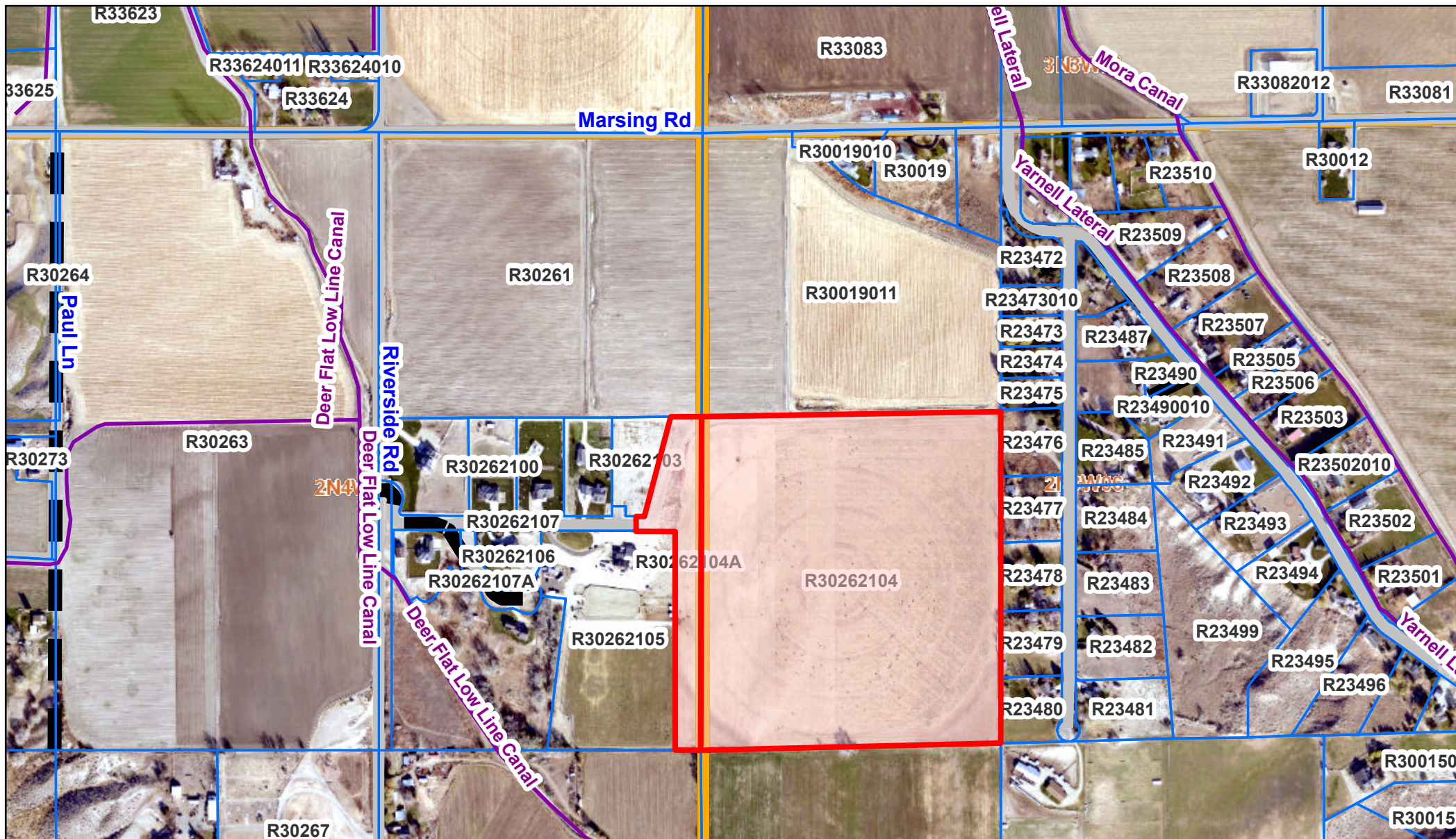
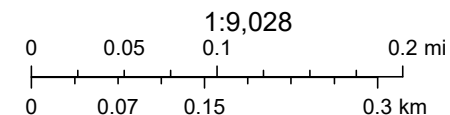


Canyon County, ID Web Map



2/17/2023, 3:29:12 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>TONY, Teresa Elordi - Josh & Vikki Cowan</u>
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Tony Elordi Date: 5/19/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>Andorra Ln</u>
	PARCEL #: <u>30262104-104A</u> LOT SIZE/AREA: <u>42.36 AC.</u>
	LOT: <u>5</u> BLOCK: <u>1</u> SUBDIVISION: <u>Andorra Estates</u>
	QUARTER: <u>NE</u> SECTION: <u>06</u> TOWNSHIP: <u>2N</u> RANGE: <u>3W</u>
	ZONING DISTRICT: <u>CR-RR</u> FLOODZONE (YES/NO): <u>(NO)</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input checked="" type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input checked="" type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: <u>DA2022-0003</u>	DATE RECEIVED: <u>6-9-22</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>385.00</u> CK MO CC CASH

DEVELOPMENT AGREEMENT MODIFICATION CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing requested changes to the development agreement and reasoning for the changes
<input checked="" type="checkbox"/> Site plan showing the proposed changes to the property, in particular where future structures and parcels are proposed, if applicable
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighbor notification letter
<input checked="" type="checkbox"/> Draft of the development agreement showing proposed text changes
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input type="checkbox"/> \$385 non-refundable fee

PROCESS: PUBLIC HEARING

PH2016-30
Request For

Tony Elordi
18128 Andorra
Caldwell, Id. 83607

Canyon County Development Services Dept.
Canyon Co. P & Z Staff and Commissioners
Caldwell, Idaho

RE: Develop Agreement 16226 dated 10/05/2016

Section 5 "this agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code 67-6509 and the requirements of Canyon County of Ordinances. The modification proposal must in the form of a revised development agreement and must be accompanied by a statement demonstrating the necessity for the request."

Exhibit (B)

Conditions for approval for PH2016-30

Modification of: Item (4) Proposed lots 5 and 9 (should be 10, lot 9 is a road) (exhibit C) shall not have residential building permits available and shall remain in irrigated agricultural production.

We are requesting that the reference to lot 5, in Item (4) be removed, and that the property can be split once along with two building/home sites added.
See concept and attached Documents.

Our obligation to the Development Agreement has not been taken lightly, we have started and stopped two other requests of different natures for this property, that after further consideration we felt was not what we wanted and did not pursue the process further.

We have committed considerable resources to the development of this property to be able to farm it better, it was not in any way a productive farm when we purchased it, it was comprised of three different fields that were irrigated with 2 ¼ mile wheel lines on one field 1- 1/8 mile wheel line on one field and a ¼ mile of dirt ditch irrigating the other field, with a ridge of over 8 acres and mostly over 50

feet high splitting the property in half, this property slopes more than 5% two ways from east to west and north to south it was and still is very hard to irrigate and farm efficiently, so we invested in a completely new irrigation system, it started with leveling the hills and filling in the valley's on the 8 acres enough so we could get a pivot to negotiate the terrain and not get stuck, then we constructed more than 1.5 miles of buried main line to supply the pivot and hand lines for three corners, and brought power $\frac{1}{2}$ of a mile to the pivot, and then installed a 4 tower state of the art pivot. We have farmed this ourselves for 2 years and have leased it out the past 3 years and we are now along with our daughter and son in law more committed to develop this further and make it a family operation and diversify the crops grown on the property, our daughter and son in law are both officers in the active duty Army and Army Reserve and have served in country for 20 plus years with multiple deployments, they will be retiring in two years and would like to move back here to live and work on this property, they are invested in 50% ownership of this property, my wife and I live in Andorra Estates and would like to get started on some crop projects and to also relocate our home to this property, we feel that the request and concept still adheres to the intent of the development agreement, and that we are committed to the rural and farming life style.

Best regards,

Tony Elordi

Effect of development on neighboring property.

The development of this property will have no negative physical effect on neighboring properties in that this property is self-contained. All the improvements and or existing infrastructure are within the boundaries of this property and already service this lot, and it will not disrupt any ongoing neighboring farming or residential uses. Access and power already exist to this property by an existing private paved road and right of way that is owned by me. A gravity pressurized irrigation system will be provided by a private existing underground delivery system that is already in use by this property and Andorra Estates each on its own underground main line, the whole underground system from head gate to this property is solely for the use of this property. And we believe the future landscaping of trees and plants on the residential lots and farmed areas will further enhance the over-all benefits of living and working in and around this property.

Tony Elordi

R30262104 PARCEL INFORMATION REPORT

2/10/2022 9:00:09 AM

PARCEL NUMBER: R30262104

OWNER NAME: ELORDI ANTHONY V

CO-OWNER: COWAN VICTORIA R

MAILING ADDRESS:

SITE ADDRESS: 0 ANDORRA LN

TAX CODE: 1810000

TWP: 2N

RNG: 3W

SECTION: 06

QUARTER: NW

ACRES: 38.19

HOME OWNERS EXEMPTION: No

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: MARSING FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0350F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: NOT In COLLECTOR

INSTRUMENT NO. : 2017043325

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 06-2N-3W NW ANDORRA ESTATES PART LT 5 BLK 1 IN TCA 181-00

PLATTED SUBDIVISION: ANDORRA ESTATES

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE
OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



Brian R Stender
Canyon County Assessor
111 N 11th Ave.
Caldwell, ID 83605
www.canyoncounty.org/Assessor

2021

ASSESSMENT NOTICE

THIS IS NOT A BILL.
DO NOT PAY.

Annual Real Property

5/21/2021

For any questions, please notify the Assessor's Office immediately

PARCEL DESCRIPTION:

01-2N-4W NE ANDORRA ESTATES PART LT
5 BLK 1 IN TCA 156-00

Assessor's Telephone Number: (208) 454-7431

Parcel Address:

ANDORRA LN

ELORDI ANTHONY V

Appeals of your property value must be filed in writing,
on a form provided by the County by:

6/28/2021

Tax Code Area: 156-00

Parcel Number: 30262104A0
00365001005A

ASSESSED VALUE OF YOUR PROPERTY

CURRENT DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
01 Irr Ag	2.850	5,920	6,240
15 Rural res sub	1.370	8,220	8,220
SUBTOTAL:	4.220	14,140	14,460
LESS EXEMPTION:		0	0
NET TAXABLE PROPERTY VALUE:	4.220	14,140	14,460

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	DISTRICT TELEPHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
112 PEST CONTROL	208-454-7507	8/18/2021
653 AMBULANCE DISTRICT	208-795-6920	8/18/2021
668 MOSQUITO ABATEMENT	208-461-8633	8/10/2021
690 NAMPA HWY DIST #1	208-467-6576	8/31/2021
717 MARSING FIRE	208-250-9744	8/11/2021
751 LIZARD BUTTE LIBRARY	208-896-4690	8/11/2021
771 MARSING SCHOOL DIST #363	208-649-5411	6/16/2021
775 COLLEGE OF WESTERN IDAHO	208-562-3295	6/17/2021
998 CANYON COUNTY	208-454-7507	8/18/2021

You can sign up for E-Notices at canyonco.org/assessor

THIS IS NOT A BILL. DO NOT PAY.

See the back of this Notice for details



Brian R Stender
Canyon County Assessor
111 N 11th Ave.
Caldwell, ID 83605
www.canyoncounty.org/Assessor

PARCEL DESCRIPTION:

06-2N-3W NW ANDORRA ESTATES PART LT
5 BLK 1 IN TCA 181-00

2167 003650010050 **AUTO**5-DIGIT 83605 5



FLORDI ANTHONY V



2021

ASSESSMENT NOTICE

Annual Real Property

5/21/2021

For any questions, please notify the Assessor's Office immediately

THIS IS NOT A BILL.
DO NOT PAY.

Assessor's Telephone Number: (208) 454-7431

Parcel Address:

ANDORRA LN

Appeals of your property value must be filed in writing,
on a form provided by the County by:

6/28/2021

Tax Code Area: 181-00

Parcel Number: 30262104 0
003650010050

ASSESSED VALUE OF YOUR PROPERTY

CURRENT DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
01 Irr Ag	38.190	79,320	83,640
SUBTOTAL:	38.190	79,320	83,640
LESS EXEMPTION:		0	0
NET TAXABLE PROPERTY VALUE:	38.190	79,320	83,640

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	DISTRICT TELEPHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
112 PEST CONTROL	208-454-7507	8/18/2021
653 AMBULANCE DISTRICT	208-795-6920	8/18/2021
668 MOSQUITO ABATEMENT	208-461-8633	8/10/2021
690 NAMPA HWY DIST #1	208-467-6576	8/31/2021
717 MARSING FIRE	208-250-9744	8/11/2021
751 LIZARD BUTTE LIBRARY	208-896-4690	8/11/2021
770 VALLIVUE SCHOOL DIST #139	208-454-0445	6/8/2021
775 COLLEGE OF WESTERN IDAHO	208-562-3295	6/17/2021
998 CANYON COUNTY	208-454-7507	8/18/2021

You can sign up for E-Notices at canyonco.org/assessor

THIS IS NOT A BILL. DO NOT PAY.

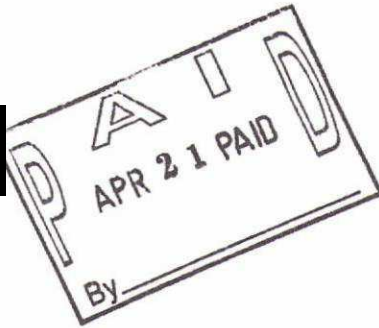
See the back of this Notice for details

Wilder Irrigation District

P O BOX 416
Caldwell, ID 83606
(208) 459-3421 Fax (208) 459-6407

April 21, 2022

ELORDI ANTHONY V
ELORDI TERESA A
[REDACTED]



FALL ASSESSMENT:

2022 - Operation and Maintenance @ \$5.00/acre	90.25
2022 - Assessment Expense	5.00
Total Fall Assessment:	95.25

SPRING ASSESSMENT:

2022 - Lucky Peak Credit @ \$-15.00/acre	-541.50
2022 - Spring Assessment @ \$73.00/acre	2,635.30
Total Spring Assessment:	2,093.80

TOTAL AMOUNT DUE: 2,189.05

Acct No: 26 *1122*

Acres : 36.10

Property Address:

RIVERSIDE ROAD, CALDWELL

Legal Description:

**Section: 6 TR: 02N-03W
SW NW (lot 5)**

Spring Payment

Acct No: 26 *1122*

Name: **ELORDI ANTHONY V**

Date Due: **April 1, 2022**

Amount: **2,093.80**

Delinquent if not paid by June 22, 2022

WILDER IRRIGATION DISTRICT

Fall Payment -- 2nd Part

Acct No: 26 *1122*

Name: **ELORDI ANTHONY V**

Date Due: **June 20, 2022**

Amount: **95.25**

Delinquent if not paid by June 21, 2022

WILDER IRRIGATION DISTRICT

Fall Payment -- 1st Part

Acct No: 26 *1122*

Name: **ELORDI ANTHONY V**

Date Due: **December 20, 2021**

Amount: **0.00**

Delinquent if not paid by December 21, 2021

WILDER IRRIGATION DISTRICT

Total Payment

(If paying entire bill by December 21, 2021)

Acct No: 26 *1122*

Name: **ELORDI ANTHONY V**

Amount: **2,284.30**

WILDER IRRIGATION DISTRICT

2022 EXCESS CHARGES will be \$19.47/AC FT. A penalty of 2% is added to any delinquent amount and the total bears the interest of 1% per month until paid. Full payment must be made by Sept 1 in order to receive next years carryover.

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicants are the owner(s) of Subject Properties which are located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR PH2016-30

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject properties, R30262 and R30018 shall be developed and platted in substantial conformance to the Site Plan in Exhibit "C".
3. The development shall have six (6) residential lots with a minimum average residential lot size of two (2) acres.
4. Proposed Lots 5 and 9 (Exhibit "C") shall not have residential building permits available and shall remain in irrigated agricultural production.
5. The applicants shall have a Road User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
6. The development shall have pressurized irrigation to each lot.
7. The applicants shall have a Water User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
8. Niche Lane, a private road, shall be constructed in accordance with the Canyon County Zoning Ordinance requirements at time of development.
9. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
10. The development shall comply with Boise Project Board of Control requirements as indicated in Exhibit "D".

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR PH2016-30

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject properties, R30262 and R30018 shall be developed and platted in substantial conformance to the Site Plan in Exhibit "C".
3. The development shall have six (6) residential lots with a minimum average residential lot size of two (2) acres.
4. Proposed Lots 5 and 9 (Exhibit "C") shall not have residential building permits available and shall remain in irrigated agricultural production.
5. The applicants shall have a Road User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
6. The development shall have pressurized irrigation to each lot.
7. The applicants shall have a Water User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
8. Niche Lane, a private road, shall be constructed in accordance with the Canyon County Zoning Ordinance requirements at time of development.
9. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
10. The development shall comply with Boise Project Board of Control requirements as indicated in Exhibit "D".

Hydro Logic, Inc.

102 South 17th Street, Suite 100 Boise, ID 83702 (208) 342-8369, ed@hydrologicinc.net

This was done on a
17 lot concept for Lot 5 B/K
Andorra Estates

October 6, 2021

Brad Carpenter
Western Mountain

Re: Ground Water Development Potential and Expected Effects of Planned
Pumping from the Shallow Aquifer Underlying Andorra Estates

Dear Brad,

You asked me to take a look at the availability and sustainability of ground water resources existing beneath your proposed 42-acre Andorra Estates Subdivision in Canyon County (Figure 1) with the understanding you intend for each of the planned 17 home lots to have water supply from a single-family domestic well and, specifically, that I comment on how the proposed water use might affect area ground water levels through well-to-well water level interference effects during future pumping.

