



Orton Engineering  
17338 Sunnysdale Place  
Caldwell, ID 83607  
Ph 208 350 9422  
brentorton@gmail.com

## Development Narrative

1802SK|~| Royal Ridge Subdivision – Greenleaf, Idaho

# Royal Ridge Subdivision

*A Planned Unit Development Subdivision in Greenleaf, Idaho*

**Owner:**

*Royal Pro-C, LLC*

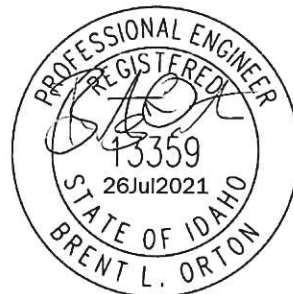
**Surveyor:**

**TJ Wellard**



# Landuse Application Narrative

26 July 2021 Revision





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### Introduction

Royal Ridge is a Low Density Residential, Planned Unit Development Subdivision project located on the South Side of Main Street/SH19 in Greenleaf. It is owned by

### Royal Pro-C, LLC

Royal Ridge is a beautiful mixed use planned unit development subdivision proposed to become a part of the City of Greenleaf. The property consists of a commercial segment that is already annexed proposed for seven commercial lots with cross access and the possibility of reconfiguring lot lines around commercial users that may come (visible at the top of Figure 1). The balance of the subdivision is not yet annexed and consists of a mix of residential lots ranging from 5,775 square feet to 24,231 square feet with an average lot size of - 13,641 ft<sup>2</sup> as well as 10 common lots of varying sizes adding up to 10.7% of qualifying open space.



Figure 1 Royal Ridge Overview

The Request has Two parts:

1. Annexation of approximately 48.43 Gross Acres (from County Parcel Data) into the City of Greenleaf with an R-5 Zone Designation
2. Inclusion of 7.19 Acres of Central Business District zoned land already within the incorporated limits of Greenleaf in and the 48.43 acres mentioned in a planned unit development subdivision.



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The Commercial area is proposed for seven lots, with the intent to realign or combine lots as appropriate to meet the needs of commercial users who come after the subdivision of the development.

### Comprehensive Plan Alignment

This development meets the intent of the Comprehensive plan which calls for low to medium density residential in the portion yet to be annexed as seen in Figure 2 excerpted from the Comprehensive Plan Map (2006 Version). The portion adjacent to Main/SH19 and low is currently annexed and zoned Commercial with a Civic Use Overlay visible in Figure 3, an excerpt of the current Zoning Map.

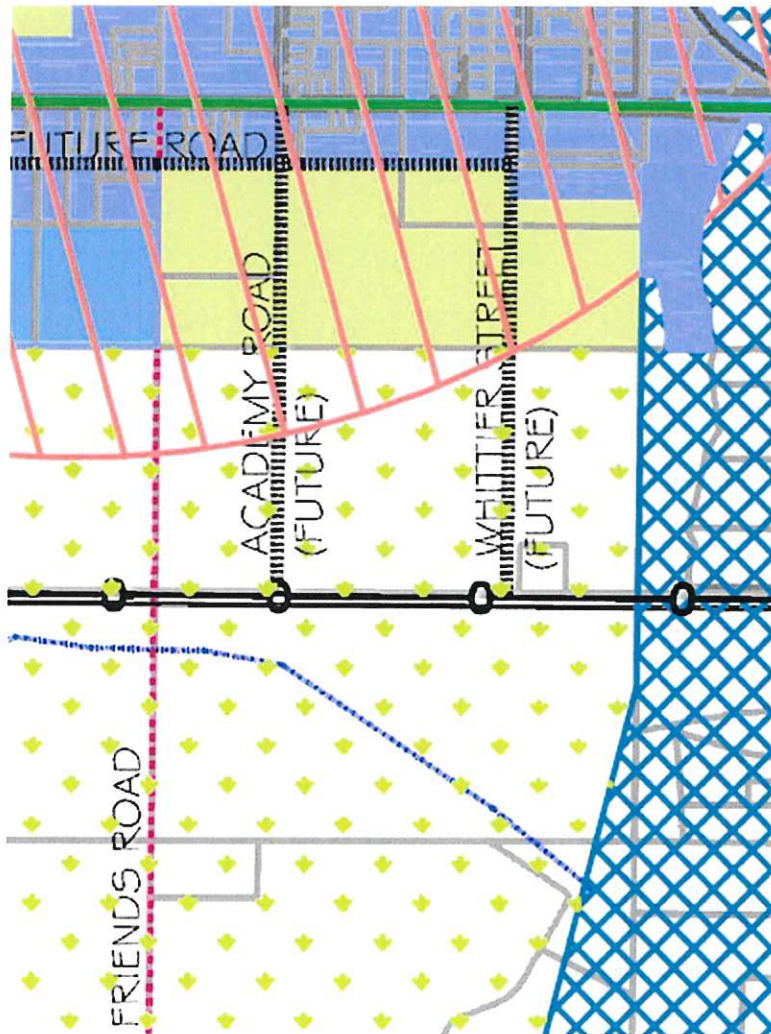


Figure 2 Comprehensive Plan Excerpt

The development does not propose to build the extensions of Academy and Whittier as shown, but it does create connectivity from Main to the Dixon Farms Property to the South as well as to Friends Road. A specific Civic use is not contemplated in the proposed development as this is not aligned with a particular civic use but



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does represent a similar lot size cross section to much of Greenleaf. The Subdivision includes 10.7% open space in compliance with the 10% open space requirement for Planned Unit Developments. It also features pathways in spacious corridors, a picnic shelter, resting places, and a playground.

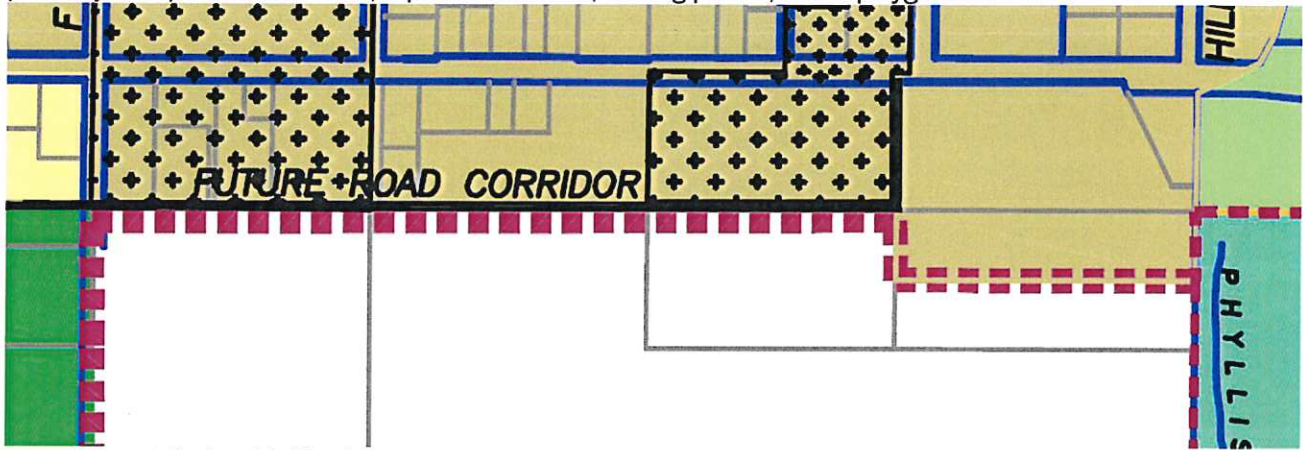


Figure 3 Current Zoning of Subject Property

### Impacts on City Services

Impacts on City Services are directly related to the number of lots. A summary of lot information is presented in as presented in Table 1 and Table 2.

