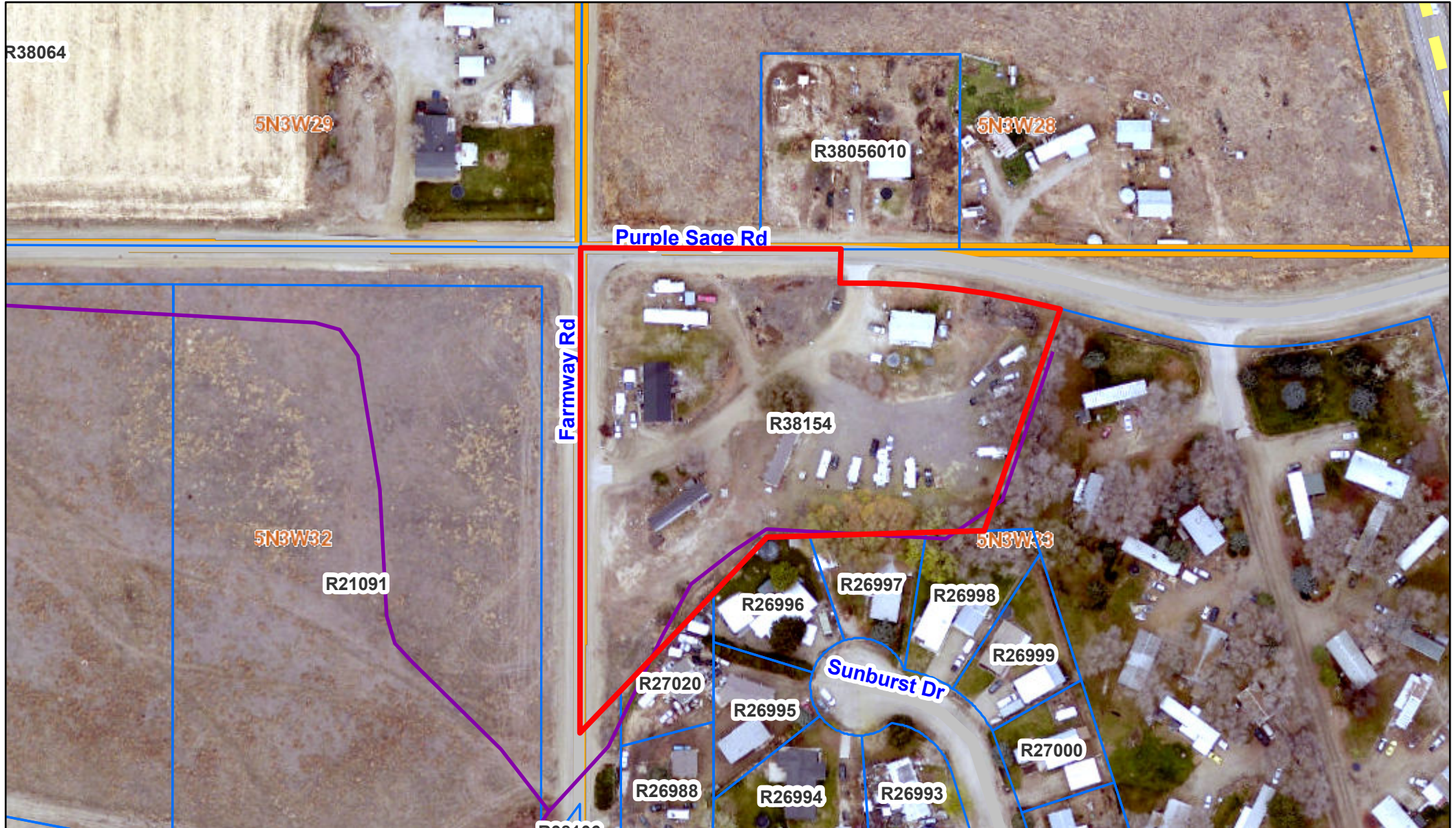
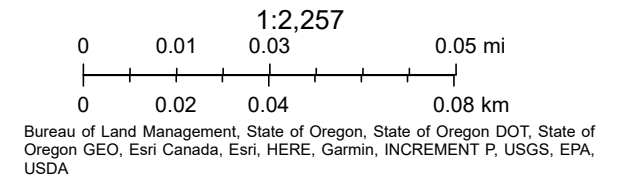