1) LOCAL AREA WELL DRILLER'S REPORTS:

- a. I downloaded and reviewed six of the nearest representative Well Driller's Reports from the Idaho Department of Water Resources (IDWR) on-line Well Log Database (Appendix A).
- b. The six wells were drilled by four different drilling companies but the observed and reported drilled geologic section was described as the same by each of the drillers.
- c. The area wells are drilled within a narrow depth range between 164-ft to 208-ft below ground level (bgl) and this is the first (uppermost) aquifer unit underlying the site. More expensive deeper wells were not required here because of the productivity of shallow aquifer.
- d. The completion intervals (well screens) for these wells also are over a narrow range of 140-ft to 208-ft bgl such that the existing local area wells are drawing from the same cemented/fractured sandstone aquifer which is overlain, and protected, by a consistent, relatively thick, low-permeability clay section of 100-to-148-ft thick and capped by an evaporative caliche (hardpan) layer.

- e. Non-pumping water levels in the representative wells range between 94-ft to-108-ft bgl and are confined aquifer pressures whereby the water levels have risen higher in the wells than the depth at which water was first encountered during drilling.
- f. These wells all meet the IDWR's current casing seal depth requirements and appear well-sealed from surface land use activities.
- g. Reported short-term (1-2 hours) test pumping rates for typical domestic 6-inch diameter wells at this location range between 40-to-80 gallons per minute (gpm); well above the allowable domestic water right diversion rate of 9 gpm. The reported water level drawdowns from the pumping tests are incorrect; only reflecting the depth of the air-line used to produce water from the well. The "Elordi" well, however, does appear to have a believable drawdown value of 32-ft for a specific capacity of 1.6 gpm/ft of drawdown which is higher than typical domestic wells in the area.

2) NEARBY WATER LEVEL MONITORING SITE:

- a. IDWR monitors water levels in the "Shiley" well located approximately ~1-mile west of Andorra Estates (Figure 1 & Appendix A).
- b. The non-pumping water levels in the Shiley well, which are remarkably stable over the 25-year period of record (Figure 2), show no long-term declines in ground water levels. Indeed, applying a linear regression to the available data shows a slightly rising trend.
- c. Adjusted for topography, the Shiley water levels are equivalent to the water levels reported on Well Driller's Reports for the Andorra area; in other words, it monitors the same aquifer depth as the local domestic wells adjacent to Andorra (Appendix A).

3) MAGNITUDE OF PROPOSED GROUND WATER WITHDRAWALS:

- a. The proposed subdivision development lands are currently irrigated with surface water from the Boise River, supplied by Wilder Irrigation District. This supply will continue to be used for all irrigation demands of subdivision common areas and the 17 individual (~ 2-acre) properties such that the domestic "in-house ground water use will be very small (perhaps on the order of < 250 gallons per day times 17 homes = ~ < 5,000 gpd) derived from wells spread out across the 42-acre property. The adjoining existing Andorra subdivision lots are also irrigated with surface water.
- b. Under the so-called "de minimis" single family domestic water right recognized by IDWR under state law, households are able to pump 13,000

gallons of ground water per day from their domestic wells that does not require filing a formal water right application. Most of that volume is for the allowable irrigation of 1/2-acre which will not be needed at Andorra Estates because of the available surface water.

4) ESTIMATED LONG-TERM EFFECTS TO THE AQUIFER PRESSURES (WATER LEVELS IN WELLS) FROM PUMPING THE ANDORRA DOMESTIC WATER SUPPLY WELLS:

- a. The available data suggest a productive aquifer underlies the property easily capable of providing the anticipated water supply.
- b. It is my professional opinion that the effects of the proposed new ground water withdrawals will be so small as to be unmeasurable.
- c. Should the domestic wells ever be desired to be used for irrigation beyond 1/2-acre, a formal water right application would need to be filed and publicly advertised (subject to protest). Because the proposed 17 homes are to be irrigated under existing appurtenant Wilder Irrigation District surface water rights (Boise Project Board of Control) from the Boise River, no such water right applications are needed.
- d. There are no current data suggesting declining water levels in existing wells, the proposed use is very small, and I have no concerns about effects to existing wells or senior-priority water rights from the proposed wells.

I hope the above information addresses your concerns but please do call if you have any additional questions.

All for now.
Ed

Ed Squires

Hydro Logic, Inc.

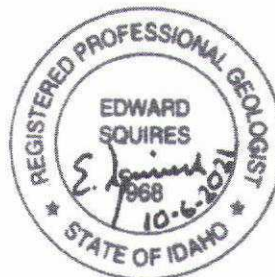
102 S 17th Street

Boise, ID 83702

Office: (208) 342-8369

Cell: (208) 631-6781

ed@hydrologicinc.net



FIGURES

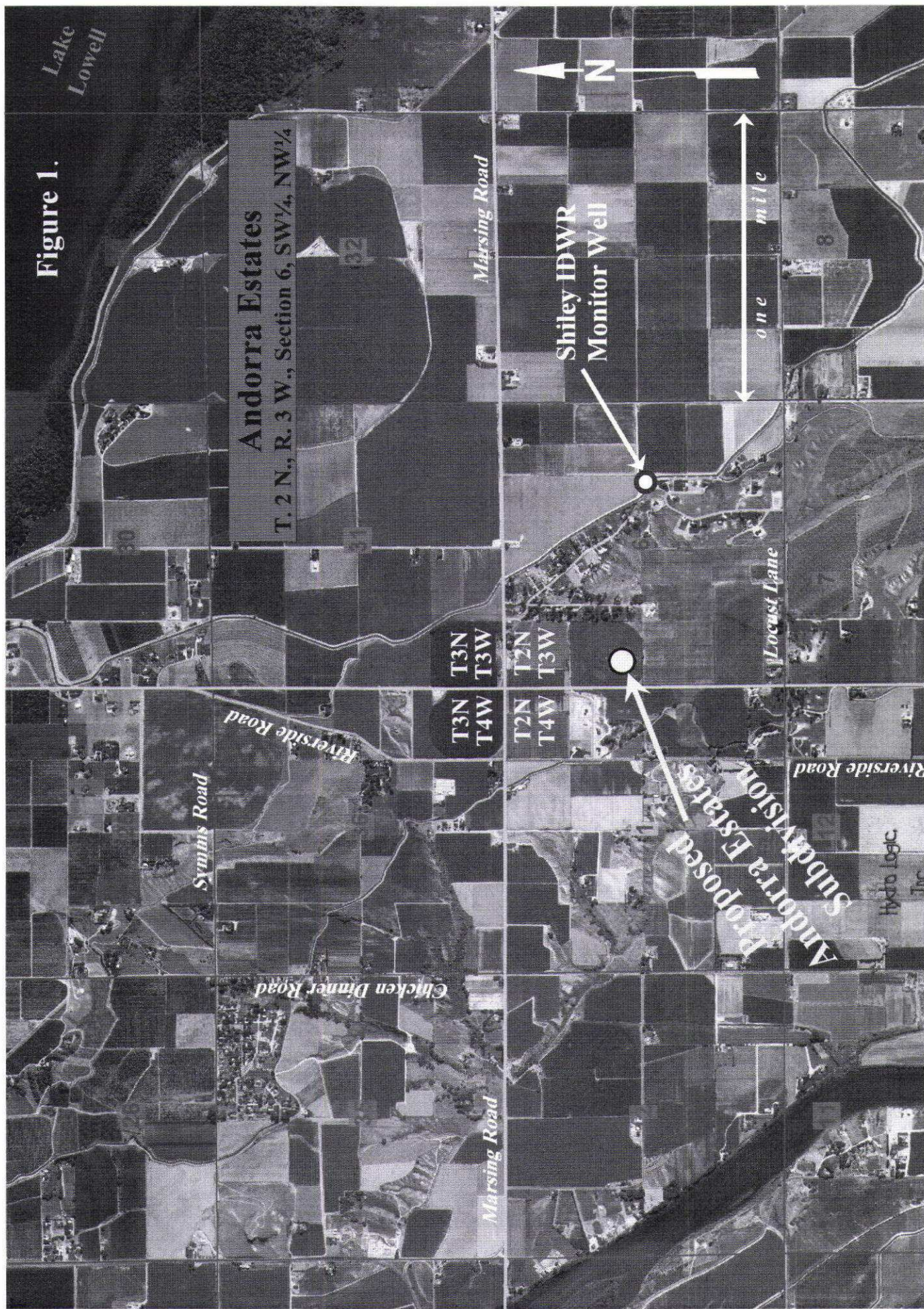


Figure 1. Location of proposed Andorra Estates Subdivision located in southwest Canyon County, Idaho approximately 2.5-miles southwest of Lake Lowell showing location of nearest IDWR Monitor Well (Shiley). Base map is a Google Earth aerial photo taken on 7-19-2018.

Long-Term Water Levels in the Shiley Monitor Well Near Andorra Estates Subdivision

Well Monitoring by IDWR

Date

Jan 1996 Jan 1997 Jan 1998 Jan 1999 Jan 2000 Jan 2001 Jan 2002 Jan 2003 Jan 2004 Jan 2005 Jan 2006 Jan 2007 Jan 2008 Jan 2009 Jan 2010 Jan 2011 Jan 2012 Jan 2013 Jan 2014 Jan 2015 Jan 2016 Jan 2017 Jan 2018 Jan 2019 Jan 2020 Jan 2021 Jan 2022 Jan 2023 Jan 2024 Jan 2025

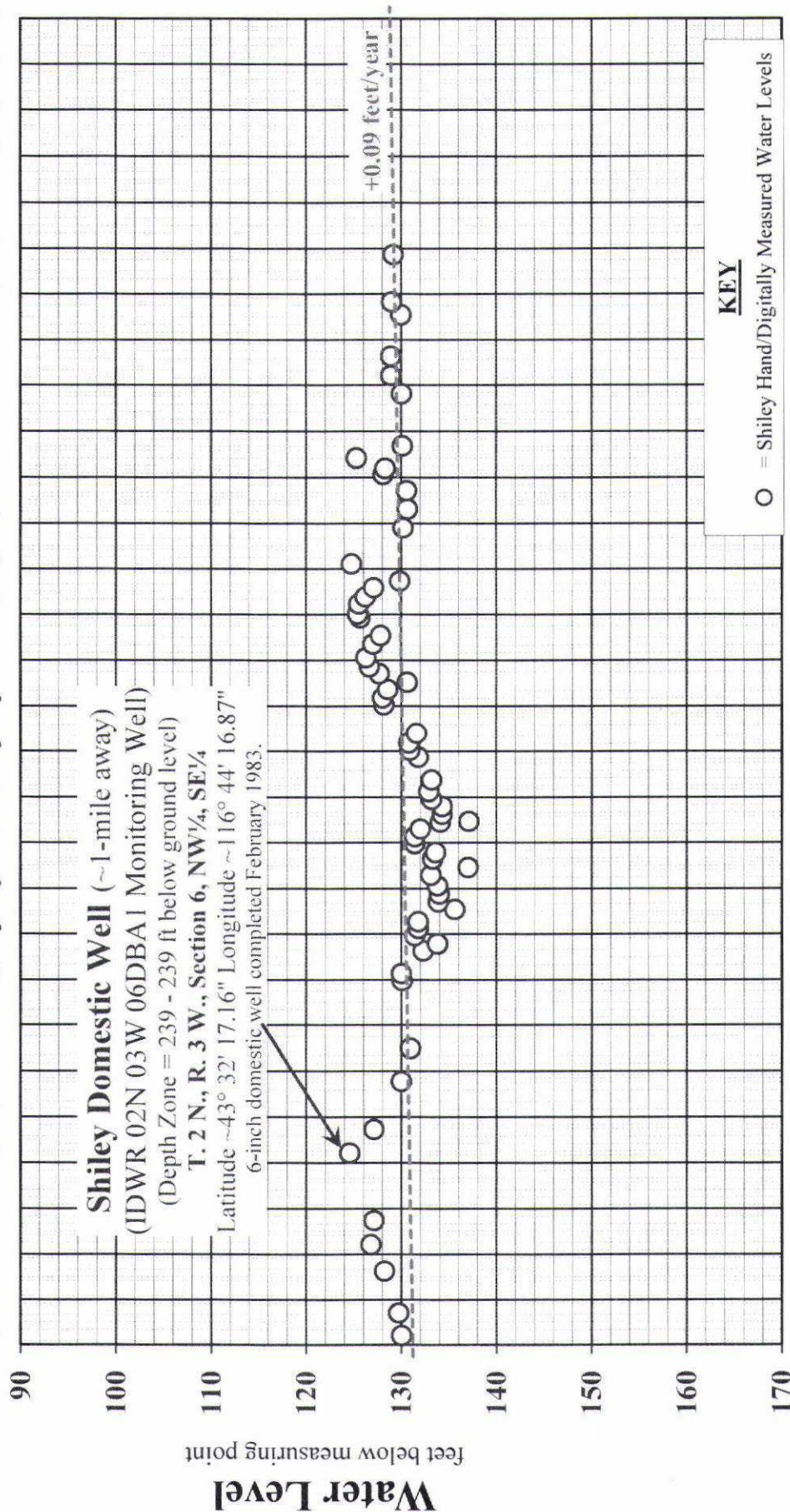


Figure 2 - Hydrograph of non-pumping water levels measured by the Idaho Department of Water Resources in the "Shiley" domestic well for the period 1996-to-2019. The Shiley well is located approximately 4,800-ft east of the proposed Andorra Estates subdivision wells. The water levels have remained remarkably stable; fluctuating between 125 and 137-ft below ground level with an overall slight rising trend of +0.09-ft/year. There are no signs of well-to-well interference effects from nearby pumping wells. When the Shiley well was completed in February of 1983, the water level was reported at 130-ft bgl; further supporting stability.

Figure 2.

APPENDICES

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

[illegible]

RECEIVED

DEC 02 2019

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D0071993

Drilling Permit No. 973015-879072
Water right or injection well # _____

2. OWNER:

Name Wolf Building Co.
Address 843 W. Horizon Way
City Nampa State Idaho Zip 83686

3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 4 East ☐ or West ☒
Sec. 1 1/4 SE 1/4 NE 1/4Gov't Lot _____ County Canyon
Lat. 43 32.502'N (Deg. and Decimal minutes)
Long. 116 45.384'W (Deg. and Decimal minutes)
Address of Well Site 11746 Riverside Rd.
City Caldwell

(Give at least name of road - Distance to Road or Landmark)

Lot. _____ Blk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
3/8" Bentonite	0	80	2500 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Linear	Threaded	Welded
6"	2	158	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type Certa-Lock PVCMethod of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
148	188	.020	40'	4.5"	PVC	SDR17

Length of Headpipe _____ Length of Tailpipe _____

Packer ☒ Y ☐ N Type Rubber K-Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
N/A				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) _____ Static water level (ft) 94'Water temp. (°F) Cold Bottom hole temp. (°F) _____Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
150'	80 GPM	1 HR.

Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	2	Top Soil		X
	2	7	Hard Pan		X
	7	24	Brown Clay		X
	24	82	Sandy Brown Clay w/ Gravel		X
6"	82	148	Brown Clay		X
	148	153	Sand	X	
	153	160	Brown Clay		X
	160	188	Blue Sandstone	X	
	188		Blue Clay		X

RECEIVED

JUL 06 2016

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 188'Date Started: Jun 13, 2016Date Completed: Jun 14, 2016

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc. Co. No. 332*Principal Driller [Signature] Date Jun 14, 2016

*Driller _____ Date _____

*Operator II [Signature] Date Jun 14, 2016Operator I [Signature] Date Jun 14, 2016

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D0077409

Drilling Permit No. 884819
Water right or injection well # _____

2. OWNER:

Name Mussell Construction (Mike Vermeer)
Address P.O. Box 3304
City Nampa State Idaho Zip 83653

3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 4 East ☐ or West ☒
Sec. 1 1/4 SE 1/4 NE 1/4

Gov't Lot _____ County Canyon
Lat. 43 ° 32.442'N (Deg. and Decimal minutes)
Long. 116 ° 45.342'W (Deg. and Decimal minutes)
Address of Well Site 18155 Andorra Ln.

City Caldwell
Lot 7 Blk. 1 Sub. Name Andorra Estates

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
3/8" Bentonite	0	46	1250 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	2	157	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5"	143	163	SD17	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 157'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
163	183	.020	20'	4.5"	PVC	SDR17

Length of Headpipe 20' Length of Tailpipe N/A

Packer ☒ Y ☐ N Type Rubber K-Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
N/A				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) _____ Static water level (ft) 100'
Water temp. (°F) Cold Bottom hole temp. (°F) _____
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
160'	60 GPM	1 HR.

Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	2	Top Soil		X
	2	13	Hard Pan		X
	13	44	Brown Clay		X
6"	44	138	Sandy Brown Clay		X
	138	150	Sandy Clay w/ Sand	X	
	150	153	Sand	X	
	153	162	Sandy Brown Clay		X
	162	183	Cemented Sand	X	

RECEIVED

MAR 21 2018

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 183'

Date Started: Jan 23, 2018 Date Completed: Jan 26, 2018

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co. No. 332

*Principal Driller [Signature] Date Jan 26, 2018

*Driller _____ Date _____

*Operator II [Signature] Date Jan 26, 2018

Operator _____ Date _____

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

1. WELL TAG NO. D 0078653

Drilling Permit No. 886891

Water right or injection well # _____

2. OWNER:

Name Tony Elordi

Address 3304 Iowa Ave.