Table 1 Lot Count for Royal Ridge Subdivision

<b>Total Lot Counts</b>	
<i>Residential</i>	<b>111</b>
<i>Commercial</i>	<b>7</b>
<i>Common</i>	<b>9</b>



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Table 2 Lot Distribution Data for Royal Ridge Subdivision

<b>Lot Size Distribution</b>	
Minimum Residential Lot	5775 ft <sup>2</sup>
Maximum Residential Lot	26111 ft <sup>2</sup>
<b>Size Range</b>	
Lots Smaller than 5775 (Common Lots Only)	6 Lots
5775 to 8000 ft <sup>2</sup>	17 Lots
8000 to 10000 ft <sup>2</sup>	1 Lots
10000 to 15000 ft <sup>2</sup>	59 Lots
15000 to 20000 ft <sup>2</sup>	27 Lots
Larger than 20000 ft <sup>2</sup>	17 Lots
<b>Average Lot Size</b>	
<b>Residential Lots</b>	<b>13641 ft<sup>2</sup></b>
<b>Qualifying Green Space</b>	
Total Common Lot Square Footage	209252 ft <sup>2</sup>
Proportion of Total Development	10.7%

From the residential uses, approximately 111 equivalent dwelling units should be considered. An estimate of sewer and water impact will need to be estimated for the Commercial area and may be most appropriate at the time users come in and connect to services.

### Water

Water is accessible along SH19 and will be looped through the site. Discussions with City Staff indicate adequate culinary water capacity to serve the project.

### Sewer

Sewer will need to be accessed on Main/SH19 across the street from Working Dog Lane. A connection in this vicinity will allow sufficient depth to serve the development. Sewer will need to be connected in approximate alignment with Working Dog Lane in order to achieve sufficient depth to serve the development. The Owner has begun communication with neighbors that we expected to be affected. Another nearby property owner attended the neighborhood meeting, allowing sharing of information and an chance to exchange information with her.

### Irrigation

Irrigation will be as delivered by the City of Greenleaf and then pressurized for use in the development. Details of the system function are to be determined in cooperation with the Public Services Director and City Engineer.



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### Fire Protection

Caldwell Rural Fire Personnel have reviewed a preliminary version of the proposed development. Fire Hydrants are expected to serve as the primary source of fire protection and will be situated in accordance with the Fire Districts requirements.

### Roads

CR Engineering has conducted a Traffic Impact Study. Impacts of traffic generated will be available for consideration by the hearing bodies. Presently, a right-of-way of 70 feet is anticipated for Friends road to align with other right-of-way requirements.

### Schools

Vallivue School District, various charter schools, and Friends Academy are expected to serve the educational needs of the development. We anticipate Vallivue receiving the greatest number of potential students from the development.

### Zoning Designations Desired

The Lot sizes distributed through the development presented in Table 2 are average to 13,641 ft<sup>2</sup>. Based on our understanding of City Code 9-3-1, it appears that an R-3 or R-5 Zoning designation would be appropriate. Royal Pro-C would be satisfied to pursue either of these designations in accordance with the direction of City Staff and/or the City Council. The zone designation associated with the commercial area is intended to remain the same.

### Property Characteristics

The Commercial portion of the site, presently annexed and zoned Central Business District, is fitting for this use on account of its proximity to Main Street and the proximity to City Hall and important civic elements such as the Friends Church Campus. The Residential portion is fitting owing to its Comprehensive plan designation and the beautiful views and environment of that portion of Greenleaf, including the bench above the Phyllis Canal, and surrounding area.

### Neighborhood and Compatibility

Royal Ridge will compliment the neighborhood by bringing to Greenleaf, “more of Greenleaf!” The lot sizes reflect the variety and sizes of many of the current home sites in Greenleaf.

Important feedback was learned at the Neighborhood meeting held on May 25<sup>th</sup> to allow Royal Ridge to be more fitting with the neighbors including a extension of the perimeter fence on the common property boundary with Dixon Farms, awareness of nearby easements and irrigation structures, etc.

Significant helpful and important information has also been supplied in preliminary meetings with Mr. Lee Belt, Amy Woodruff, Mayor Holton, Mr. Amick, and other City and Community leaders. Royal Pro-C is grateful for kind guidance and input from the City Team and community members.



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### Neighborhood Meeting Feedback

Neighbors provided helpful feedback about their needs and concerns that should be considered in the design of the subdivision if it is approved. The Feedback supplied at the neighborhood meeting is not exhaustive, but represents our best efforts to capture feedback received.

The notes are quoted below as follows:

- Leslie Kopic
  - o Parcel number 3633300000
  - o 2.77 Acres – Sec 22 of 4N4W
  - o Want to make sure that Drainage challenges are resolved
    - Right now some Irrigation runoff flows into her pasture
  - o Lot's of easements
    - Worried about the house on the property.
  - o Already on Sewer and water.
  - o Says part of Pioneer Irrigation District at the very edge of the property.
  - o
- Dave and Dan Dixon
  - o Own property to the South.
  - o Concerned about having a fence – Would like one to be placed.
    - A fence provides benefits between Ag property and a subdivision:
      - Clear Boundary of who takes care of what
      - Overspray
      - Fertilizer in the Irrigation water
        - o Onions, Corn, Mint.
- Cemetery Secretary
  - o Will there be a privacy fence, yes.
    - Proposed to stop it on the southern view
    - But - Acknowledge that Dixon's would feel more comfortable with a fence there.
  - o Field Runoff
    - Pressurized irrigation should prevent runoff & Nuisance water. Should be a better situation as developed than presently.
  - o Lee – Cemetery benefits from runoff that comes from that field
    - Runoff may dry up once it is developed.
    - Wastewater off the field have been beneficial to others
    - Comments on irrigation.
- Irrigation District
  - o Runoff may be gone, may be on city schedule
- Mr. Dixon
  - o Entrance on Friends Road.
  - o How are we doing water and sewer
    - City Sewer and water
    - Sewer on Working Dog Lane





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- Leslie –
  - o Sustainability requirements.
  - o Charles talked about what they do for energy efficiency.
- Julie Tucker
  - o Representing some folks next to the property
    - Does the City have capacity for sewer and water?
    - Lee – Have water and sewer capacity.
- Leslie
  - o Elementary School that will serve: Valli Vue Elementary.
- Dixons - Fence is a uniform barrier to delineate who should spray or care for what.
  - o Jason – adding the fence on the south is easy to do.
- RV's on the street
  - o No – CC&R's probably will prohibit RV Parking on the street.
- RV Pads?
  - o Charles
    - RV Garages
    - 34 ft garage and 10X10 door.
    - 50 ft RV bay with 14 ft doors.
- Charles
  - o Most communities have straight lines, nice curvature in this development.
- Mr. Dixon development done right is from the Core of the City outward. This is good for being done that way.

### Phasing and HB389

The original intention of the project owner was to develop the entire project in a single phase. Royal Pro-C understands the difficulties that fall upon Idaho Cities particular with a tax base that would be proportionately altered by the addition of this new development into the City. Exactly how to respond to HB 389 is challenging and will continue to be a work in progress.

- Decisions on Phasing will be made and memorialized in the Development Agreement Negotiation Process in a manner that provides the best possible response to the impacts of HB 389 while remaining related and proportional to the impact of the project.
- We do request that annexation and preliminary platting of the project be allowed for the entire project with the intent to manage the growth with actual development of the sites.
- It is notable as well that HB389 does not acknowledge growth value until the construction of a building on a particular site.
  - o This may allow installation of infrastructure and final platting in a more efficient manner.
  - o The owner hopes sincerely that HB389 will be repealed or rescinded to reverse the imminent damage to property rights of citizens and the well being of Idaho Cities throughout the state.

### Traffic Impact Study

For prudent use of paper, *the Traffic Impact Study is on File in the Office of the City Clerk and is available upon request from Orton Engineering in digital format.*



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### **Covenants, Conditions, and Restrictions (CC&Rs)**

A *preliminary* draft of the CC&R's is included in the supporting documents.