Canyon County, ID Web Map



2/15/2023, 4:29:20 PM

- | | | |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Parcel Number Search_Query result | Roads | City Limits |
| Hydro_NHDFlowline | Roads | Sections |
| CanyonCountyRoads | County Boundary | Canyon County Imagery_2019 |
| Interstate | Current Impact Area | Red: Band_1 |



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: DAVID J OLSEN
	MAILING ADDRESS: [REDACTED]
	PHONE: [REDACTED]

I consent to this application and allow DSD staff

please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 5-10-22

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

SITE INFO	STREET ADDRESS: 24938 Farmway Rd Caldwell ID
	PARCEL #: R38154 LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <i>modification</i>	<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 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: CU2022-0035	DATE RECEIVED: 7/12/2022
RECEIVED BY: SLT	APPLICATION FEE: \$600 CK MO <input checked="" type="radio"/> CASH

IM ASKING FOR A conditional use permit
modification
OF 24938 Farmway mobile Home PARK

for David Olsen. I Developed it

myself 20 yrs ago. IM ASKING

FOR SPACE 4 to SPACE 5 TO be

Able TO be used for RV'S

THE power to SEPTIC were already

installed with the original

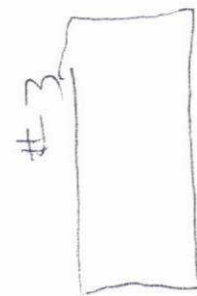
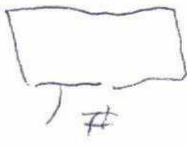
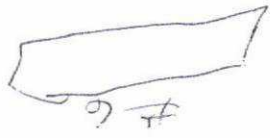
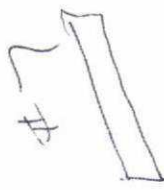
design. power has been updated

and inspected along with septic.

TO meet RV hook ups.

SA SB SC SD

4A 4B 4C 4D



↑↑ Pump House

Armstrong Rd

Purple Sage Rd

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

Date 6/8/2022

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: 6/18/2022

Time: 12:00 PM

Location: 24938 Farmway Road Caldwell Idaho 83607

Property description: Manufactured Park

The project is summarized below:

Site Location: 24938 Farmway Road Caldwell Idaho 83607

Proposed access: Adding additional RV sites (8)

Total acreage: 3.34

Proposed lots: land not splitting

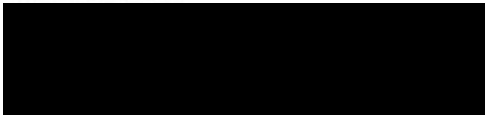
We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

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, or written correspondence).