City Caldwell State ID Zip 83686

3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 4 East ☐ or West ☒

Sec 1 1/4 SE 1/4 NE 1/4

Gov't Lot _____ County Canyon

Lat. 43 32.456 (Deg. and Decimal minutes)

Long. 116 45.318 (Deg. and Decimal minutes)

Address of Well Site 18128 Andorra Ln.

City Caldwell

Lot 2 Blk 1 Sub. Name Andorra Estates

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
3/4 Bent. Chips	0'	45'	23 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	150'	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5"	144'	124'		SDR17 PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 150'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____

Manufactured screen ☒ Y ☐ N Type Certa-Lok

Method of installation Set w/Sandline

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
164'	144'	20	20'	4.5"	PVC	SDR-17

Length of Headpipe 20' Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
16X30 Silica	164'	129'	5 bags	slow pour

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 125' Static water level (ft) 108

Water temp. (°F) 57° Bottom hole temp. (°F) _____

Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
32'	50 GPM	60 minutes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0'	1'	Sandy Dirt		X
10"	1'	2'	Topsoil		X
10"	2'	10'	Hard Pan		X
10"	10'	13'	Sand & Gravel		X
10"	13'	45'	Brown Sandy Clay		X
6"	45'	125'	Brown Sandy Clay		X
6"	125'	145'	Brown Sandstone	X	
6"	145'	150'	Brown Clay		X
6"	150'	164'	Brown Sandstone	X	

Completed Depth (Measurable): 164'

Date Started: Jul 26, 2018 Date Completed: Aug 6, 2018

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457

*Principal Driller Dave Adamson Date Aug 10, 2018

*Driller Josh Young Date Aug 10, 2018

*Operator II _____ Date _____

Operator I John Pineda Date Aug 10, 2018

* Signature of Principal Driller and rig operator are required.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>Lot 5 Blk 1 Andorra Ln.</u>	Parcel Number: <u>30262104 A0</u> <u>30262104 0</u>	
City: <u>Caldwell</u>	State: <u>ID.</u>	ZIP Code: <u>83607</u>
Notices Mailed Date: <u>4-26-22</u>	Number of Acres: <u>42.36</u>	Current Zoning: <u>CR-RR</u>
Description of the Request: <u>Modification of Development Agreement</u>		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Tony Ebrdi</u>		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: <u>5/19/22</u>	MEETING LOCATION: <u>Lot 5 - Andorra Ln.</u>	
MEETING START TIME: <u>6:30 P.M.</u>	MEETING END TIME: <u>7:15</u>	
ATTENDEES: <u>11</u>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Ken & Jane Bosworth</u>	<u>[Signature]</u>	<u>11771 Eva Lane Caldwell 83607</u>
2. <u>Mike & Teri Vermeulen</u>	<u>[Signature]</u>	<u>18155 Andorra Ln Caldwell 83607</u>
3. <u>LEO STAFFORD</u>	<u>[Signature]</u>	<u>11721 EVA LN Caldwell</u>
4. <u>Diana Terlesky</u>	<u>[Signature]</u>	<u>18153 Niche Ln Caldwell</u>
5. <u>Joy Beebe</u>	<u>[Signature]</u>	<u>18153 Niche Ln Caldwell</u>
6. <u>AUBREY & CESAR RENTERIA</u>	<u>[Signature]</u>	<u>11746 RIVERSIDE RD. "</u>
7. <u>Fab & Lynn Dawson</u>	<u>[Signature]</u>	<u>18088 Andorra LN Caldwell</u>
8.		
9.		

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:

Time:

Location:

Property description:

The project is summarized below:

Site Location:

Proposed access:

Total acreage:

Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Tony Elordi

APPLICANT/REPRESENTATIVE (Signature):

Tony Elordi

DATE: 5/19/22

PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



1.

- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)

2.

- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

3.

- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES

4.

- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING

5.

- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)

6.

- STAFF REPORT PREPARATION

7.

- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)

8.

- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)

9.

- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC

10.

- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)

11.

- REQUEST FOR RECONSIDERATION

Notice of Neighborhood Meeting
Modification of development Agreement
Pre-application requirement for Public Hearing

April 20, 2022

Dear Neighbor,

We are in the process of submitting an application/request to modify the development agreement for (lot 5 Blk 1 Andorra Estates 42.36 ac.) to allow for one (1) split and two (2) building permits as shown on the attached document to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors. Along with our daughter and son in law we want to build and live on the property and continue to develop and enhance the acreage with an orchard, vineyard, and pasture, we believe this is still in line with the agricultural and open space envisioned in the develop agreement.

The meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a public hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the public hearing via postal mail, news paper publication, and/or a display on the property for which the application/request is applied.

The Neighborhood Meeting:

Date: Thursday, May 19, 2022

Time: 6:30 PM

Location: Riverside Rd. and Andorra Ln. the end of Andorra Ln.

Lot 5 Blk 1 Andorra Estates

The project is summarized below:

Site location: Andorra Estates

Proposed access: Andorra Ln.

Total acreage: 42.36

Proposed lots: two (2)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this request. This is a pre-application requirement and we have not submitted the application/request for consideration at this time. The County currently has no information on this request.

If you have any questions prior to the meeting, please feel free to contact me at [REDACTED]

Sincerely,

Tony and Terry Elordi



To Whom it May Concern,

I am writing this letter to express intent as to the usage of our land in Idaho. I am an Active Duty Major in the United States Army and have served for 20+ years honorably. My wife is a Captain in the United States Army Reserve and has served for 19 years. Upon acceptance of my retirement and resignation of Commission in 2024, my wife Victoria and I intend to return to Idaho in order to enjoy more time with family and pursue our dream of living and farming in our home state. We have spent the last few years imagining what this dream will look like for us, and are now in the initial stages of putting action to those dreams.

During my time stationed at Fort Bragg, NC, Victoria was employed as a Cider Assistant, working with a wonderful couple who had started their own orchard and cider business after leaving military service. It was a regional level business, with distribution within the state of North Carolina along with a farm/orchard of approximately 10+ acres of fruit trees that more than sufficed for their cider business. We found not only a friendship, mentorship, and camaraderie with these great folks, but also a framework for what we could envision for ourselves.

We are 50% owners of lot 5 blk 1 Andorra Estates 42.36 acres with Tony and Terry Elordi, Victoria's parents. We envision a family business, a home, and a small farm to share with family and friends. The development agreement does not allow for a building permit; thus, we are requesting a modification of the agreement to allow a split with availability of two (2) building permits as shown on the concept map attached to this letter.

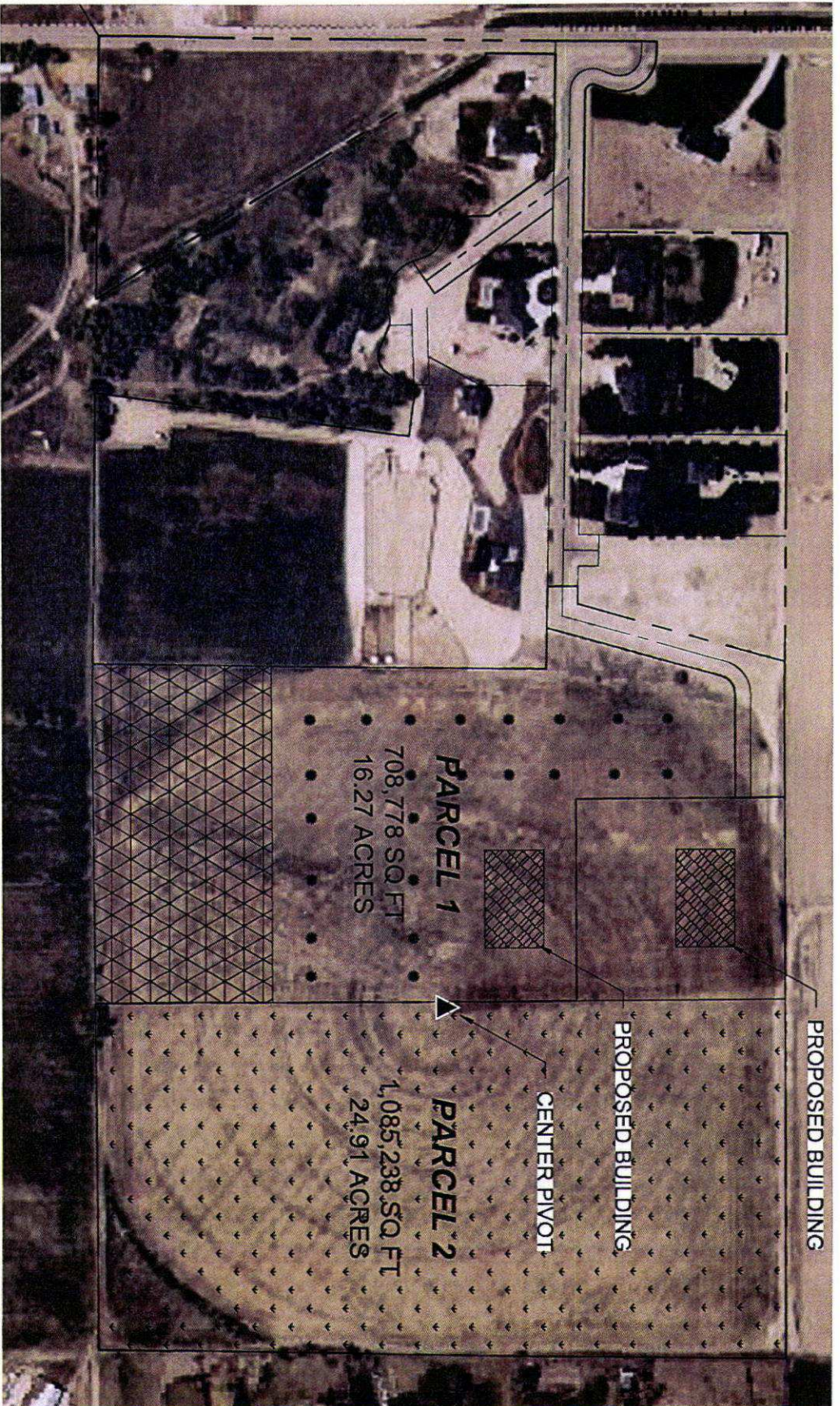
Victoria and I look forward to our return home to Idaho and the opportunity to meet each of our new neighbors in person. Thank you for your consideration and assistance.

Sincerely,

Joshua & Victoria Cowan



1" = 40'

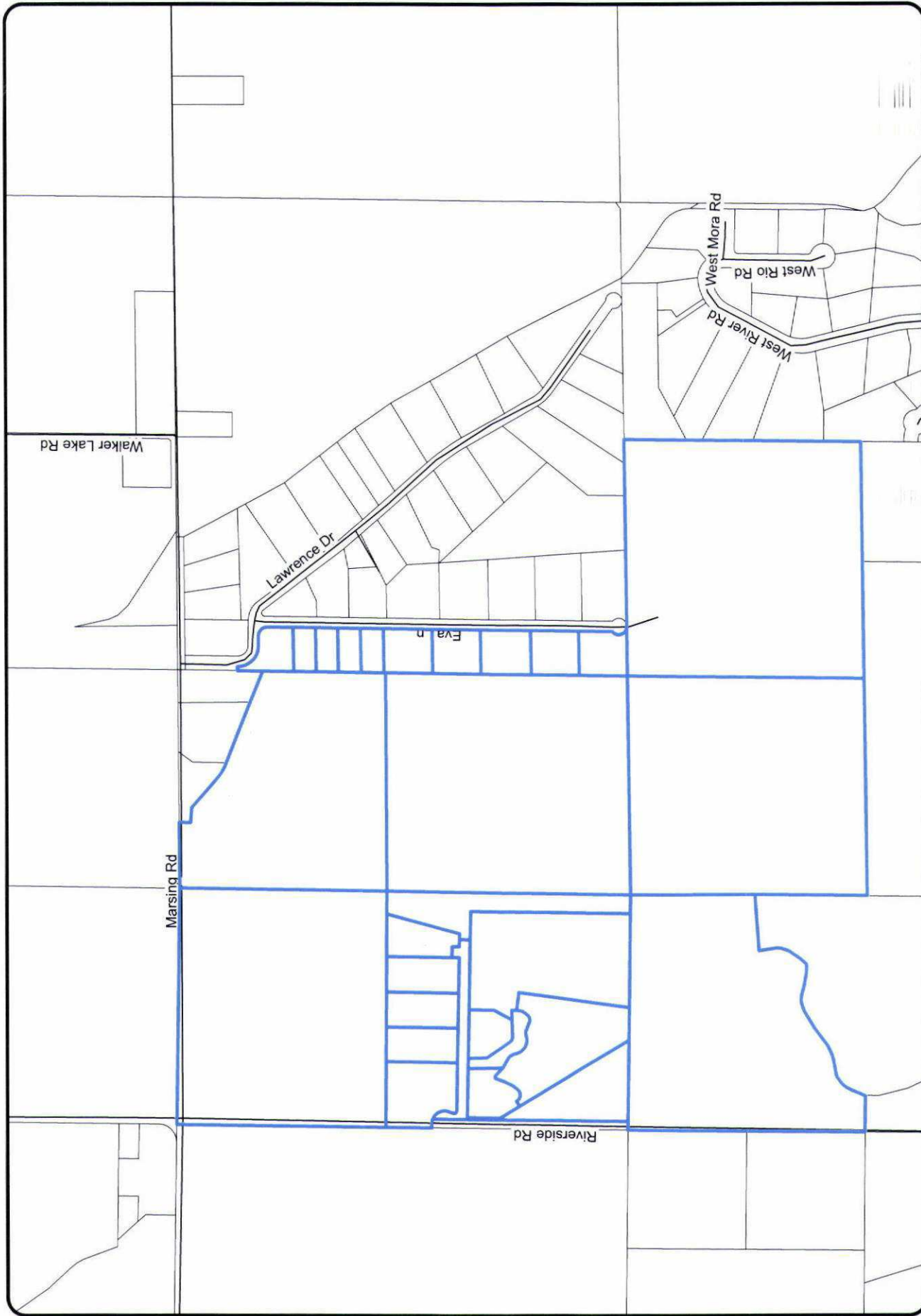


CONCEPT IMPROVEMENT PLAN
GOV. LOT 5 SEC. 1 T2N R4W, B.M.
CANYON COUNTY, ID

FILE: TONY CONCEPT 1.dwg



887 PARK CENTRE WAY, SUITE 2, NAMPA, IDAHO 83601
208-465-5687



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for errors or omissions resulting from the use of this product for any purpose.



ROSEMARY HAINES
11801 EVA LN
CALDWELL, ID 83607

TERRY SOULE
11617 EVA LN
CALDWELL, ID 83605

CARPENTER BRAD D AND LAINIE D REV LIV
TRUST
18121 ANDORRA LN
CALDWELL, ID 83607

WILLIAM WALKER
15248 CHICKEN DINNER RD
CALDWELL, ID 83607

ROSE COLOSKEY
11601 EVA LN
CALDWELL, ID 83605

MICHAEL VERMEER
18155 ANDORRA LN
CALDWELL, ID 83607

EDWARD MAC KINNON
11907 LAWRENCE DR
CALDWELL, ID 83607

RONALD KIRTLEY
11551 EVA LN
CALDWELL, ID 83605

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

WILLIAM WALKER
15248 CHICKEN DINNER RD
CALDWELL, ID 83607

GERALD CEREDA
11481 EVA LN
CALDWELL, ID 83607

ROBERT BUTLER
11442 RIVERSIDE RD
CALDWELL, ID 83605

MARIE BULGIN
17750 LOCUST LN
CALDWELL, ID 83605

PIONEER HOMES INC
719 1ST ST S STE B
NAMPA, ID 83651

BRIAN FISHER
11845 EVA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

ROBERT DICKSON
18088 ANDORRA LN
CALDWELL, ID 83607

KENNETH BOSWORTH
11771 EVA LN
CALDWELL, ID 83607

RENTERIA CESAR AND AUBREY FAMILY
TRUST
11746 RIVERSIDE RD
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY VANGO
11769 EVA LN
CALDWELL, ID 83607

ROBIN GRIFFEN
18231 NICHE LN
CALDWELL, ID 83607

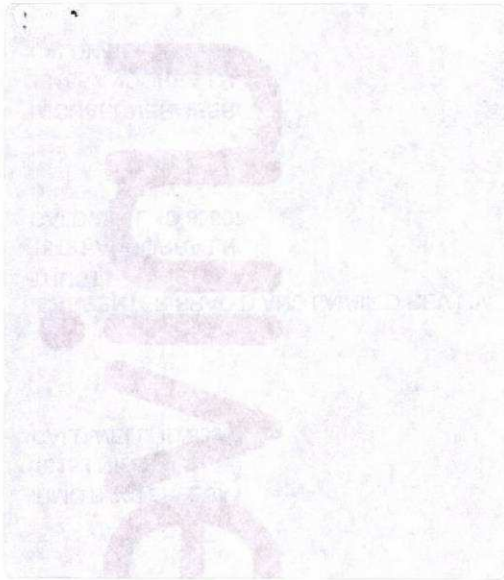
MICHAEL MARTIN
18164 ANDORRA LN
CALDWELL, ID 83607