775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 688165 AA/

**2019-031620**  
RECORDED  
**07/15/2019 03:21 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 EHOWELL \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

For Value Received Cris Williams, a married man as his sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Royal Pro-C, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is ~~1309 Industrial Way Caldwell, ID 83605~~

The following described premises, to-wit:

*136 N. Broadmore Way  
#101, Nampa, ID 83687*

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 Grantees(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 11, 2019

Cris Williams

State of Idaho, County of Ada

This record was acknowledged before me on July 15, 2019 by Cris Williams

Signature of notary public  
Commission Expires:

APRIL ASHBY  
COMMISSION #46273  
NOTARY PUBLIC  
STATE OF IDAHO

Residing in: Kuna Idaho  
Commission Expires: 1-24-2024

## EXHIBIT A

### PARCEL I

This parcel is a portion of the North Half of the Southeast Quarter of Section 21, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said North Half of the Southeast Quarter; thence South 00° 00' 46" East along the West boundary of said North Half of the Southeast Quarter a distance of 935.79 feet to the TRUE POINT OF BEGINNING; thence North 89° 57' 54" East parallel with the North boundary of Northwest Quarter of the Southeast Quarter of said Section 21 a distance of 663.93 feet; thence North 00° 00' 46" West parallel with the West boundary of said North Half of the Southeast Quarter a distance of 602.29 feet to a point which lies 333.50 feet South of the North boundary of said North Half of the Southeast Quarter; thence North 89° 57' 54" East parallel with the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 111.87 feet; thence North 00° 00' 46" West parallel with the West boundary of said North Half of the Southeast Quarter a distance of 183.50 feet to a point which lies 150.00 feet South of the North boundary of the said Northwest Quarter of the Southeast Quarter; thence North 89° 57' 54" East parallel with the North boundary of the said Northwest Quarter of the Southeast Quarter a distance of 311.20 feet; thence North 00° 00' 46" West parallel with the West boundary of said North Half of the Southeast Quarter a distance of 119.82 feet to a point on the South right-of-way of Idaho State Highway 19, also known as Simplot Boulevard; thence North 89° 58' 07" East along said South right-of-way a distance of 240.72 feet to a point which lies 30.19 feet South of the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 21; thence continuing North 89° 58' 07" East along said South right-of-way a distance of 604.95 feet; thence South 00° 31' 50" West parallel with the East boundary of said North Half of the Southeast Quarter a distance of 630.82 feet to a point which lies 661.00 feet South of the North boundary of said Northeast Quarter of the Southeast Quarter; thence North 89° 58' 12" East parallel with the North boundary of said Northeast Quarter of the Southeast Quarter a distance of 722.8 feet to a point on the East boundary of said North Half of the Southeast Quarter; thence South 00° 31' 50" West a distance of 661.58 feet to the Southeast corner of said North Half of the Southeast Quarter; thence South 89° 48' 50" West along the South boundary of said North Half of the Southeast Quarter a distance of 2,643.23 feet to a point on the West boundary of said North Half of the Southeast Quarter; thence North 00° 00' 46" West along said West boundary a distance of 393.81 feet to the TRUE POINT OF BEGINNING.

### PARCEL II

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 21, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

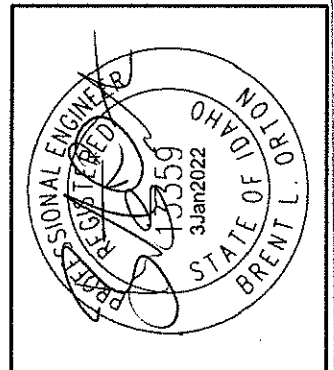
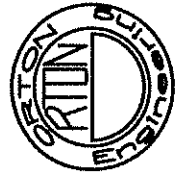
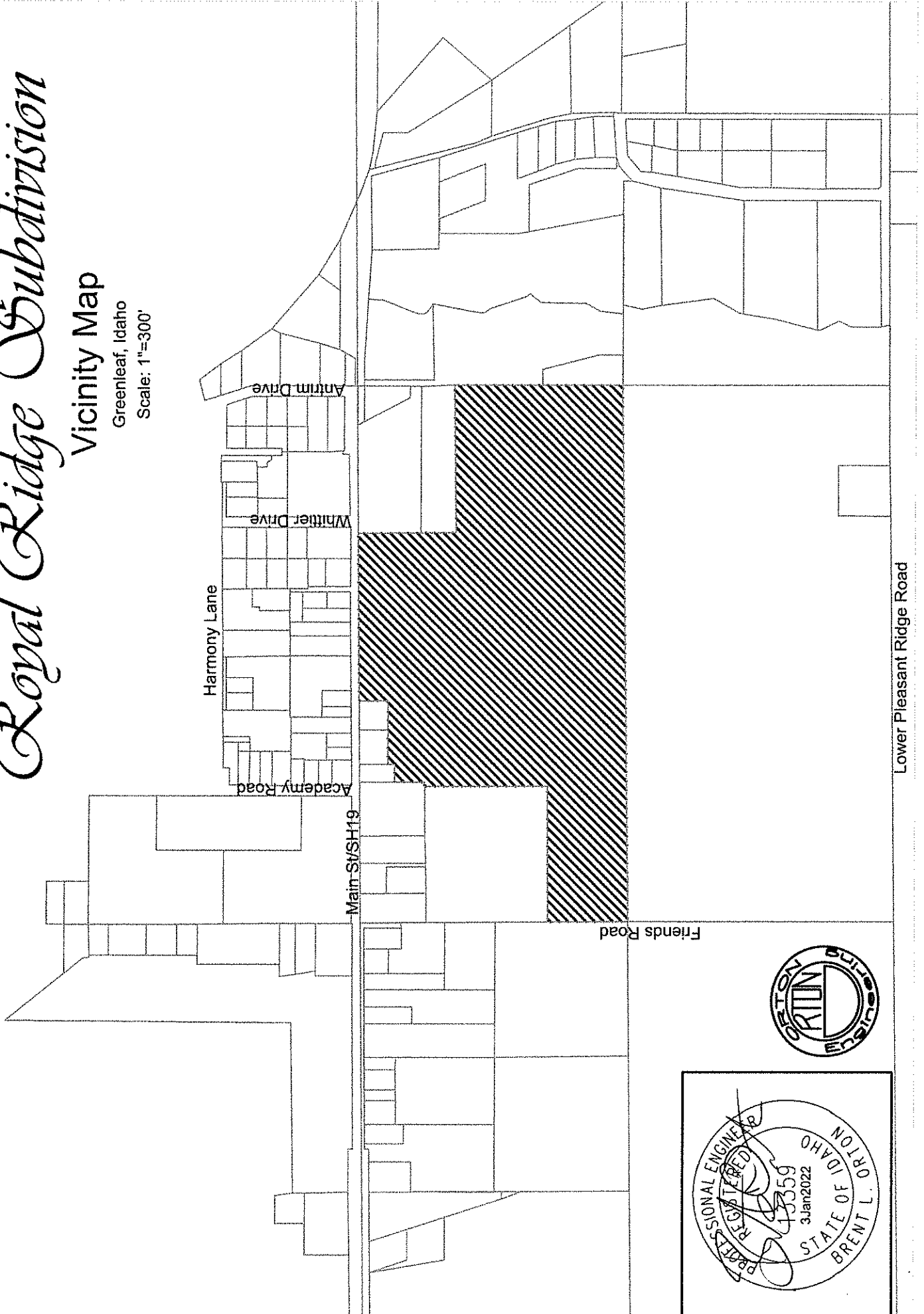
COMMENCING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00° 31' 50" West along the East boundary of said Northeast Quarter of the Southeast Quarter a distance of 496.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 00° 31' 50" West along said East boundary of distance of 165.00 feet; thence South 89° 58' 12" West parallel with the North boundary of said Northeast Quarter of the Southeast Quarter a distance of 722.80 feet; thence North 00° 31' 50" East parallel with the East boundary of said Northeast Quarter of the Southeast Quarter a distance of 165.00 feet; thence North 89° 58' 12" East parallel with the North boundary of said Northeast Quarter of the Southeast Quarter a distance of 722.80 feet to the TRUE POINT OF BEGINNING.

