southwest District Health Department
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a report by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfactions of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if the drinking water extensions or sewer extensions are completed at the time of proposed construction for the sanitary restrictions to be satisfied. If the developer fails to construct facilities, then the sanitary restrictions may be re-imposed. In accordance with Section 50-1306, Idaho Code, by the issuance of a certificate of disapproval, no construction of any building or facility requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health Department

Date

Approval of Nampa City Planning and Zoning Commission
Approved and approved this ______ day of ______, 20___, by the Planning and Zoning Commission of the City of Nampa, Idaho.

Chairman, Nampa Planning and Zoning Commission

Secretary, Nampa Planning and Zoning Commission

Approval of Nampa City Engineer
I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho, do hereby approve this plat.

Nampa City Engineer

Date

Approval of Nampa City Council
I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at regular meeting of the City Council held on the ______ day of ______, this plat was duly accepted and approved.

Nampa City Clerk

Date

Nampa City Mayor

Date

Certificate of County Surveyor
I, the undersigned, Professional Land Surveyor for Canyon County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and subdivisions.

Canyon County Surveyor

Date

Certificate of County Treasurer
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1306, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Canyon County Treasurer

Date
RE: SPF-00081-2018/ Sunny Ridge at White Hawk Subdivision

Dear Norm:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting. Please contact Elke Adams (208) 466-7861, at 1503 First Street S. Nampa, ID, for further information.

All private laterals and waste ways must be protected. The Districts Partridge Lateral, courses through, and ends in the middle of this proposed project. The Districts easement for the Partridge Lateral at this location is a minimum of fifty feet (50') total, twenty-five feet (25') from centerline each side.

The Districts Bray Lateral, courses along the south boundary of this proposed project. The districts easement for the Bray Lateral at this location is a minimum of fifty-five feet (55') total, thirty feet (30') left; twenty-five feet (25') right from centerline each side, facing downstream.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the NMID must review drainage plans. Developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/gnf

Cc: Office/ file
Sylvia Mackrill

From: Alex Main
Sent: Monday, February 11, 2019 11:52 AM
To: Sylvia Mackrill
Subject: Addressing Review - Sunny Ridge at White Hawk Subdivision

Sylvia,

There are no Addressing/Street Naming comments for this plat. Thanks.

Alex Main
GIS Tech I, Engineering
O: 208.468.5475, F: 208.465.2261
Nampa GIS, Like us on Facebook

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
2/7/19

Shellie Lopez
City of Nampa Planning & Zoning
via email: lopezs@cityofnampa.us

SUBJECT: SPF-00081-2018 - Plat Review of Sunny Ridge at White Hawk Subdivision

APN: R2015900000

Re: Plat Review of Sunny Ridge at White Hawk Subdivision, lying within Government Lot 3 of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the subject plat and has determined that it can approve the proposed plat with the following stipulations. CenturyLink has a recorded easement on the property, which appears to be drawn in on the plat but is only noted as a "utility easement," not specifically as a CenturyLink easement. We require that the easement notes reflect the specific easement recording information and grantee for this easement, which was recorded February 20, 1997 as Instrument No. 9705113, records of Canyon County. It appears that this easement lies within the area being dedicated to the public as a portion of Sunny Ridge Road by the plat. However, there are existing CenturyLink facilities in the easement area, and CenturyLink wishes to preserve its rights and protect its facilities in this area. CenturyLink may require fencing and/or protective barriers for our existing facilities. We ask that the developer please contact our engineering department to determine how to best protect these facilities.

The contact the field engineer for this area to discuss his requirements:
Brandy Walker ph 208-454-4059 email Brandy.Walker@CenturyLink.com

If CenturyLink facilities need to be relocated to a suitable location to support the development of this property, the Owner will be required to grant necessary easement rights to CenturyLink for the relocate, which may be achieved by a private easement approved by CenturyLink. All relocation work will be performed by CenturyLink and/or its contractor and will be at the expense of the Applicant.

It is the intent and understanding of CenturyLink that this approval shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This plat review response is approved with stipulation.

If you have questions or concerns, please call Kerry Brent at 208-550-0264.
Sincerely,

[Signature]

Greg Hunt
Right of Way Agent
Qwest Corporation d/b/a CENTURYLINK QC

Leasenet #:P611643
Hi Shellie,

Nampa Parks has reviewed the final plat for the Sunny Ridge at White Hawk Subdivision Project: SPF-00081-2018. We have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

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Sylvia Mackrill

From: Sylvia Mackrill  
Sent: Thursday, January 31, 2019 10:54 AM  
To: Sylvia Mackrill  
Subject: SPP-00036-2018 and SPF-00081-2018

Sylvia,

Sunny Ridge at White Hawk Subdivision, SPF-00081-2018, Final Plat was ok'd by the Forester as was New York Landing Subdivision’s Preliminary Plat, SPP-00036-2018.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks – Facebook Page

Celebrating Nampa's 20th year as a Tree City USA recipient!!!

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