EILEEN STAFFORD
11721 EVA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

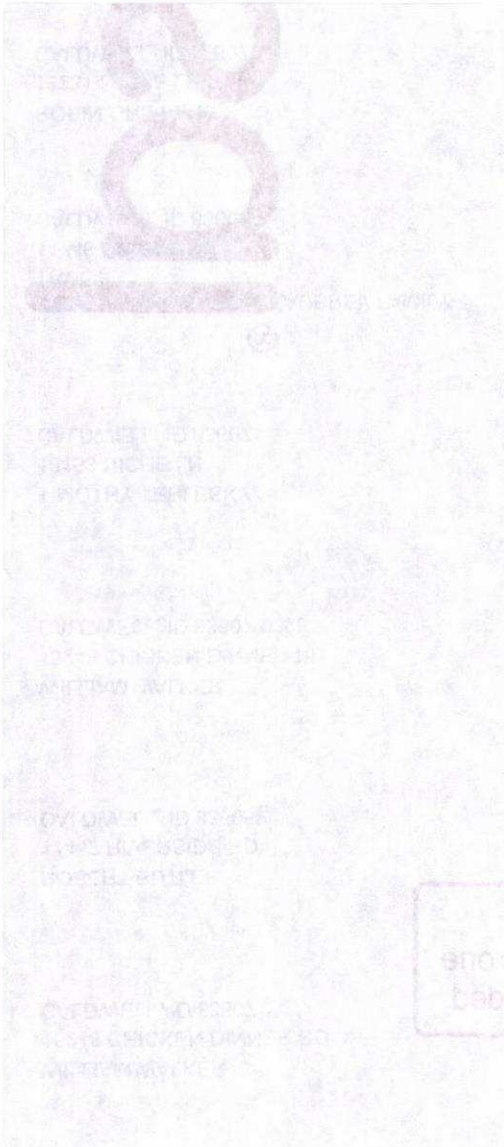
MIKE SMARTT
11673 EVA LN
CALDWELL, ID 83605-9717

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607



WILLIAM WALKER
15248 CHICKEN DINNER RD
CALDWELL, ID 83607

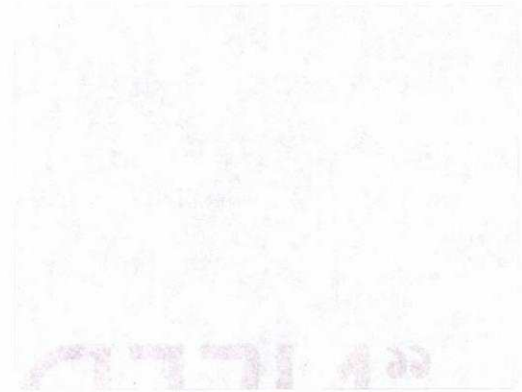
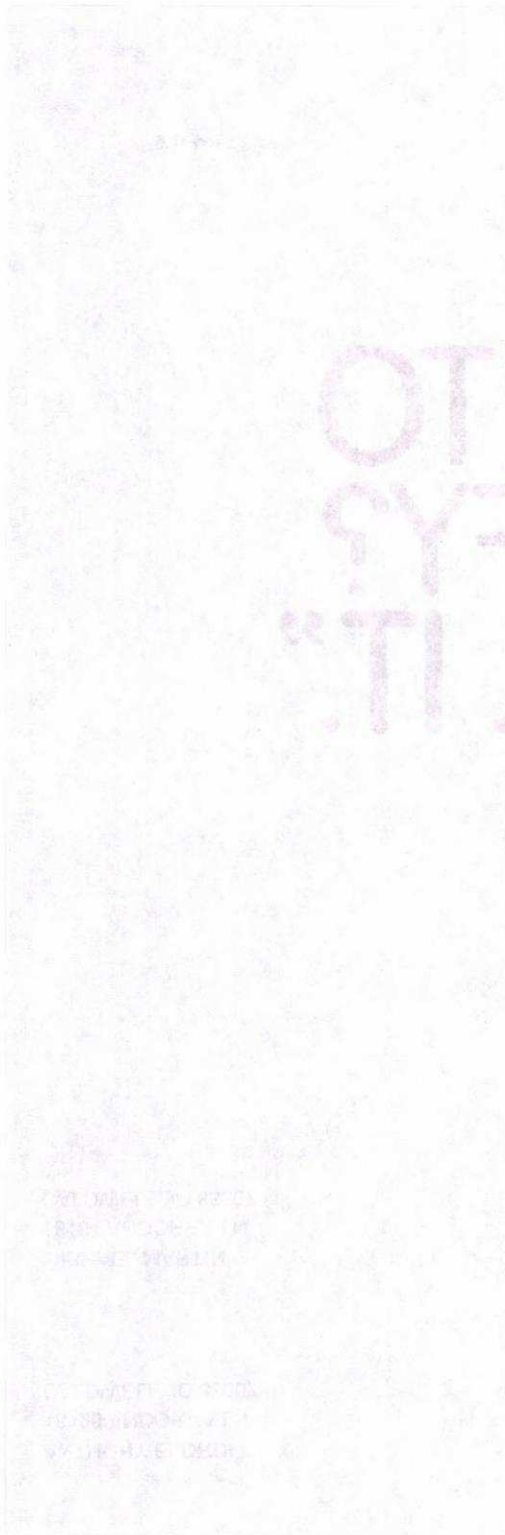
Duplicate



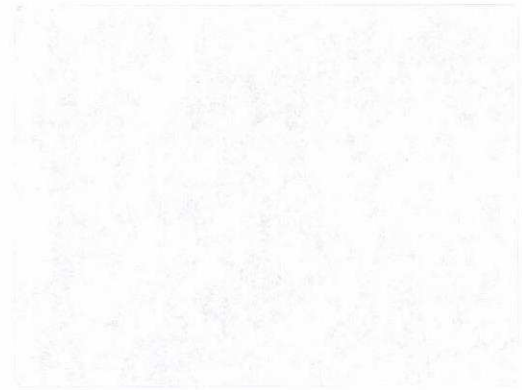
ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

Duplicate



ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607



ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607



22

"NEED TO
CLARIFY?
LABEL IT."

www.myuniversalop.com

Satisfaction Guaranteed!

If dissatisfied, return to place of purchase within one
year and products will be replaced or cost refunded.

PIONEER HOMES INC

719 1ST ST S STE B

MINNAPOLIS, MN 55401

ROBERT DICKSON
18088 ANDORRA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

MICHAEL MARTIN
18164 ANDORRA LN
CALDWELL, ID 83607

WILLIAM WALKER

15248 CHICKEN DINNER RD

CALDWELL, ID 83607

ROBERT BUTLER

11442 RIVERSIDE RD

CALDWELL, ID 83605

WILLIAM WALKER

15248 CHICKEN DINNER RD

CALDWELL, ID 83607-9328

TIMOTHY TERLESKY

18153 NICHE LN

CALDWELL, ID 83607



RENTERIA CESAR AND AUBREY FAMILY

TRUST

11746 RIVERSIDE RD

CALDWELL, ID 83607

ROBIN GRIFFEN

18231 NICHE LN

CALDWELL, ID 83607

ANTHONY ELORDI

18128 ANDORRA LN

CALDWELL, ID 83607

TIMOTHY TERLESKY

18153 NICHE LN

CALDWELL, ID 83607

CARPENTER BRAD D AND LAINIE D REV LIV

TRUST

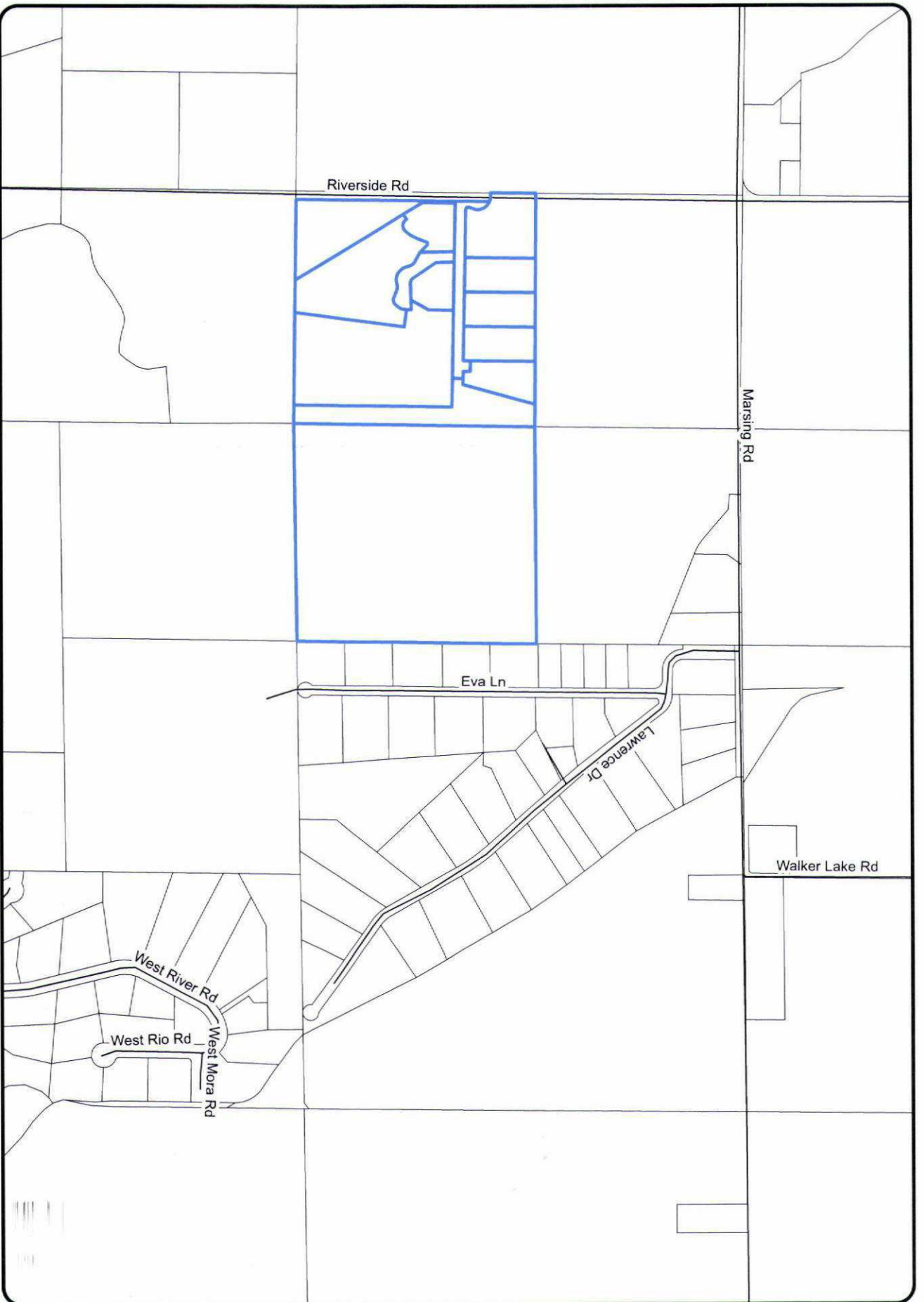
18121 ANDORRA LN

CALDWELL, ID 83607

MICHAEL VERMEER

18155 ANDORRA LN

CALDWELL, ID 83607



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data.

It was designed and intended for staff use only.

It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and

Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

PIONEER HOMES INC
719 1ST ST S STE B
NAMPA, ID 83651

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

ROBERT DICKSON
18088 ANDORRA LN
CALDWELL, ID 83607

RENTERIA CESAR AND AUBREY FAMILY
TRUST
11746 RIVERSIDE RD
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

ROB: N GRIFFEN
18231 NICHE LN
CALDWELL, ID 83607

MICHAEL MARTIN
18164 ANDORRA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

CARPENTER BRAD D AND LAINIE D REV LIV
TRUST
18121 ANDORRA LN
CALDWELL, ID 83607

MICHAEL VERMEER
18155 ANDORRA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

“NEED TO
CLARIFY?
LABEL IT.”

universal[®]

www.myuniversalop.com

Satisfaction Guaranteed!

If dissatisfied, return to place of purchase within one year and products will be replaced or cost refunded.

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

PIONEER HOMES INC ✓
719 1ST ST S STE B
NAMPA, ID 83651

TIMOTHY TERLESKY ✓
18153 NICHE LN
CALDWELL, ID 83607

ROBERT DICKSON ✓
18088 ANDORRA LN
CALDWELL, ID 83607

RENTERIA CESAR AND AUBREY FAMILY
TRUST
11746 RIVERSIDE RD ✓
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

ROBIN GRIFFEN ✓
18231 NICHE LN
CALDWELL, ID 83607

MICHAEL MARTIN ✓
18164 ANDORRA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY ✓
18153 NICHE LN
CALDWELL, ID 83607

CARPENTER BRAD D AND LAINIE D REV LIV
TRUST
18121 ANDORRA LN ✓
CALDWELL, ID 83607

MICHAEL VERMEER ✓
18155 ANDORRA LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

WILLIAM WALKER
15248 CHICKEN DINNER RD
CALDWELL, ID 83607

PIONEER HOMES INC
719 1ST ST S STE B
NAMPA, ID 83651

ROBERT BUTLER
11442 RIVERSIDE RD
CALDWELL, ID 83605

ROBERT DICKSON
18088 ANDORRA LN
CALDWELL, ID 83607

WILLIAM WALKER
15248 CHICKEN DINNER RD
CALDWELL, ID 83607-9328

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

MICHAEL MARTIN
18164 ANDORRA LN
CALDWELL, ID 83607

RENTERIA CESAR AND AUBREY FAMILY
TRUST
11746 RIVERSIDE RD
CALDWELL, ID 83607

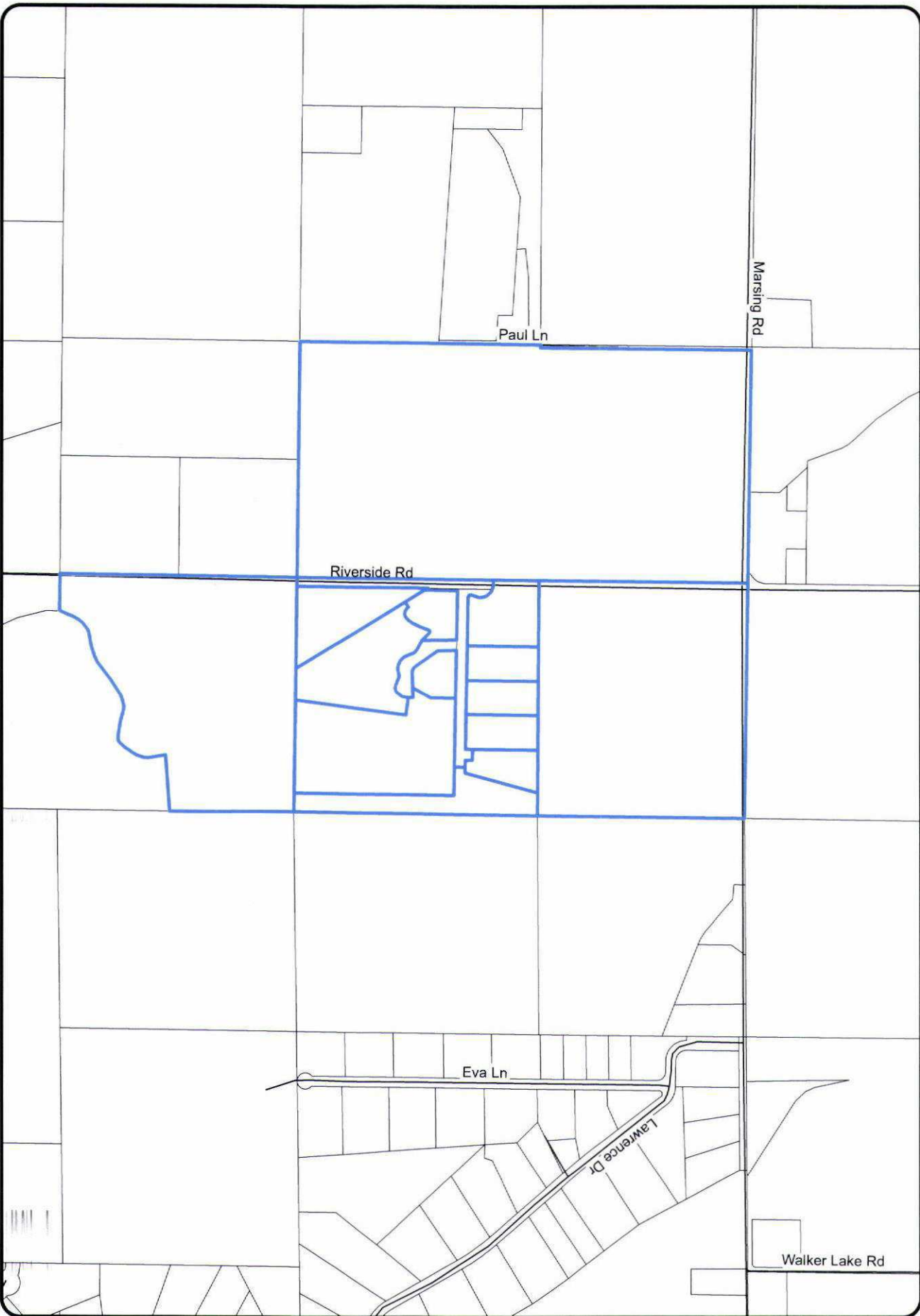
ROBIN GRIFFEN
18231 NICHE LN
CALDWELL, ID 83607

ANTHONY ELORDI
18128 ANDORRA LN
CALDWELL, ID 83607

TIMOTHY TERLESKY
18153 NICHE LN
CALDWELL, ID 83607

CARPENTER BRAD D AND LAINIE D REV LIV
TRUST
18121 ANDORRA LN
CALDWELL, ID 83607

MICHAEL VERMEER
18155 ANDORRA LN
CALDWELL, ID 83607



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.