# Royal Ridge Subdivision

## Vicinity Map

Greenleaf, Idaho

Scale: 1"=300'



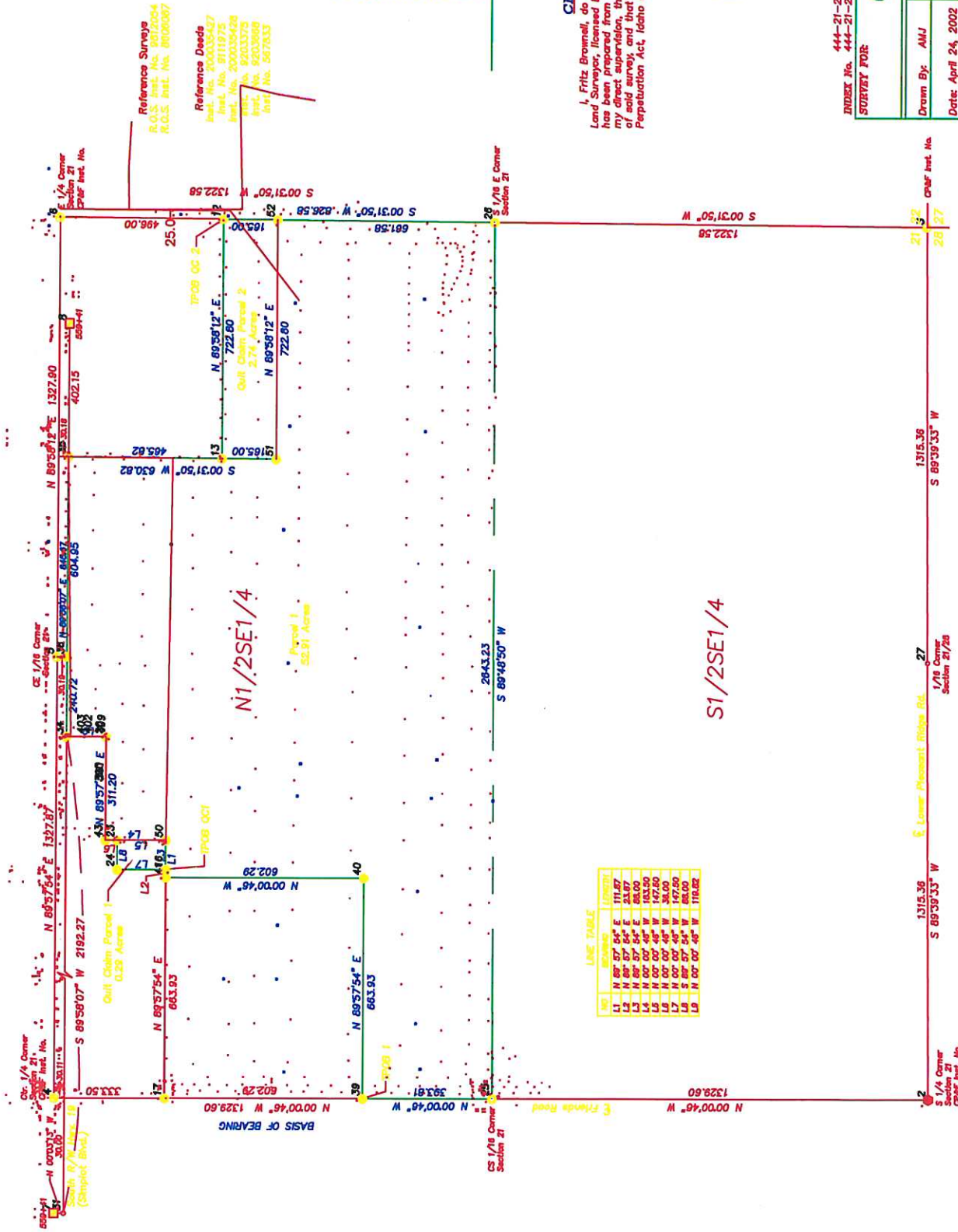
Lower Pleasant Ridge Road



**Two-foot Contour Map- Royal Ridge, Greenleaf Idaho**

# RECORD OF SURVEY

A PORTION OF THE N1/2SE1/4 OF SECTION 21  
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO



**Reference Surveys**  
R.O.S. 898- No. 9012054  
R.C.S. 898- No. 8000007

**Reference Deeds**  
Inst. No. 200035457  
Inst. No. 8111975  
Inst. No. 200035428  
Inst. No. 9203375  
Inst. No. 9203089  
Inst. No. 5670337

SCALE: 1" = 200'  
BASIS OF BEARING:  
R.O.S. Inst. No. 9012054

- LEGEND**
- BRASS CAP MONUMENT - FOUND
  - ALUMINUM CAP MONUMENT - FOUND
  - 3/4" R/W MONUMENT - FOUND
  - 5/8" REBAR - FOUND
  - 5/8" x 30" REBAR - SET
  - 1/2" REBAR - FOUND
  - 1/2" x 24" REBAR - SET
  - 5/8" BOLT - FOUND
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE

**CERTIFICATION**  
I, Fritz Bromell, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 444-21-2-1-0-00-00  
SURVEY FOR: CECIL BINFORD

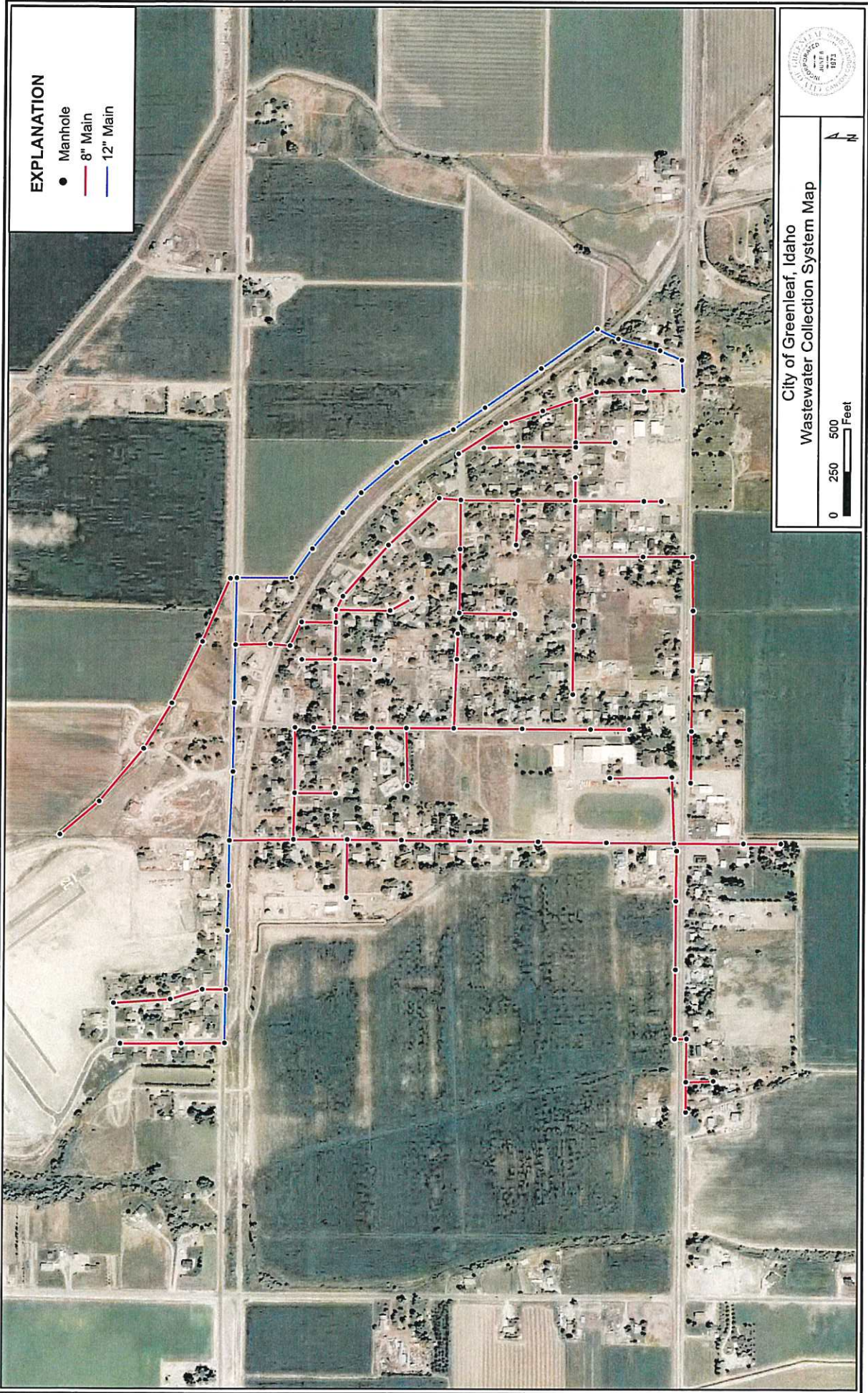
Drawn By: AMJ  
Date: April 24, 2002  
Book:  
Job No. AP2002

**Skinner Land Survey Co. Inc.**  
2115 S. Georgia Ave.  
Caldwell, ID 83402  
(208) 464-6000

**LINE TABLE**

LINE	BEARING	DISTANCE	AREA
L1	N 89° 57' 54" E	111.87	
L2	N 89° 57' 54" E	28.07	
L3	N 89° 57' 54" E	153.50	
L4	N 00° 00' 46" W	147.50	
L5	N 00° 00' 46" W	36.00	
L6	S 89° 57' 54" W	116.82	
L7	N 00° 00' 46" W	116.82	

CS 1/4 Corner Section 21  
S 00°31'50" W 1322.58  
E 1/4 Corner Section 21  
S 00°31'50" W 1322.58  
S 1/4 Corner Section 21  
S 00°31'50" W 1322.58  
E 1/4 Corner Section 21  
S 00°31'50" W 1322.58  
S 1/4 Corner Section 21  
S 00°31'50" W 1322.58  
E 1/4 Corner Section 21  
S 00°31'50" W 1322.58



**EXPLANATION**

- Manhole
- 8" Main
- 12" Main



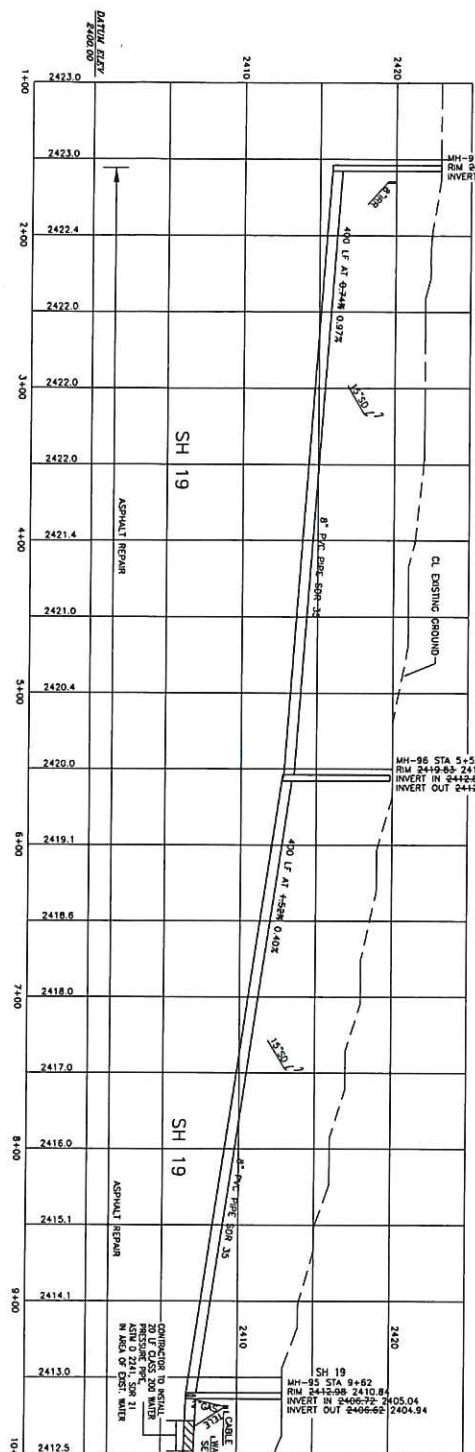
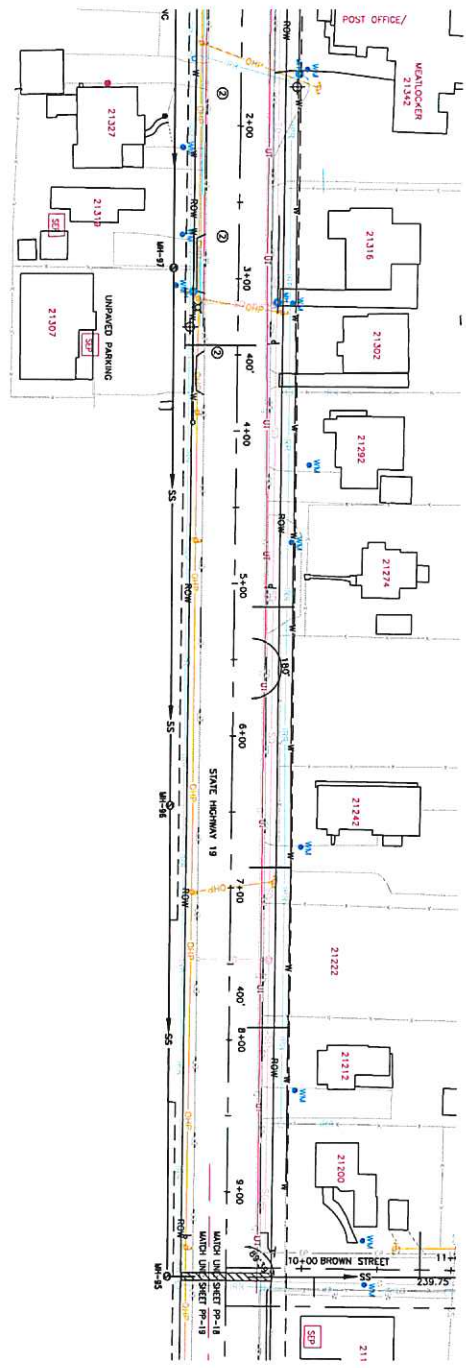
City of Greenleaf, Idaho  
Wastewater Collection System Map

0 250 500 Feet

North Arrow







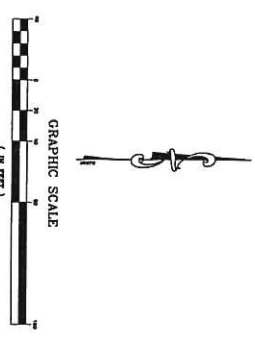
**RECORD DOCUMENTS**  
 THESE RECORD DOCUMENTS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION COMPILED AND FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO THESE RECORD DOCUMENTS. THESE RECORD DOCUMENTS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THEIR ACCURACY.

- LEGEND**
- 12" WATER MAIN
  - 8" GAS MAIN
  - 4" OVERHEAD POWER
  - UT UNDERGROUND TELEPHONE
  - 4" UNDERGROUND POWER
  - 4" BRIDGION LINE
  - EXIST. WATER SERVICE
  - EXIST. STORM DRAIN MAIN W/MANHOLE
  - EXIST. UNDERGROUND CABLE
  - EXIST. SANITARY SEWER MAIN W/MANHOLE
  - EXIST. BRIDGION STRUCTURE
  - EXIST. UTILITY STRUCTURE
  - EXIST. WATER UTILITY
  - EXIST. CATCH BASIN
  - EXIST. HYDRANT
  - EXIST. STREET LIGHT
  - EXIST. UTILITY POLE
  - EXIST. SIGN
  - EXIST. SPOT ELEVATION
  - EXIST. 1' CONTOUR INTERVAL
  - EXIST. TREE
  - HOME ADDRESS

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**NOTES:**  
 1. PIPE GRADE CALCULATED FROM INSIDE FACE OF MANHOLE.  
 2. PIPE LENGTH IS FROM CENTER OF MANHOLE.