Pioneer Title Co.

604 N G ST E T O N ID



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 • www.canyoncounty.org/dsd

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 116226

THIS AGREEMENT, made and entered into this 4th day of October, 2016, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Tony and Teresa Elordi, hereinafter referred to as "Applicants."

RECITALS

WHEREAS, Applicants have applied to County for a conditional rezone from "A" (Agricultural) Zone to "RR" (Rural Residential) Zone, which properties are legally described in the attached Exhibit "A," incorporated by reference herein (hereinafter referred to as "Subject Properties"); and

WHEREAS, Parcels R3026200000 & R3001800000 are owned by Tony and Teresa Elordi.

WHEREAS, on the 22nd of August, 2016, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Properties to a "CR-RR" (CR-Rural Residential) zone, which was done with Applicants' approval. The conditions of the approval for the conditional rezone are attached hereto as Exhibit "B";

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007, and to ensure the Applicants will implement and be bound by the conditions of the conditional rezone order issued by the Canyon County Board of Commissioners; and

WHEREAS, the County and Applicants desire to formalize their respective rights and responsibilities as required by Canyon County Amended Resolution Number 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

2016-040997

RECORDED

10/05/2016 08:35 AM



00258377201600409970160161

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=16 EHOWELL

NO FEE

AGR

CANYON COUNTY COMMISSIONERS

Agreement Number: 116-0226
Development Agreement

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicants are the owner(s) of Subject Properties which are located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Properties from "A" (Agricultural) to "CR-RR" (CR-Rural Residential) zoning, which conditions are attached hereto as Exhibit "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7. The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to an "RR" (Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Properties.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in Exhibit "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number PH2019-30 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Properties; (ii) any actions taken by the

County pursuant to Subsection 6(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

★ Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached Exhibit "A" are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Properties

conditionally rezoned from "A" (Agricultural) Zone designation to "CR-RR" (CR-Rural Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Properties.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Courthouse
111 North 11th Avenue, #140
Caldwell, Idaho 83605

Notices and communications required to be given to Applicants shall be addressed to, and delivered at, the following addresses:

Name: Tony and Teresa Elordi
Street Address: 3304 Iowa Avenue
City, State, Zip: Caldwell, ID 83605

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho

Agreement Number: 10-226
Development Agreement

Code §67-6509, and the zoning designation upon which the use is based reversed, upon Applicants, a subsequent owner, or other person acquiring an interest in the property described in attached Exhibit "A" to comply with the terms of this Agreement. Applicants shall carry out commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.


Time is of the essence in the performance of all terms and provisions of this Agreement.

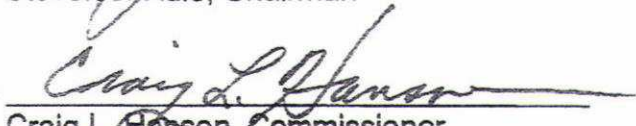
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.


**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO**


APPLICANTS


Steven J. Rule, Chairman

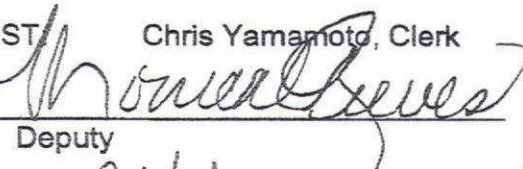

Tony Elordi


Craig L. Hanson, Commissioner


Teresa Elordi


Tom Dale, Commissioner

ATTEST: Chris Yamamoto, Clerk

BY: 
Deputy

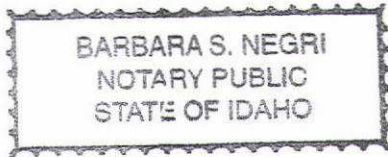
DATE: 10-4-16



(All Applicants must sign and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 28 day of September, 2016, before me, a notary public, personally appeared Conny Elordi + Maria Elordi, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.



Barbara S. Negri
Notary Public for Idaho

Residing at: Panama, ID

My Commission Expires: 10/13/2016

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, 20____, before me, a notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

Notary Public for Idaho

Residing at: _____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION (Parcels R3026200000 & R30018000000) CASE NO. PH2016-30

The following describes a Parcel of Land being a portion being a portion of the SE 1/4 NE 1/4 of Section 1, Township 2 North., Range 4 West., Boise Meridian., Canyon County, Idaho and also being Government Lot 5 of Section 6, Township 2 North., Range 3 West., Boise Meridian., Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Northwest Corner of the SE 1/4 NE 1/4 (NE 1/16th Corner) of Section 1, Township 2 North., Range 4 West., Boise Meridian., Canyon County, Idaho; From which the Southwest Corner of the SE 1/4 NE 1/4 (E 1/16th Corner) of said Section 1 bears, South 00°02'56" West, 1352.85 feet; Thence along the Northerly Boundary Line of said SE 1/4 NE 1/4, North 89°45'32" East, 368.00 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251", the **POINT OF BEGINNING**:

Thence continuing along said Northerly Boundary Line, North 89°45'32" East, 953.04 feet to the Northeast Corner of said SE 1/4 NE 1/4 being Marked by a Brass Cap;
Thence leaving said Northerly Boundary Line, and along the Northerly Boundary Line of Government Lot 5 of Section 6, Township 2 North., Range 3 West., Boise Meridian., North 89°05'09" East, 1224.48 feet to the Northeast Corner of said Government Lot 5 Marked by a Brass Cap;
Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of said Government Lot 5, South 00°09'26" West, 1352.64 feet to the Southeast Corner of said Government Lot 5 Marked by a 5/8" iron pin;
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Government Lot 5, South 88°42'22" West, 1225.44 feet to the Southwest Corner of said Government Lot 5 Marked by a Brass Cap;
Thence along the Southerly Boundary Line of the SE 1/4 NE 1/4 of Section 1, Township 2 North., Range 4 West., Boise Meridian., North 89°53'50" West, 628.41 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence leaving said Southerly Boundary Line, North 07°05'05" East, 623.69 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence, North 82°54'55" West, 100.47 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence, South 07°48'00" West, 32.21 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence, South 35°26'16" West, 32.23 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence Southwesterly 50.84 feet along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 72°49'25" and a long chord which bears, South 71°50'59" West, 47.49 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence, North 68°24'14" West, 51.06 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence Northwesterly 13.85 feet along the arc of a curve to the left having a radius of 23.00 feet, a central angle of 34°30'32" and a long chord which bears, North 85°39'30" West, 13.64 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",
Thence, South 77°05'13" West, 22.11 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Page 1 of 3

Thence Northwesterly 110.82 feet along the arc of a curve to the right having a radius of 76.00 feet, a central angle of 83°32'59" and a long chord which bears, North 61°08'17" West, 101.26 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence, North 19°21'48" West, 27.38 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence Northwesterly 38.79 feet along the arc of a curve to the left having a radius of 51.00 feet, a central angle of 43°34'33" and a long chord which bears, North 41°09'04" West, 37.86 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence, North 62°56'21" West, 56.45 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence, North 01°47'00" West, 194.41 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence, North 89°37'14" West, 274.12 feet to a set 1/2" iron pin with plastic cap "Koerner PLS 8251",

Thence, South 00°02'56" West, 181.79 feet to a point on the Centerline of the Deer Flat Low Line Canal;

Thence along the Centerline of the Deer Flat Low Line Canal, South 31°53'43" East, 844.60 feet to a point on the Southerly Boundary Line of the SE 1/4 NE 1/4 of Section 1, Township 2 North., Range 4 West., B.M.,;

Thence leaving said Centerline, and along the Southerly Boundary Line of the of the SE 1/4 NE 1/4 of Section 1, Township 2 North., Range 4 West., B.M., Township 2 North., Range 4 West., B.M., North 89°53'50" West, 506.88 feet to the Southwest Corner of the of the SE 1/4 NE 1/4 (E 1/16th Corner) of said Section 1;

Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of said SE 1/4 NE 1/4, North 00°02'56" East, 1097.51 feet to a point;

Thence leaving said Westerly Boundary Line, South 89°57'04" East, 25.00 feet to a point;

Thence Southeasterly 138.82 feet along the arc of a curve to the right having a radius of 72.25 feet, a Central angle of 110°05'25" and a Chord Bearing of South 34°54'22" East, 118.43 feet to a found 1/2" iron pin with plastic cap "Koerner PLS 8251";

Thence, South 20°08'21" West, 23.97 feet to found 1/2" iron pin with plastic cap "Koerner PLS 8251";

Thence, Southeasterly 28.74 feet along the arc of a curve to the left having a radius of 15.00 feet, a Central angle of 109°45'35" and a long chord which bears South 34°44'27" East, 24.54 feet to a found 1/2" iron pin with plastic cap "Koerner PLS 8251";

Thence, South 89°37'14" East, 269.38 feet to a found 1/2" iron pin with plastic cap "Koerner PLS 8251";

Thence, North 00°02'56" East, 398.48 feet to the POINT OF BEGINNING:

Said Parcel of Land contains 68.69 acres more or less.

SUBJECT TO:

A 10.00 feet Irrigation Easement crossing the Northerly Boundary Line of said Parcel for the benefit of the adjoiner to the West (Parcel 1);

SUBJECT TO AND TOGETHER WITH:

A 60.00 FOOT WIDE ACCESS & UTILITIES EASEMENT

The following describes a Parcel of Land for the purpose of a 60.00 foot wide Access and Utilities Easement being a portion being a portion of the SE 1/4 NE 1/4 of Section 1, Township 2 North., Range 4 West., Boise Meridian., Canyon County, Idaho and more particularly described as follows:

Page 2 of 3

COMMENCING at the Northwest Corner of the SE 1/4 NE 1/4 (NE 1/16th Corner) of Section 1, Township 2 North., Range 4 West., Boise Meridian., Canyon County, Idaho; From which the Southwest Corner of the SE 1/4 NE 1/4 (E 1/16th Corner) of said Section 1 bears, South 00°02'56" West, 1352.85 feet; Thence along the Westerly Boundary Line of said SE 1/4 NE 1/4, South 00°02'56" West, 255.34 feet to the POINT OF BEGINNING:

Thence leaving said Westerly Boundary Line, South 89°57'04" East, 25.00 feet to a point;
Thence Southeasterly 138.82 feet along the arc of a curve to the right having a radius of 72.25 feet, a central angle of 110°05'25" and a long chord which bears, South 34°54'22" East, 116.43 feet to a point;

Thence, South 20°08'21" West, 23.97 feet to a point;

Thence Southeasterly 28.74 feet along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 109°45'35" and a long chord which bears, South 34°44'27" East, 24.54 feet to a point;

Thence, South 89°37'14" East, 126.88 feet to a point;

Page 2 of 3

Thence Southeasterly 98.90 feet along the arc of a curve to the right having a radius of 105.00 feet, a central angle of 53°57'56" and a long chord which bears, South 62°38'16" East, 95.28 feet to a point;

Thence, South 35°39'18" East, 304.85 feet to a point;

Thence Southeasterly 34.38 feet along the arc of a curve to the left having a radius of 35.00 feet, a central angle of 56°16'57", and a long chord which bears, South 63°47'47" East, 33.02 feet to a point;

Thence, North 88°03'45" East, 127.09 feet to a point;

Thence, South 01°56'15" East, 60.00 feet to a point;

Thence, South 88°03'45" West, 67.09 feet to a point;

Thence, South 01°56'15" East, 28.99 feet to a point;

Thence, North 68°24'14" West, 32.72 feet to a point;

Thence Northwesterly 13.85 feet along the arc of a curve to the left having a radius of 23.00 feet, a central angle of 34°30'32" and a long chord which bears, North 85°39'30" West, 13.64 feet to a point;

Thence, South 77°05'13" West, 16.75 feet to a point;

Thence, North 01°56'15" West, 17.62 feet to a point;

Thence Northwesterly 93.32 feet along the arc of a curve to the right having a radius of 95.00 feet, a central angle of 56°16'57" and a long chord which bears, North 63°47'47" West, 89.61 feet to a point;

Thence, North 35°39'18" West, 304.85 feet to a point;

Thence Northwesterly 42.38 feet along the arc of a curve to the left having a radius of 45.00 feet, a central angle of 53°57'56" and a long chord which bears, North 62°38'16" West, 40.84 feet to a point;

Thence, North 89°37'14" West, 126.88 feet to a point;

Thence Northwesterly 103.43 feet along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 79°00'57" and a long chord which bears, North 50°06'46" West, 95.43 feet to a point;

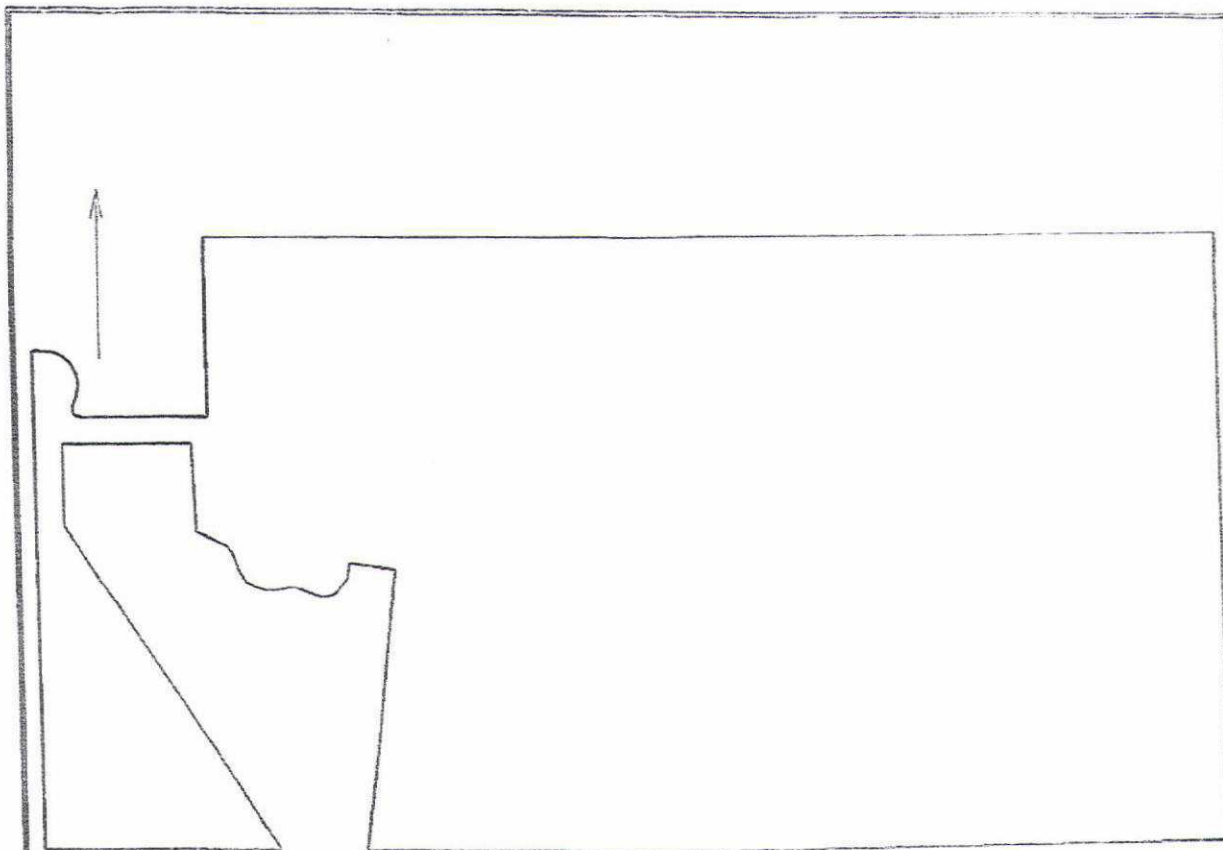
Thence, North 00°02'56" East, 78.59 feet to a point;

Thence, North 89°57'04" West, 25.00 feet to a point on the Westerly Boundary Line of said SE 1/4 NE 1/4 of said Section 1;

Thence along the Westerly Boundary Line of said SE 1/4 NE 1/4 of said Section 00°02'56" East, 60.00 feet to the POINT OF BEGINNING:

Said Easement contains 1.29 acres more or less.





ELORDI AMENDED PARCEL 2

Scale: 1 inch = 327 feet


File:

Tract 1: 68.6878 Acres, Closure: n01.4337w 0.02 ft. (1/533331), Perimeter=10530 ft.