- ① HORIZONTAL DIST. UNDER TD RIGHT OF WAY PER UTILITY CROSSING AGREEMENT AND SPAC TO BE MAINTAINED TO 24" MIN. WITH STRAPINGS AND SPACERS PER SPEC 50-307.
- ② HORIZONTAL DIST. UNDER TD RIGHT OF WAY PER UTILITY CROSSING AGREEMENT AND SPAC TO BE MAINTAINED TO 24" MIN. WITH STRAPINGS AND SPACERS PER SPEC 50-307. NO CROSSING REQUIRED.



PROJECT TITLE  
**CITY OF GREENLEAF  
 RECORD DRAWING**

SHEET TITLE  
**STATE HWY 19  
 1+00 TO 9+00**

JOB: City of Greenleaf/Sever  
 DRAWN BY: JAP  
 APPROVED BY: AJW  
 CHECKED BY: AJW  
 DATE: DECEMBER 2009  
 PLOT SCALE: AS NOTED

101 COLONETTE CT.  
 CALDWELL, ID. 83607  
 PH: 208-338-5588  
 FX: 208-338-2029

PP-18

**Royal Ridge Subdivision, a PUD by Royal Pro-C, Inc.**

<b>Sewer Summary</b>	<b>Length</b>	<b>Avg Depth</b>
<b>Bottom of hill Run</b>	1054	7
<b>SH19 Run</b>	171	8
	954	25
	372	43
	345	42
	313	36
	371	18
	393	10
	400	26
	400	19
<b>Southern EW Street</b>	1530	6
<b>Northern EW Street</b>	2324	6

Sewer Feasibility Checks

# ROYAL RIDGE SUBDIVISION

A PLANNED UNIT DEVELOPMENT IN GREENLEAF, IDAHO

Royal Ridge  
Subdivision



Olsen Engineering  
7718 Sunlight Place  
Caldwell, Idaho 83607  
Phone: 208 350 9422  
brenton@ata.com

Skinner  
Land Survey  
Precision Land Surveys, P.C.  
1100 N. 19th St.  
Caldwell, Idaho 83607  
(208) 434-0933  
www.skinnerlandsurvey.com



Royal Ridge  
Subdivision  
Preliminary Concept

No.	Revision/Issue	Date

Owner/Preparer:  
Royal Pro-C, LLC  
1309 INDUSTRIAL WAY  
Caldwell, Idaho 83605  
lpro@royalpro.com  
(208) 325 3375

Project Name and Address:  
Royal Ridge Subdivision  
1309 Industrial Way  
Caldwell, Idaho

Sheet:  
2001 UM-Gn/L  
Date:  
12/1/2020  
Scale:  
As Noted  
C-100

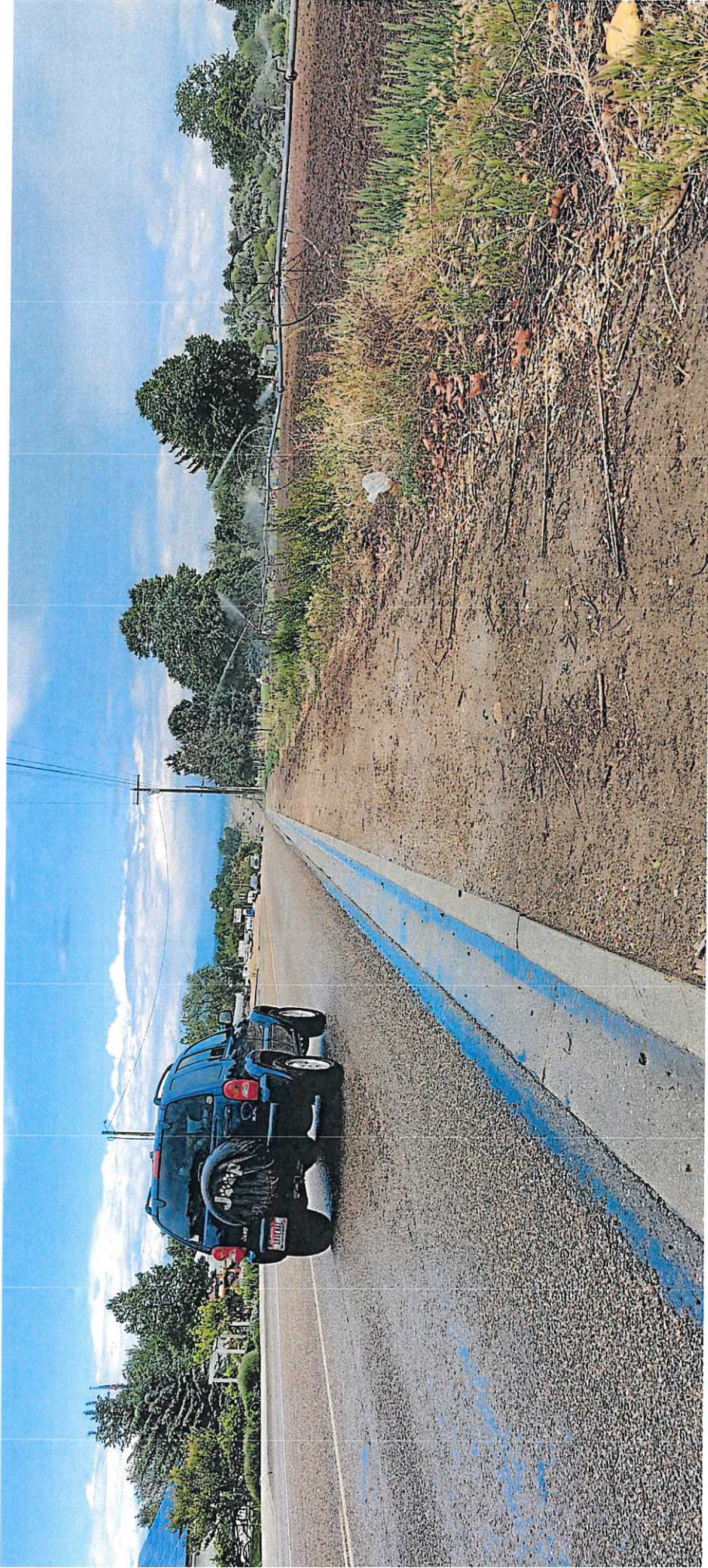


**Outdated Layout: Shows current  
Conceptual Sewer Layout**

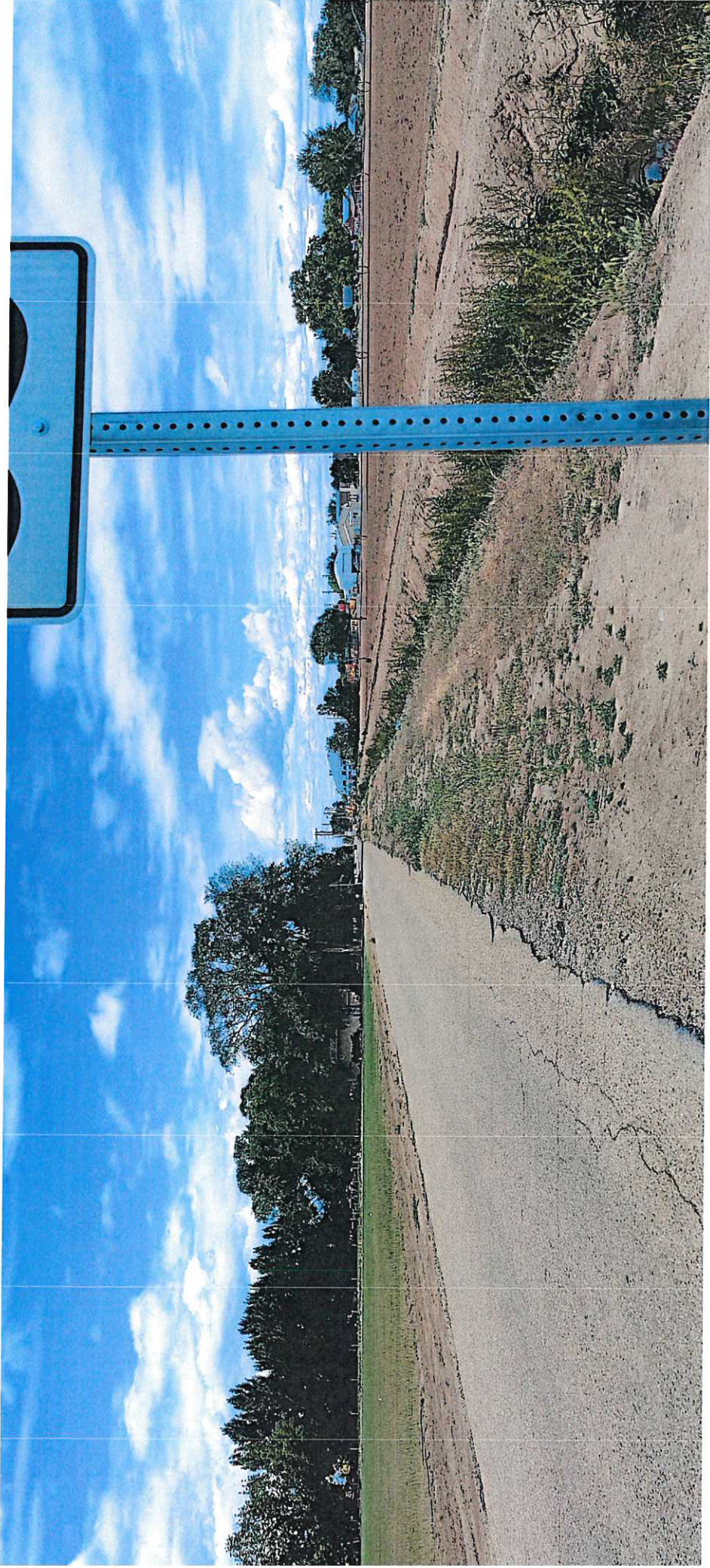
Brown Street Access Looking West



Brown Street Access Looking East



West Access Looking North



West Access Looking South







Orton Engineering  
 17338 Sunnydale Place  
 Caldwell, ID 83607  
 Ph 208 350 9422  
 brentorton@gmail.com

## Development Narrative

1802SK|~| Royal Ridge Subdivision – Greenleaf, Idaho

# Royal Ridge Subdivision

*A Planned Unit Development Subdivision in Greenleaf, Idaho*

**Owner:**

*Royal Pro-C, LLC*

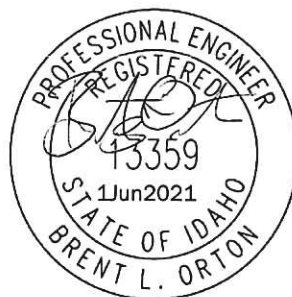
## Commitment to Post

I, Brent Orton, commit to posting the Royal Ridge Planned Unit Development property in a conspicuous location according to Greenleaf City Requirements set forth in the Land-use Application Package no fewer than 10 days prior to the Planning and Zoning and 10 days prior to the City Council Hearing for consideration of the Same. I further affirm that photographic evidence of such posting shall be obtained at the time of posting and shall be delivered to the City of Greenleaf City Clerk no fewer than seven days prior to said hearings.

\_\_\_\_\_  
 Brent L. Orton, PE, MSCE  
 Orton Engineering  
 17338 Sunnydale Place  
 Caldwell, ID 83607

1Jun2021

\_\_\_\_\_  
 Date





### History of Canyon County

The county was established on March 7, 1891, with its county seat at Caldwell. Partitioned from Ada County, it originally included Payette County (1917) and the southern portion of Gem County (1915). Some sources attribute the name to the canyon of the Boise River near Caldwell, while western writers John Rees and Vardis Fisher believed it was named for the Snake River canyon, which forms a natural boundary with Owyhee County to the south and west.

## Make a Payment

\*NOTE: Past payments may take a few days to post to your account and be reflected on this website.\*

\* Select the checkboxes of the payments options you would like to pay.

Parcel No.	Property Address	First Half	Second Half	Pay Both Halves	OR Pay Custom
36260012A0	0 SIMPLOT BLVD GR ID GREENL	\$0.00 <input type="checkbox"/>	\$0.00 <input type="checkbox"/>	\$0.00 <input type="checkbox"/>	
36260012 0	0 FRIENDS RD GR ID GREENLEA	\$0.00 <input type="checkbox"/>	\$0.00 <input type="checkbox"/>	\$0.00 <input type="checkbox"/>	

Total Selected: \$ 0.00

Proceed to Pay Credit Card | Proceed to Pay with Check

Click this button to go back and select different properties: [back](#)



# CANYON COUNTY CONSOLIDATED PROPERTY TAX BILL

TRACIE LLOYD  
 111 N. 11<sup>th</sup> Ave., Ste. 240  
 Caldwell, Idaho 83605  
 (208)454-7354

CANYON COUNTY TREASURER & TAX COLLECTOR  
 FOR TAXING DISTRICTS OF CANYON COUNTY

2020  
**REGULAR ROLL**  
**DUE DATE:**  
**DECEMBER 20, 2020**

Voter Approved Tracker  
[www.canyonco.org/treas](http://www.canyonco.org/treas)

DEC20



PIN: 36261000 0 BILL NUMBER: 2020157901

Property Description: 21-4N-4W SE TX 19706 IN N 1/2 OF SE IN TCA 143-00  
 Code Area: 143-00

Property Address:  
 21235 MAIN ST GREENLEAF

ROYAL PRO-C LLC  
 136 N BROADMORE WAY NO 101  
 NAMPA ID 83687

Land Value	14,730
Improvement Value	0
Total Taxable	14,730
Prior Year Taxes	208.04

DELINQUENCIES: YES

THIS IS A LISTING OF THE TOTAL AMOUNT YOU PAY EACH TAXING DISTRICT, INCLUDING BONDS, OVERRIDES AND CERTIFICATIONS IF APPLICABLE. CONTACT THE AGENCY LISTED BELOW WITH QUESTIONS REGARDING THE TAXING DISTRICT AND THE CHARGED AMOUNT.

Taxing District	Levy	Tax Amount By Taxing District
Ambulance	0.0001736070	2.56
Greenleaf Cemetery	0.0001698240	2.50
Canyon County	0.0031601390	46.56
City of Greenleaf	0.0020987020	30.91
Caldwell Rural Fire	0.0015016040	22.12
Golden-Gate Hwy #3 in Greenlea	0.0016241670	23.92
Mosquito Abatement	0.0001565300	2.31
Vallivue School #139 Bond	0.0025608880	37.72
Vallivue School #139 Supplemen	0.0009819100	14.46
Vallivue School #139 Other	0.0004470020	6.59
College of Western Idaho	0.0001242930	1.83
Current Charges		191.48
Delinquent Charges		237.04
PAYMENTS PRIOR TO 11/01/2020: STATE APPROVED PROPERTY TAX REDUCTION:		
<b>TOTAL TAXES DUE:</b>		<b>428.52</b>

IF YOU HAVE SOLD THIS PROPERTY OR A MORTGAGE COMPANY IS RESPONSIBLE FOR PAYING THIS TAX, PLEASE FORWARD THIS BILL IMMEDIATELY.

IF ANY PORTION OF THE TAX BECOMES DELINQUENT A 2% LATE CHARGE WILL BE APPLIED. INTEREST ON THE DELINQUENT BALANCE WILL ACCRUE AT 1% PER MONTH, DATING FROM JANUARY 1ST. WHEN PAYING DELINQUENT BALANCES, PLEASE CALL (208)454-7354 FOR THE CORRECT AMOUNT DUE INCLUDING LATE CHARGE AND INTEREST.