01 n89.4532e 953.04	18 n01.4700w 194.41
02 n89.0509e 1224.48	19 n89.3714w 274.12
03 s00.0926w 1352.64	20 s00.0256w 181.79
04 s88.4222w 1225.44	21 s31.5343e 644.6
05 n89.5350w 628.41	22 n89.5350w 506.88
06 n07.0505e 623.69	23 n00.0256e 1097.51
07 n82.5455w 100.47	24 s99.5704e 25
08 s07.4800w 32.21	25 Rt, r=72.25, delta=110.0525 chord=s34.5422e 118.48
09 s35.2616w 32.23	26 s20.0821w 23.97
10 Rt, r=40.00, delta=072.4925 chord=s71.5059w 47.49	27 Lt, r=15.00, delta=109.4535 chord=s34.4427e 24.54
11 n68.2414w 51.06	28 s89.3714e 269.38
12 Lt, r=23.00, delta=034.3032, chord=n85.3930w 13.64	29 n00.0256e 398.48
13 s77.0513w 22.11	
14 Rt, r=76.00, delta=083.3259, chord=n61.0817w 101.26	
15 n19.2148w 27.38	
16 Lt, r=51.00, delta=043.3433, chord=n41.0904w 37.85	
17 n62.5621w 58.45	

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR PH2016-30

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject properties, R30262 and R30018 shall be developed and platted in substantial conformance to the Site Plan in Exhibit "C".
3. The development shall have six (6) residential lots with a minimum average residential lot size of two (2) acres.
4.  Proposed Lots 5 and 9 (Exhibit "C") shall not have residential building permits available and shall remain in irrigated agricultural production.
5. The applicants shall have a Road User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
6. The development shall have pressurized irrigation to each lot.
7. The applicants shall have a Water User's Maintenance Agreement recorded and shall provide a copy of the recorded agreement to the Development Services Department prior to issuance of a residential building permit on the subject property.
8. Niche Lane, a private road, shall be constructed in accordance with the Canyon County Zoning Ordinance requirements at time of development.
9. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
10. The development shall comply with Boise Project Board of Control requirements as indicated in Exhibit "D".

[illegible]

EXHIBIT "D"
BOISE PROJECT BOARD OF CONTROL REQUIREMENTS

RON PLATT
CHAIRMAN OF THE BOARD
RICHARD MURGOITTO
VICE CHAIRMAN OF THE BOARD
TIMOTHY M. PAGE
PROJECT MANAGER
ROBERT D. CARTER
ASSISTANT PROJECT MANAGER
APRYL GARDNER
SECRETARY/TREASURER
JERRI FLOYD
ASSISTANT SECRETARY/
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)
2405 OVERLAND ROAD
BOISE, IDAHO 83704-2105

BOISE PROJECT BOARD OF CONTROL
2405 OVERLAND ROAD
BOISE, IDAHO 83704-2105

BOISE PROJECT BOARD OF CONTROL
2405 OVERLAND ROAD
BOISE, IDAHO 83704-2105

BOISE PROJECT BOARD OF CONTROL
2405 OVERLAND ROAD
BOISE, IDAHO 83704-2105

4 August 2016

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RE: Tony Elordi
Riverside Rd South of Marsing Rd
Wilder Irrigation District
Deer Flat Lowline Canal 1451+80A
Yarnell Lateral 47+90
High-Sub Lateral 00+80
Sec. 01, T2N, R4W, BM. & T2N, 3W, BM.

CR-PH2016-30

W-26, W-26-1

Debbie Root:

The United States' Deer Flat Lowline Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 32 feet southwest and 32 feet northeast of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.



Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Riithaler
Management/GIS

bdc/bc

cc: Duane Casey
Diane Paulsen

Watermaster, Div; 4 BPBC
Secretary - Treasurer, WID

File

Canyon County, Idaho

generated on 6/8/2021 2:40:25 PM EST

Parcel Number	Site Address	Current Total Assessed Value
30262104 0	ANDORRA LN, CALDWELL	\$83,640

Owner Information

Owner Name	ELORDI ANTHONY V
-------------------	------------------

Mailing Address	[REDACTED]
------------------------	------------

Transfer Date	
----------------------	--

Document #	
-------------------	--

Deed Book/Page	
-----------------------	--

Location / Description

Tax District	181-00	Legal Desc.	06-2N-3W NW ANDORRA ESTATES PART LT 5 BLK 1 IN TCA 181-00
Parcel Situs Address	ANDORRA LN, CALDWELL		
Deeded Acreage	38.1900		

Parcel Type

Property Class Code	101 Irrigated Ag Land Vacant
Neighborhood Code	210000

Assessment Information

Current Land Value	\$83,640	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$83,640	Residential Total	\$0	Appraisal Date	11/17/2017
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$79,320
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$0
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		



Report

R3026210400



Owner Information

County Canyon

Parcel [R3026210400](#)

Property Address 0 ANDORRA LN

Property City CALDWELL, ID 83607

Primary Owner ELORDI ANTHONY V

Second Owner ELORDI TERESA A

Owner Address [REDACTED]

Owner City [REDACTED]

Parcel Information

State	ID	Acres	38.19	Acres - Calculated	38.21
Total Value	\$83,640	Home Exemption	-	Zoning	-
Subdivision	ANDORRA ESTATES	Section	06	Property Year	-
Code Area	1810000	Property Code		Legal 1	06-2N-3W NW ANDORRA ESTATES PART LT 5 BLK 1 IN TCA 181-00
Legal 2	2N3W-06-NW	Legal 3	-	Legal 4	2017043325
Legal 5	003650010050	URL	-	Date Updated	2021-06-02

- > Subdivision
- > General Characteristics
- > Home Exemption
- > Land Characteristics
- > Tax History
- > Related Instruments
- > Parcel Changes



Report

R30262104A0



▼ Owner Information

County Canyon

Parcel [R30262104A0](#)

Property Address 0 ANDORRA LN

Property City CALDWELL, ID 83607

Primary Owner ELORDI ANTHONY V

Second Owner ELORDI TERESA A

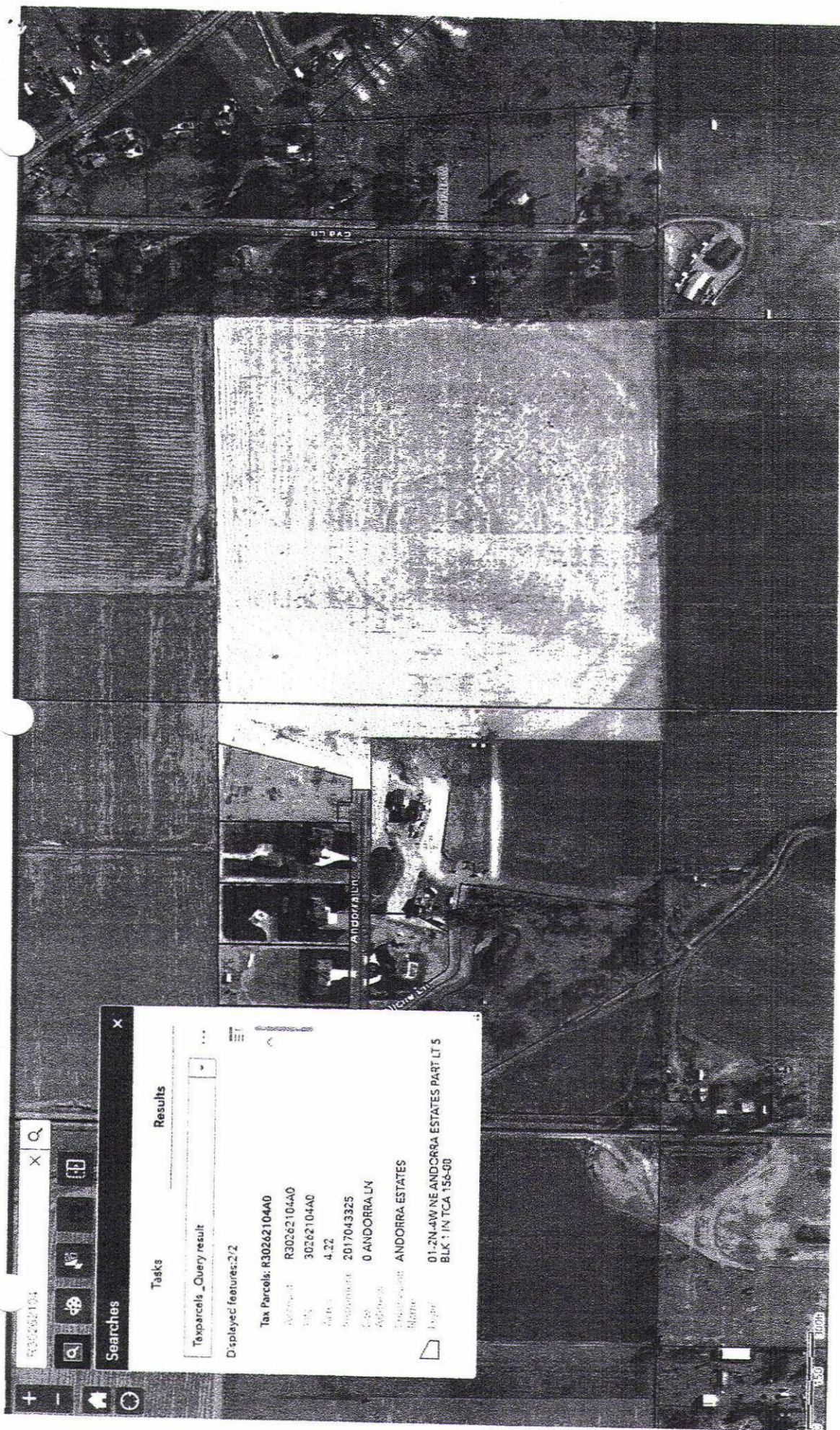
Owner Address [REDACTED]

Owner City [REDACTED]

▼ Parcel Information

State	ID	Acres	4.22	Acres - Calculated	4.22
Total Value	\$14,460	Home Exemption	-	Zoning	-
Subdivision	ANDORRA ESTATES	Section	01	Property Year	-
Code Area	1560000	Property Code		Legal 1	01-2N-4W NE ANDORRA ESTATES PART LT 5 BLK 1 IN TCA 156-00
Legal 2	2N4W-01-NE	Legal 3	-	Legal 4	2017043325
Legal 5	00365001005A	URL	-	Date Updated	2021-06-02

- > Subdivision
- > General Characteristics
- > Home Exemption
- > Land Characteristics
- > Related Instruments
- > Parcel Changes
- > Intersecting Historical Parcels



Prop. Pro File - Easements - Rd. - Str.

BOOK 41 PAGE 1

2017-04-13 02:36 PM

RECORDED

10052017 02:36 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P&A HOWELL
\$11.00

TERRY AND TONY ELOH



SCALE: 1"=100'

SEE SHEET 2 FOR NOTES AND TABLES



TIMBERLINE SURVEYING

847 PARK CENTRE WAY, SUITE 2, NAMPA, IDAHO 83851

208-485-5687

SHEET 1 OF 4 SHEETS

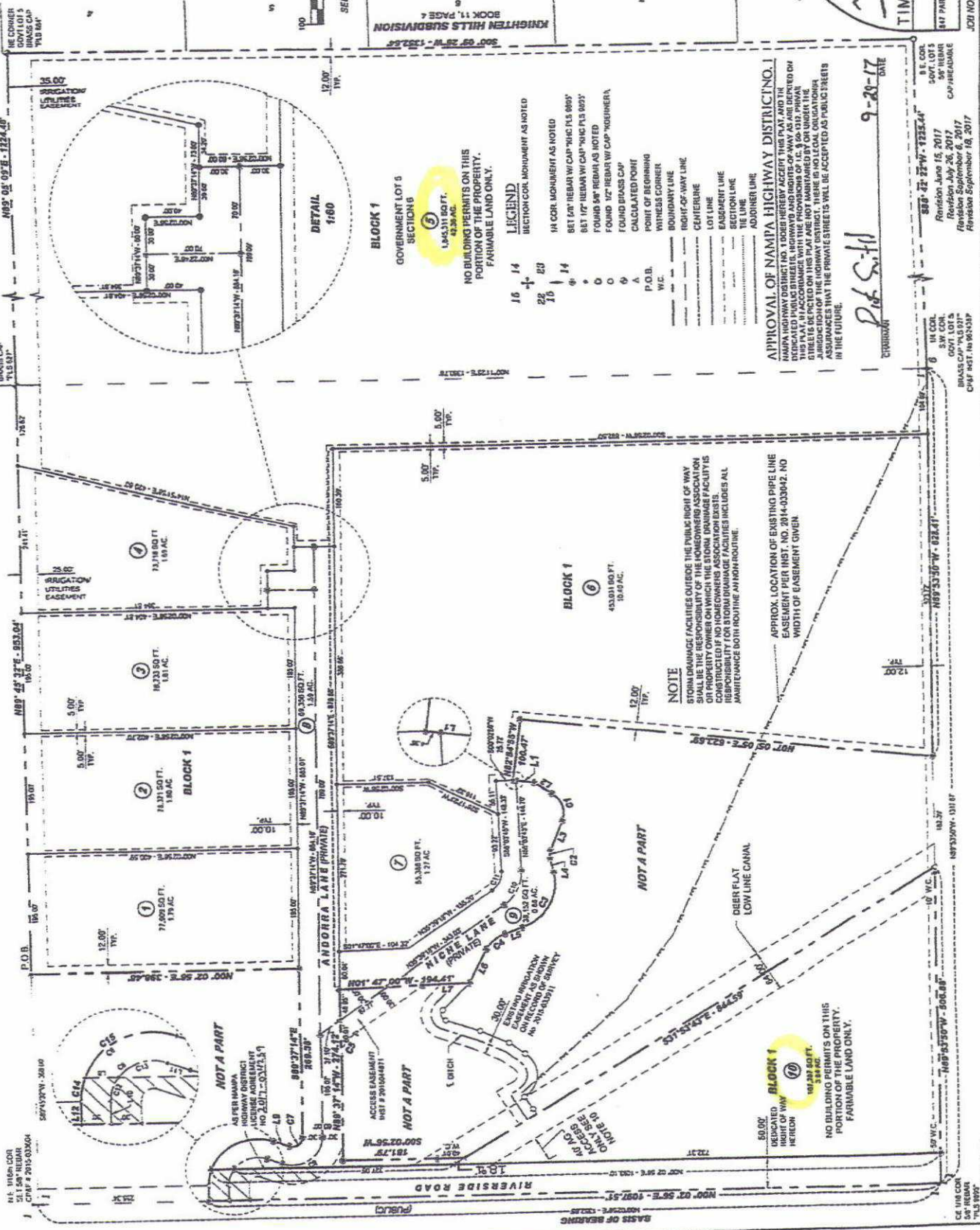
JOB NO. 15024

08 31 11 C.C.S.
1 0 C.M. 1001 No. 20032305

FINAL PLAT OF ANDORRA ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 WEST, B.M.,
AND CANYON COUNTY, IDAHO
-2017-

N1, 118.00 CO.
S1, 15.00' REAR
C.M. 1001 No. 20032305



BLOCK 1

GOVERNMENT LOT 5

SECTION 8

1/4 SECTION 8

NO BUILDING PERMITS ON THIS PORTION OF THE PROPERTY. FARMABLE LAND ONLY.

LEGEND

SECTION COR. MONUMENT AS NOTED

1/4 COR. MONUMENT AS NOTED

SET 50' REAR W/ CAP "N.C. 15 000"

SET 1/2' REAR W/ CAP "N.C. 15 000"

FOUND 50' REAR AS NOTED

FOUND 1/2' REAR W/ CAP "N.C. 15 000"

FOUND BRASS CAP

CALCULATED POINT

POINT OF BEGINNING

WITNESS CORNER

BOUNDARY LINE

RIGHT-OF-WAY LINE

CENTERLINE

EASEMENT LINE

SECTION LINE

TIE LINE

ADJOINER LINE

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 HAS HEREBY ACCEPTED THIS PLAT AND THE EASEMENTS, HIGHWAYS AND RIGHTS OF WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-131. PHASE 1 OF THIS PLAT IS BEING SUBMITTED FOR RECORDATION IN THE PUBLIC RECORDS OF CANYON COUNTY, IDAHO. THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

APPROX. LOCATION OF EXISTING PIPE LINE EASEMENT PER INST. NO. 2014-033942. NO WIDTH OF EASEMENT GIVEN

DEDICATED 50' HWY RIGHT-OF-WAY INTEREST

NO BUILDING PERMITS ON THIS PORTION OF THE PROPERTY. FARMABLE LAND ONLY.