**MONTHLY PAYMENTS ARE ACCEPTED**  
**\*\*\*IMPORTANT\*\*\***  
**PLEASE READ BOTH FRONT AND BACK OF THIS NOTICE**

TO AVOID LATE CHARGE & INTEREST, THE FULL AMOUNT OR FIRST HALF TAX MUST BE PAID IN PERSON OR HAVE A U.S. POSTMARK NO LATER THAN  
**DECEMBER 20, 2020**

Credit / Debit Card payments are accepted on-line at [www.canyonco.org/treasurer](http://www.canyonco.org/treasurer) or in person at the Treasurer's Office. You may also pay using your telephone by calling 844-292-2243. You will be required to enter your Pin & Current Bill Number. A convenience fee will be charged for these services by the processor. Payments made after 5:00 p.m. MST will be posted the following business day and are subject to additional late charges, interest & other costs, if applicable.

Royal Pro-C LLC

11191

Canyon County Tax Collector

Date	Type	Reference
12/4/2020	Bill	21235 Main St

Original Amt.	428.52
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Balance Due	428.52
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12/4/2020	Discount
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Check Amount

Payment	428.52
	428.52

Zions Checking

PIN: 36261000 0

428.52



104521

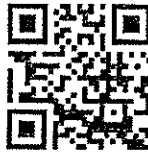
10127 (01/13) 4215793



**CANYON COUNTY CONSOLIDATED PROPERTY TAX BILL**  
**TRACIE LLOYD**  
 CANYON COUNTY TREASURER & TAX COLLECTOR  
 FOR TAXING DISTRICTS OF CANYON COUNTY  
 111 N. 11<sup>th</sup> Ave., Ste. 240  
 Caldwell, Idaho 83605  
 (208)454-7354

Voter Approved Tracker  
[www.canyonco.org/treas](http://www.canyonco.org/treas)

REC20



2020  
**REGULAR ROLL**  
**DUE DATE:**  
**DECEMBER 20, 2020**

PIN: 36260012 0 BILL NUMBER: 2020157851

Property Description: 21-4N-4W SE TX 19706 IN N 1/2 OF SE IN TCA 062-00  
 Code Area: 062-00

Property Address:  
 0 FRIENDS RD GR ID GREENLEAF

13047 36260012 0 \*\*AUTO\*\*5-DIGIT 83687 31



ROYAL PRO-C LLC  
 136 N BROADMORE WAY STE 101  
 NAMPA ID 83687-5187

Land Value	91,700
Improvement Value	0
Total Taxable	91,700
Prior Year Taxes	1,122.82

DELINQUENCIES: YES

THIS IS A LISTING OF THE TOTAL AMOUNT YOU PAY EACH TAXING DISTRICT, INCLUDING BONDS, OVERRIDES AND CERTIFICATIONS IF APPLICABLE. CONTACT THE AGENCY LISTED BELOW WITH QUESTIONS REGARDING THE TAXING DISTRICT AND THE CHARGED AMOUNT.

Taxing District	Levy	Tax Amount By Taxing District
Ambulance	0.0001736070	15.92
Greenleaf Cemetery	0.0001698240	15.57
Canyon County	0.0031601390	289.78
Caldwell Rural Fire	0.0015016040	137.70
Golden-Gate Hwy #3	0.0016241670	148.94
Mosquito Abatement	0.0001565300	14.35
Pest Control Dist	0.0000259920	2.38
Vallivue School #139 Bond	0.0025608880	234.83
Vallivue School #139 Supplemen	0.0009819100	90.04
Vallivue School #139 Other	0.0004470020	40.99
College of Western Idaho	0.0001242930	11.40
Current Charges		1,001.90
Delinquent Charges		1,279.32
PAYMENTS PRIOR TO 11/01/2020: STATE APPROVED PROPERTY TAX REDUCTION:		
<b>TOTAL TAXES DUE:</b>		<b>2,281.22</b>

IF YOU HAVE SOLD THIS PROPERTY OR A MORTGAGE COMPANY IS RESPONSIBLE FOR PAYING THIS TAX, PLEASE FORWARD THIS BILL IMMEDIATELY.

IF ANY PORTION OF THE TAX BECOMES DELINQUENT A 2% LATE CHARGE WILL BE APPLIED. INTEREST ON THE DELINQUENT BALANCE WILL ACCRUE AT 1% PER MONTH, DATING FROM JANUARY 1ST. WHEN PAYING DELINQUENT BALANCES, PLEASE CALL (208)454-7354 FOR THE CORRECT AMOUNT DUE INCLUDING LATE CHARGE AND INTEREST.

**MONTHLY PAYMENTS ARE ACCEPTED**  
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Royal Pro-C LLC

11193

Canyon County Tax Collector

12/4/2020

Date      Type      Reference  
12/4/2020      Bill      0 Friends RD GR ID

Original Amt.  
2,281.22

Balance Due  
2,281.22

Discount  
Check Amount

Payment  
1,780.27  
1,780.27

Zions Checking

PIN: 36260012 0

1,780.27



104521

10152 107197 10254930





**CANYON COUNTY CONSOLIDATED PROPERTY TAX BILL**  
**TRACIE LLOYD**  
 CANYON COUNTY TREASURER & TAX COLLECTOR  
 FOR TAXING DISTRICTS OF CANYON COUNTY  
 111 N. 11<sup>th</sup> Ave., Ste. 240  
 Caldwell, Idaho 83605  
 (208)454-7354

2020  
**REGULAR ROLL**  
**DUE DATE:**  
**DECEMBER 20, 2020**

Voter Approved Tracker  
[www.canyonco.org/treas](http://www.canyonco.org/treas)

DEC20



PIN: 36260012A0 BILL NUMBER: 2020157990

Property Description: 21-4N-4W SE TX 02309 NESE  
 Code Area: 062-00

Property Address:  
 0 SIMPLOT BLVD GR ID GREENLEAF

ROYAL PRO-C LLC  
 136 N BROADMORE WAY NO 101  
 NAMPA ID 83687

Land Value	4,860
Improvement Value	0
Total Taxable	4,860
Prior Year Taxes	59.88

DELINQUENCIES: YES

THIS IS A LISTING OF THE TOTAL AMOUNT YOU PAY EACH TAXING DISTRICT, INCLUDING BONDS, OVERRIDES AND CERTIFICATIONS IF APPLICABLE. CONTACT THE AGENCY LISTED BELOW WITH QUESTIONS REGARDING THE TAXING DISTRICT AND THE CHARGED AMOUNT.

Taxing District	Levy	Tax Amount By Taxing District
Ambulance	0.0001736070	0.84
Greenleaf Cemetery	0.0001698240	0.83
Canyon County	0.0031601390	15.37
Caldwell Rural Fire	0.0015016040	7.30
Golden-Gate Hwy #3	0.0016241670	7.89
Mosquito Abatement	0.0001565300	0.76
Pest Control Dist	0.0000259920	0.13
Vallivue School #139 Bond	0.0025608880	12.44
Vallivue School #139 Supplemen	0.0009819100	4.77
Vallivue School #139 Other	0.0004470020	2.17
College of Western Idaho	0.0001242930	0.60
Current Charges		53.10
Delinquent Charges		68.22
PAYMENTS PRIOR TO 11/01/2020: STATE APPROVED PROPERTY TAX REDUCTION:		
<b>TOTAL TAXES DUE:</b>		<b>121.32</b>

IF YOU HAVE SOLD THIS PROPERTY OR A MORTGAGE COMPANY IS RESPONSIBLE FOR PAYING THIS TAX, PLEASE FORWARD THIS BILL IMMEDIATELY.

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POSTED

Royal Pro-C LLC

11192

Canyon County Tax Collector

Date	Type	Reference
12/4/2020	Bill	0 Simplot Blvd GR ID

Original Amt.	121.32
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Balance Due	121.32
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12/4/2020

Discount

Check Amount

Payment	121.32
	121.32

Zions Checking

PIN: 36260012A0

121.32



10/13/10 10/10/10 10/10/10