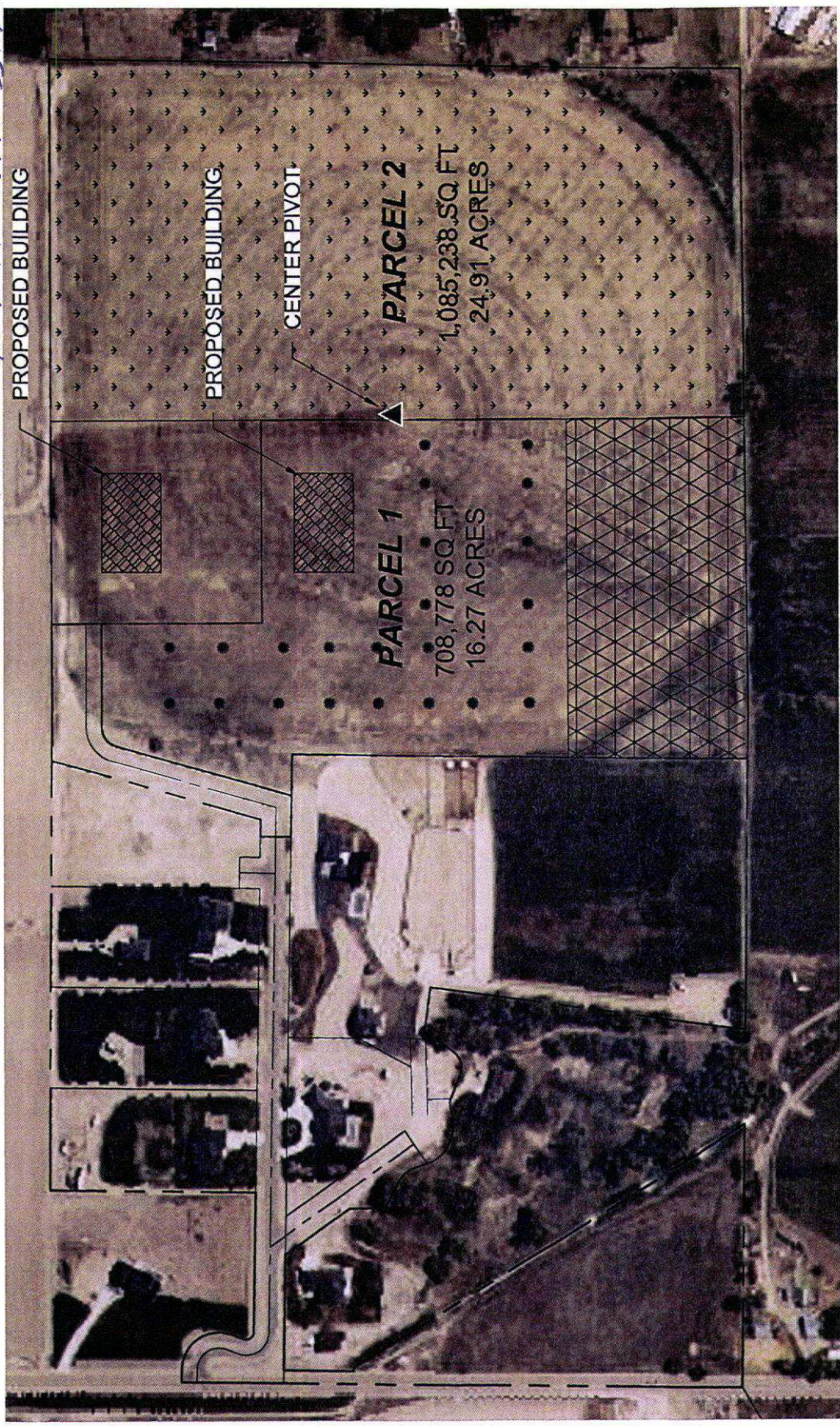
C.M. 1001 No. 20032305

TLS 8997



1" = 40'

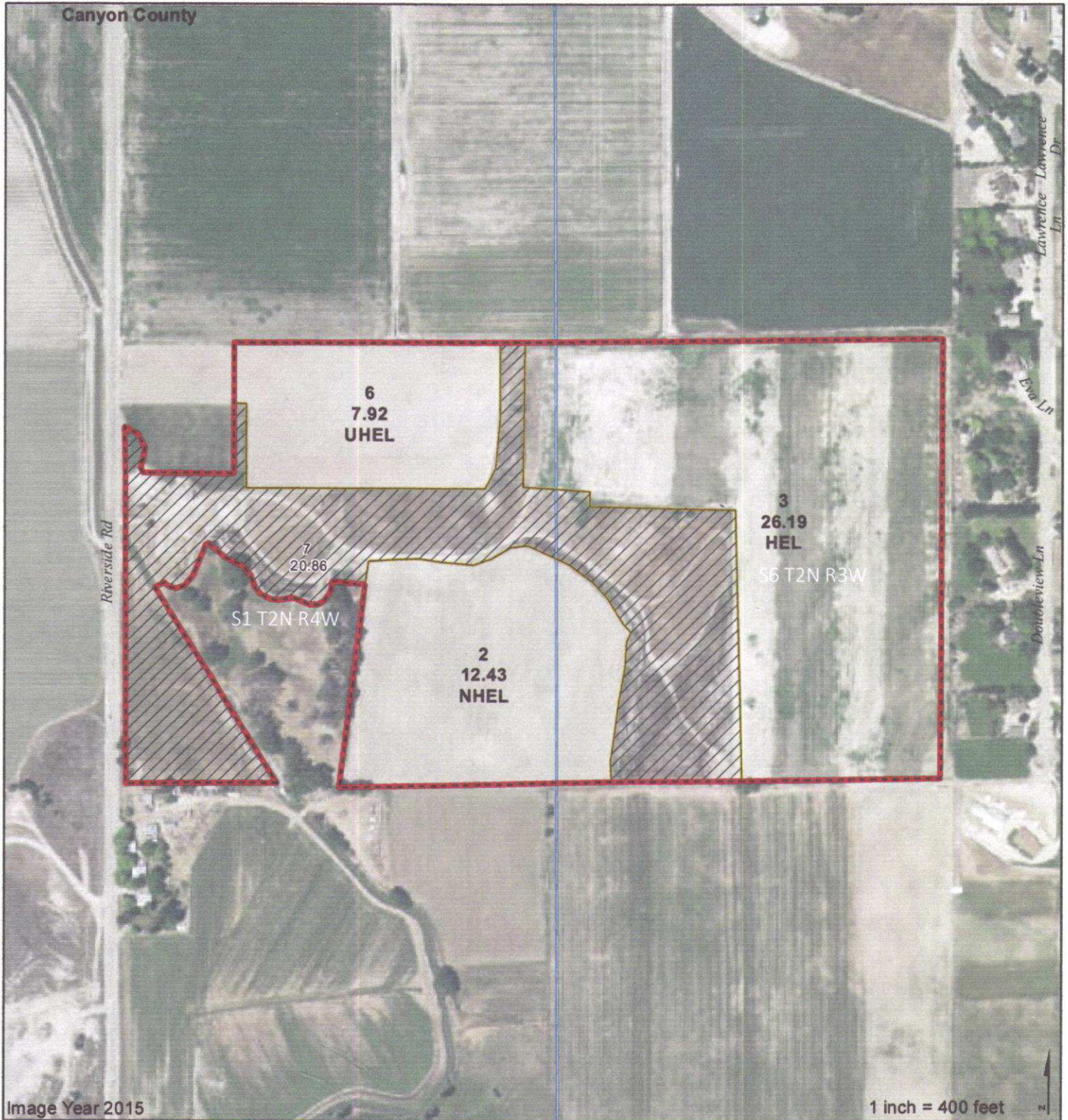
lots Blk 1 Indorta Estates



CONCEPT IMPROVEMENT PLAN
GOV. LOT 5 SEC. 1 T2N R4W, B.M.
CANYON COUNTY, ID

FILE: TONY CONCEPT 1.dwg

Property when purchased
Canyon County, Idaho



Common Land Unit

- Tract Boundary
- PLSS
- County Boundary
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 46.54 acres

2018 Program Year
Map Created November 30, 2017

Farm 10420
Tract 3473

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



1975-1976

1975-1976

1975-1976

1975-1976

1975-1976

1975-1976

Property after Pivot was Installed

Lots 5, 6, 10 Andorra Estates
Canyon County, Idaho, 56.6 AC +/-



Boundary

P: 866.559.3478

www.LandAndWildlife.com

3811 Crater Lake HWY Ste B, Medford OR 97504

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com

Pivot
Installed



Ed. This is
the 42 acre
lot

Riverside Rd

R30262010

R30262100

R30262103

R30262012

R30262106

R30262104A

R30262107

R30262104A

R30262104

R30262011

R30262105

R30262108

R30265

ANDORRA ESTATES SUBDIVISION

ANDORRA LIT

R23475

R23476

R23477

R23478

R23479

R23480

18355 Marsling Rd

R30261

11746 Riverside Rd

R30262100, R30262102, 18052 Andorra Ln

18231 Niche Ln

R30262106

R30262107

18118 Niche Ln

R30262105

18153 Niche Ln

R30262108

11460 Riverside Rd

11460 Riverside Rd

R30266

R30016010

R30016010

R30016

11915 Lawrence Dr

R30019

11907 Lawrence Dr

11801 Eva Ln

11845 Eva Ln

11771 Eva Ln

11769 Eva Ln

11721 Eva Ln

R23476

R23477

R23478

R23479

11601 Eva Ln

R23482

11551 Eva Ln

R23480

R23481

11648 Eva Ln

R23483

11645 Lawrence Dr

11711 Lawrence Dr

11646 Lawrence Dr

R23606

11728 Lawrence Dr

11774 Lawrence Dr

11820 Lawrence Dr

R30012010

11660 Lawrence Dr

11522 Lawrence Dr

11621 Lawrence Dr

11587 Lawrence Dr

11559 Lawrence Dr

11483 Lawrence Dr

11423 West River Rd

11413 West River Rd

11385 West River Rd

11362 West River Rd

11357 West River Rd

11329 West River Rd

11315 West River Rd

11301 West River Rd

11287 West River Rd

11273 West River Rd

11259 West River Rd

11245 West River Rd

11231 West River Rd

11217 West River Rd

11203 West River Rd

11189 West River Rd

11175 West River Rd

11161 West River Rd

11147 West River Rd

11133 West River Rd

11119 West River Rd

11105 West River Rd

11091 West River Rd

11077 West River Rd

11063 West River Rd

11049 West River Rd

11035 West River Rd

11021 West River Rd

11007 West River Rd

10993 West River Rd

10979 West River Rd

10965 West River Rd

10951 West River Rd

10937 West River Rd

10923 West River Rd

10909 West River Rd

10895 West River Rd

10881 West River Rd

10867 West River Rd

10853 West River Rd

10839 West River Rd

10825 West River Rd

10811 West River Rd

10797 West River Rd

10783 West River Rd

10769 West River Rd

10755 West River Rd

10741 West River Rd

10727 West River Rd

10713 West River Rd

10699 West River Rd

10685 West River Rd

10671 West River Rd

10657 West River Rd

10643 West River Rd

10629 West River Rd

10615 West River Rd

10601 West River Rd

10587 West River Rd

10573 West River Rd

10559 West River Rd

10545 West River Rd

10531 West River Rd

10517 West River Rd

10503 West River Rd

10489 West River Rd

10475 West River Rd

10461 West River Rd

10447 West River Rd

10433 West River Rd

10419 West River Rd

10405 West River Rd

10391 West River Rd

10377 West River Rd

10363 West River Rd

10349 West River Rd

10335 West River Rd

10321 West River Rd

10307 West River Rd

10293 West River Rd

10279 West River Rd

10265 West River Rd

10251 West River Rd

10237 West River Rd

10223 West River Rd

10209 West River Rd

10195 West River Rd

10181 West River Rd

10167 West River Rd

10153 West River Rd

10139 West River Rd

10125 West River Rd

10111 West River Rd

10097 West River Rd

10083 West River Rd

10069 West River Rd

10055 West River Rd

10041 West River Rd

10027 West River Rd

10013 West River Rd

9999 West River Rd

9985 West River Rd

9971 West River Rd

9957 West River Rd

9943 West River Rd

9929 West River Rd

9915 West River Rd

9901 West River Rd

9887 West River Rd

9873 West River Rd

9859 West River Rd

9845 West River Rd

9831 West River Rd

9817 West River Rd

9803 West River Rd

9789 West River Rd

9775 West River Rd

9761 West River Rd

9747 West River Rd

9733 West River Rd

9719 West River Rd

9705 West River Rd

9691 West River Rd

9677 West River Rd

9663 West River Rd

9649 West River Rd

9635 West River Rd

9621 West River Rd

9607 West River Rd

9593 West River Rd

9579 West River Rd

9565 West River Rd

9551 West River Rd

9537 West River Rd

9523 West River Rd

9509 West River Rd

9495 West River Rd

9481 West River Rd

9467 West River Rd

9453 West River Rd

9439 West River Rd

9425 West River Rd

9411 West River Rd

9397 West River Rd

9383 West River Rd

9369 West River Rd

9355 West River Rd

9341 West River Rd

9327 West River Rd

9313 West River Rd

9299 West River Rd

9285 West River Rd

9271 West River Rd

9257 West River Rd

9243 West River Rd

9229 West River Rd

9215 West River Rd

9201 West River Rd

9187 West River Rd

9173 West River Rd

9159 West River Rd

9145 West River Rd

9131 West River Rd

9117 West River Rd

9103 West River Rd

9089 West River Rd

9075 West River Rd

9061 West River Rd

9047 West River Rd

9033 West River Rd

9019 West River Rd

9005 West River Rd

8991 West River Rd

8977 West River Rd

8963 West River Rd

8949 West River Rd

8935 West River Rd

8921 West River Rd

8907 West River Rd

8893 West River Rd

8879 West River Rd

8865 West River Rd

8851 West River Rd

8837 West River Rd

8823 West River Rd

8809 West River Rd

8795 West River Rd

8781 West River Rd

8767 West River Rd

8753 West River Rd

8739 West River Rd

8725 West River Rd

8711 West River Rd

8697 West River Rd

8683 West River Rd

8669 West River Rd

8655 West River Rd

8641 West River Rd

8627 West River Rd

8613 West River Rd

8599 West River Rd

8585 West River Rd

8571 West River Rd

8557 West River Rd

8543 West River Rd

8529 West River Rd

8515 West River Rd

8501 West River Rd

8487 West River Rd

8473 West River Rd

8459 West River Rd

8445 West River Rd

8431 West River Rd

8417 West River Rd

8403 West River Rd

8389 West River Rd

8375 West River Rd

8361 West River Rd

8347 West River Rd

8333 West River Rd

8319 West River Rd

8305 West River Rd

8291 West River Rd

8277 West River Rd

8263 West River Rd

8249 West River Rd

8235 West River Rd

8221 West River Rd

8207 West River Rd

8193 West River Rd

8179 West River Rd

8165 West River Rd

8151 West River Rd

8137 West River Rd

8123 West River Rd

8109 West River Rd

8095 West River Rd

8081 West River Rd

8067 West River Rd

8053 West River Rd

8039 West River Rd

8025 West River Rd

8011 West River Rd

7997 West River Rd

7983 West River Rd

7969 West River Rd

7955 West River Rd

7941 West River Rd

7927 West River Rd

7913 West River Rd

7899 West

Parcel Number Search_Query result



Proposed Expressway

Roads

FUNC_CLASS_2035

Principal Atrial

☐ PARCELTOOL FINAL

rodus

Interstate

Proposed Principal Attributions

City Limits

Expressway

Proposed FI

1:9,028

Bureau of Land Management, State of Oregon, State of Oregon Department of Geology, Esri, HERE, Garmin, GeoTechnic, Intermap, USGS, MET/NASA, EPA, USDA

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri HERE, Garmin, GeoTechnologies Inc, Intermap, IIGCS, METANASA, EPA, USDA, COMPAQ, Canby

Canyo



This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for errors or omissions resulting from the use of this product for any purpose.



303,000.00

423,000.00
303,000.00

120,000.00

600'
475'

6.5 AC +/-
Irrig.

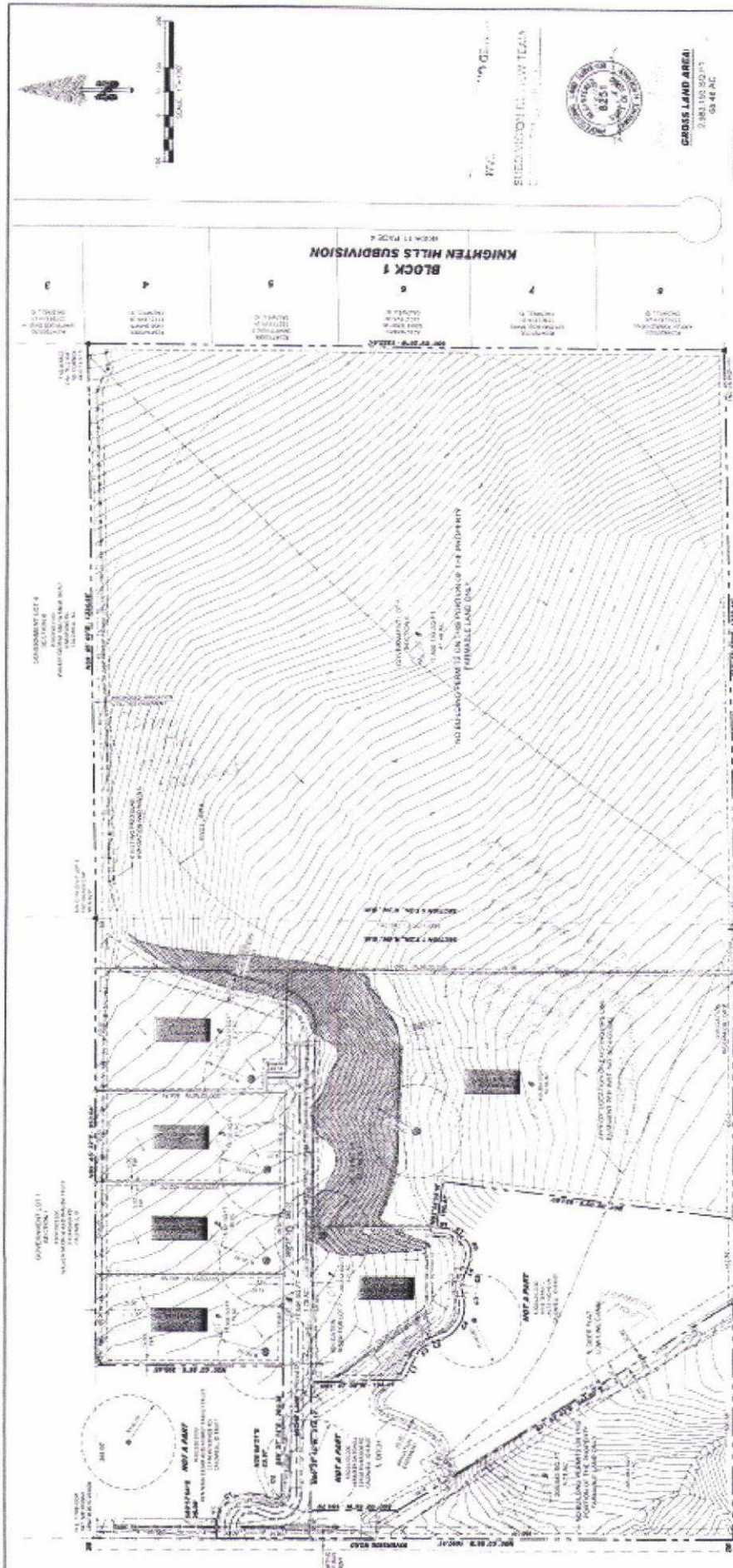
423,000
150,000

273,000

184,530

630,000.00

26.25



**PRELIMINARY PLAT
RIVERSIDE SUBDIVISION**

TRAVETT & ASSOCIATES
ENGINEERS INC.
ATLANTA, GEORGIA

DATE: OCTOBER 1, 2004

PROJECT: RIVERSIDE SUBDIVISION

SCALE: 1" = 100'

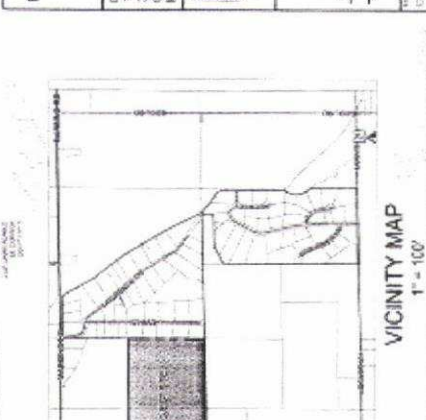
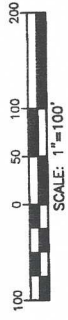
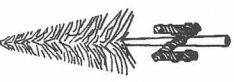


TABLE 1

LOT	AREA (AC)	AREA (SQ FT)	PERCENT
1	0.10	6,918	1.00
2	0.10	6,918	1.00
3	0.10	6,918	1.00
4	0.10	6,918	1.00
5	0.10	6,918	1.00
6	0.10	6,918	1.00
7	0.10	6,918	1.00
8	0.10	6,918	1.00
9	0.10	6,918	1.00
10	0.10	6,918	1.00
TOTAL	1.00	69,180	100.00

NOTES:

1. SUBDIVISION IS SHOWN CONDITIONALLY REZONED FROM RESIDENTIAL, APPROVED ON AUGUST 20, 2004.
2. ALL LOTS 1-4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



GROSS LAND AREA:
2,983,193 SQ. FT.
68.48 AC.

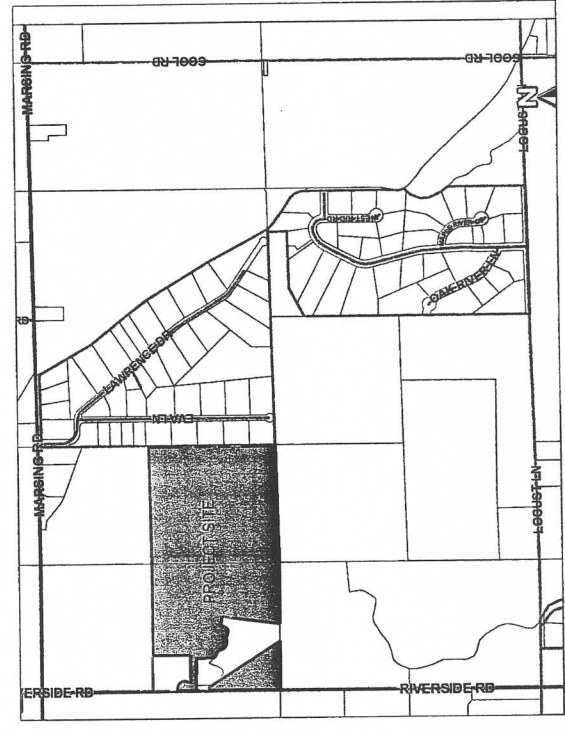
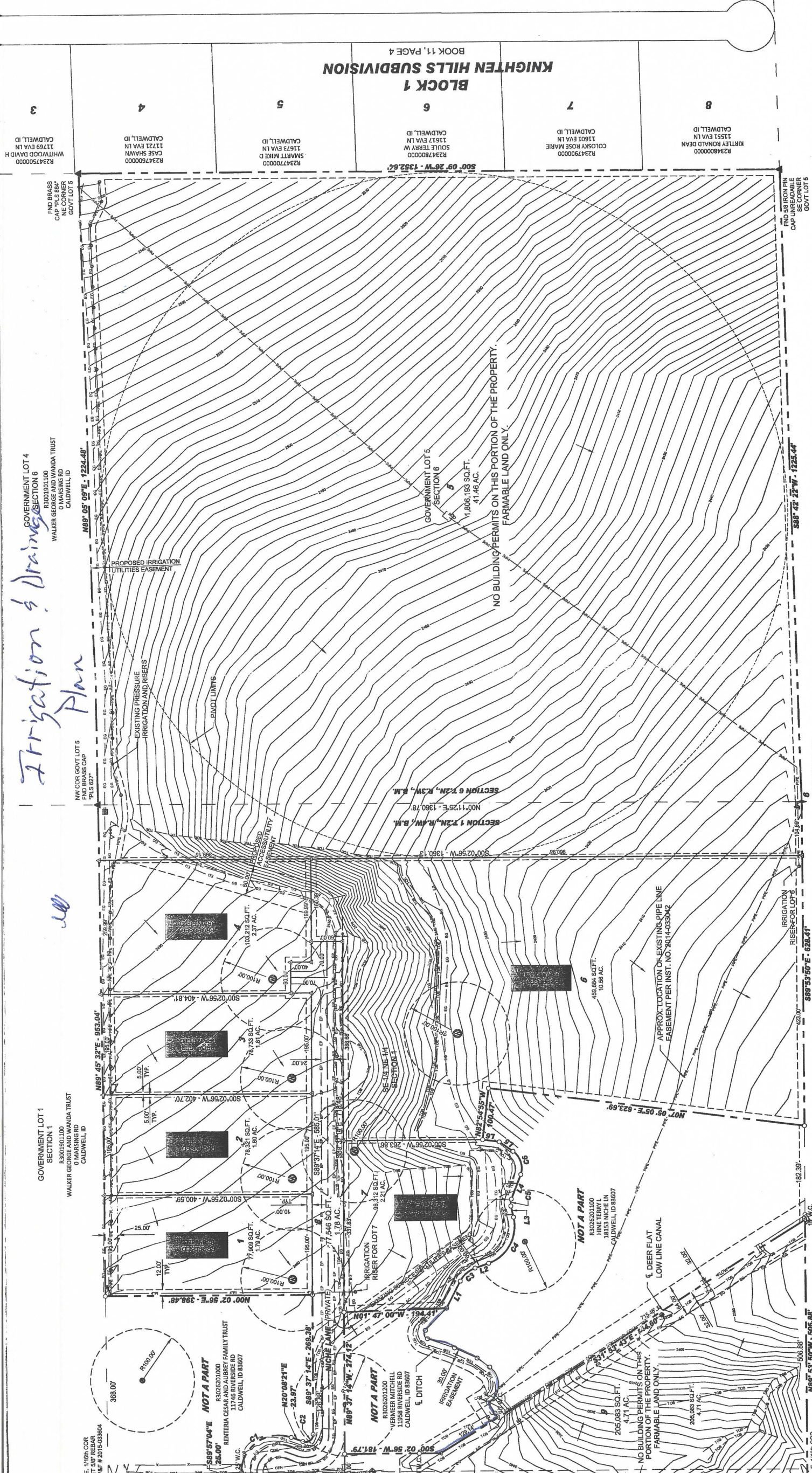
**PRELIMINARY PLAT
RIVERSIDE SUBDIVISION**
GOVERNMENT LOT 5 OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 3 WEST, B.M.,
AND THE SE 1/4 OF THE NE 1/4 OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 4 WEST, B.M.,
CANYON COUNTY, IDAHO
-2016-

DEVELOPER:
Tony Elordi
3304 Iowa Ave
Caldwell, ID 83605
Mobile: (208) 880-8384

**LEAVITT & ASSOCIATES
ENGINEERS, INC.**
STRUCTURAL * CIVIL
SURVEYING
LA
1324 FIRST STREET SOUTH, Nampa, IDAHO 83651
PHONE (208) 463-4333 / 463-7670 FAX (208) 463-9000

TIMBERLINE SURVEYING
847 PARKCENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
208-465-5687

DATE: OCTOBER, 13 2016
SCALE: 1" = 100'
SHEET NUMBER: 1 OF 1



VICINITY MAP
1" = 100'

LEGEND

- 1/4 COR. MONUMENT AS NOTED
- 1/16 COR. MONUMENT AS NOTED
- COMPUTED POINT
- FOUND 12" REBAR W/ CAP * COERNER PLS B25
- FOUND MONUMENT AS NOTED
- ELECTRICAL BOX
- PROPOSED WELL LOCATION
- EXISTING WELL LOCATION
- SLOPE OF GROUND
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ADJOINER LINE
- EDGE OF CONCRETE
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPOSED EDGE OF PAVEMENT
- FENCE LINE
- TOP OF BANK/SLOPE
- TOE OF SLOPE
- EXISTING PRESSURE IRRIGATION
- PROPOSED 4" PRESSURE LINE

ZONING IS CR-RR (CONDITIONALLY REZONED RURAL RESIDENTIAL) APPROVED ON AUGUST 22, 1-4, 6, 7, BLOCK 1 WILL BE FOR SINGLE FAMILY USE. LOTS 8 AND 9 BLOCK 1 HAVE NO PERMIT AND ARE FOR FARM GROUND ONLY.

WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.

A WATER WILL BE SUPPLIED BY AN EXISTING PRESSURIZED SYSTEM ALONG THE NORTH AND SLOPE OF THE SUBDIVISION

5 HAVE A 5 FOOT UTILITY EASEMENT ON THE SIDES, A 10 FOOT UTILITY EASEMENT IN R, A 10 FOOT UTILITY EASEMENT IN THE FRONT AND A 12' UTILITY EASEMENT ON ADJARY, UNLESS NOTED.

3M WATER WILL BE RETAINED ON EACH LOT WITH BERMS OR BARROWS.

LOPER SHALL BE IN COMPLIANCE WITH IDAHO CODE 31-3805 PERTAINING TO IRRIGATION

POSED AND/OR FUTURE USAGE OF THE BOISE PROJECT BOARD OF CONTROL FACILITIES ARE TO IDAHO STATUTES, TITLE 42-1209.

WITH IN THIS SUBDIVISION HAVE WATER RIGHTS THROUGH PRESSURE IRRIGATION LINE.

WILL ACCESS FROM THE PRIVATE ROAD NICHE LANE.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Tony Floridi</u>
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ Date: _____

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: _____
	COMPANY NAME: _____
	MAILING ADDRESS: _____
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: <u>Andorra Ln</u>	
	PARCEL #: <u>302621040</u> <u>30262104 A0</u>	LOT SIZE/AREA: <u>42.36 AC.</u>
	LOT: <u>5</u> BLOCK: <u>1</u> SUBDIVISION: <u>Andorra Estates</u>	
	QUARTER: <u>NE</u> SECTION: <u>86</u> TOWNSHIP: <u>2N</u> RANGE: <u>4W</u> <u>NW</u> <u>3W</u>	
	ZONING DISTRICT: <u>R-1A</u> FLOODZONE (YES/NO): <u>No</u>	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input checked="" type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: _____	DATE RECEIVED: _____
RECEIVED BY: _____	APPLICATION FEE: _____ CK MO CC CASH

SHORT PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



- A. The proposed subdivision does not exceed fourteen (14) lots.
- B. No major special development considerations are involved such as development in the floodplain, hillside development, etc. and
- C. All required information for both preliminary and final plat is complete and in acceptable form. **CCZO 07-17-17**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- | |
|---|
| <input type="checkbox"/> Master Application completed and signed |
| <input type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts |
| <input type="checkbox"/> Subdivision Worksheet |
| <input type="checkbox"/> Irrigation Plan Application |
| <input type="checkbox"/> Copy of Preliminary and Final Plat |
| <input type="checkbox"/> Private Road application (if internal roads are private) |
| <input type="checkbox"/> Easement reduction application (if requesting less than 60 feet easement width) |
| <input type="checkbox"/> Preliminary Drainage plan |
| <input type="checkbox"/> Preliminary Irrigation plan |
| <input type="checkbox"/> Preliminary Grading plan, if applicable |
| <input type="checkbox"/> Final Drainage Plan |
| <input type="checkbox"/> Final Irrigation Plan |
| <input type="checkbox"/> Final Grading Plan, if applicable |
| <input type="checkbox"/> Deed or evidence of property interest to all subject properties. |
| <input type="checkbox"/> \$1680 + \$10/Lot + \$100 (if in City Area of Impact) non-refundable fee |

NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission and the final plat heard by the Board of County Commissioners.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

PROCESS: PUBLIC HEARING PROCESS

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 2 Non-buildable _____ Common _____

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

17.45 - 24.91 ACRES *for - might be adjusted when surveyed 1-2 Ac. +-*

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

☐ Irrigation Well ☒ Surface Water

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 36.10 Ac. %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? Full allotment - 3⁺ Ac. ft.

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

Irrigation on building sites will be retained on site, Irrigation on Farm ground will drain as it is now.

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

Building sites will have Duvring - 17g. ground will have drain swales to existing Drainage

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:

☐ Public ☒ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?

Residential 1 Non-Buildable 1 Common _____

shown on Topo

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?

☐ YES ☒ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Tony Elordi [Redacted]
[Redacted]
[Redacted]
Street Address City, State Zip

Representative Name _____ Daytime Telephone Number / E-mail Address _____
Street Address City, State Zip

Location of Subject Property: River Side Rd. - Andorra Ln Caldwell
Two Nearest Cross Streets or Property Address City
30262104 HO 06 2N 3W
Assessor's Account Number(s): R 30262104 Section 01 Township 2N Range 4W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? _____ Yes ☒ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Wilder

Drainage: Wilder

3. How many acres is the property being subdivided? 42.36

4. What percentage of this property has water? 96%

5. How many inches of water are available to the property? 3 AC. FT. - Full Allocation

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☒ Sprinkler ☐ Above Ground Pipe ☒ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Surface ☐ Irrigation Well
☒ Sprinkler / Drip Lines ☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Water is delivered from Wilder Irrig. Lateral and has its own head gate by 12" under ground pipe to prop and is then delivered by under ground pipe to Pivot and Subdivisions

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? with berming around building Sifts and Swales

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

berming & Swales

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of 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 the Board's signature on the final plat.

Signed: Tony Elrod Date: ____/____/____
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

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 you map:

- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: _____

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- | |
|---|
| <input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) <i>680' Pivot</i> |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses |
| <input type="checkbox"/> Easement locations and dimensions |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope |
| <input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain |
| <input type="checkbox"/> Existing or proposed fences |
| <input type="checkbox"/> Signs |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. |
| <input type="checkbox"/> Any other site features worth noting |

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- | |
|---|
| <input type="checkbox"/> A description of the proposed use and existing uses |
| <input type="checkbox"/> A description of the proposed request and why it is being requested |
| <input type="checkbox"/> Expected traffic counts and patterns |
| <input type="checkbox"/> Phasing of development |
| <input type="checkbox"/> How proposed use may affect neighboring uses |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above) |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping |
| <input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input type="checkbox"/> Any other items which may require further explanation |

PUBLIC HEARING LEVEL APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



1.

- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)

2.

- NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

3.

- SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES

4.

- STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING

5.

- NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)

6.

- STAFF REPORT PREPARATION

7.

- PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)

8.

- SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)

9.

- RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC

10.

- BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)

11.

- REQUEST FOR RECONSIDERATION

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- | |
|--|
| <input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) <i>680' Irrigation Pivot</i> |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses |
| <input checked="" type="checkbox"/> Easement locations and dimensions |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope |
| <input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain |
| <input type="checkbox"/> Existing or proposed fences |
| <input type="checkbox"/> Signs |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features |
| <input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. |
| <input type="checkbox"/> Any other site features worth noting |

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- | |
|---|
| <input checked="" type="checkbox"/> A description of the proposed use and existing uses |
| <input checked="" type="checkbox"/> A description of the proposed request and why it is being requested |
| <input type="checkbox"/> Expected traffic counts and patterns |
| <input type="checkbox"/> Phasing of development |
| <input checked="" type="checkbox"/> How proposed use may affect neighboring uses |
| <input type="checkbox"/> A description or further explanation of the site features (see site plan list above) |
| <input type="checkbox"/> Explanation of any other permits through other agencies that may be required |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping |
| <input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input type="checkbox"/> Any other items which may require further explanation |

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETINGS

CANYON COUNTY ZONING ORDINANCE § 07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 74816**Date:** 6/9/2022**Date Created:** 6/9/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Terry Elordi**Comments:** DA2022-0003 location R30262104 0 TBD Andorra Ln Caldwell**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Development Agreement	DA2022-0003	\$385.00	\$0.00	\$0.00

Sub Total: \$385.00**Sales Tax:** \$0.00**Total Charges:** \$385.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3378	\$385.00

Total Payments: \$385.00**ADJUSTMENTS****Receipt Balance:** \$0.00