Sincerely,

David J Olsen



Neighborhood Notification Map
Parcel No. R38154
Buffer Distance 600 Feet

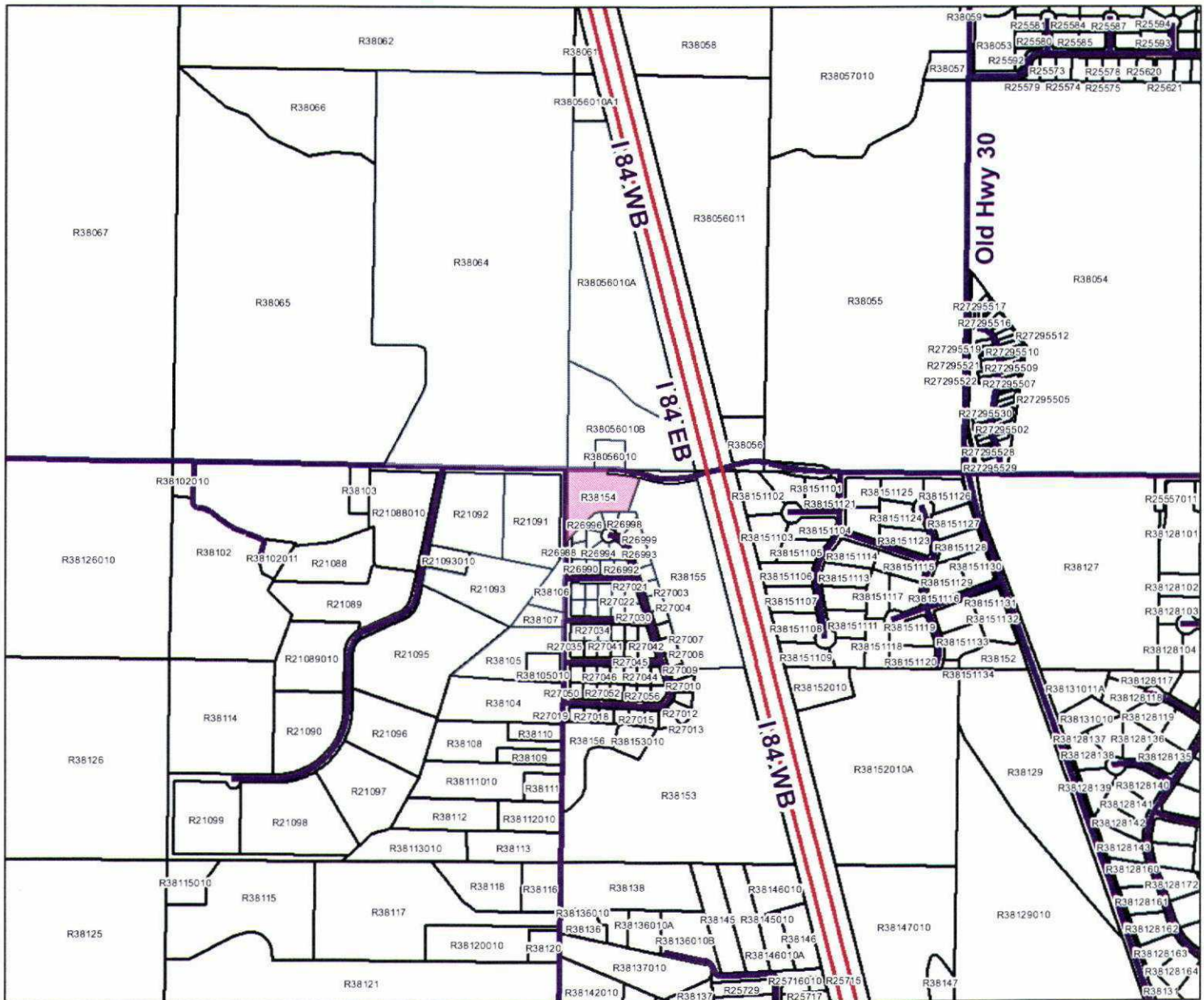
**Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605**









This map is for informational purposes only and does not suggest approval of the project.

Date: 5/10/2022
By: TAlmeida

The neighborhood meeting shall be conducted prior to acceptance of the application. 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.



Legend

-  NOTIFICATION BUFFER  Highway
 SUBJECT_PROPERTY Interstate
 NOTIFIED PARCELS  Local Road
 TAX PARCELS

SCALE 1 in = 1,000 feet
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, in the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R26988	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R26992	FLEETWOOD CARLOS E	24885 SUNBURST DR	CALDWELL	ID	83607
R26995	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R26998	CHILDERS JAMES A	24924 SUNBURST DR	CALDWELL	ID	83607-8457
R27002	AMES FLOYD R	24876 SUNBURST DR	CALDWELL	ID	83607
R27003	ZIGLER RONDA	24842 SUNBURST DR	CALDWELL	ID	83607
R27022	ZUBER ORVILLE D	15881 SOLAR ST	CALDWELL	ID	83607
R26990	HETRICK NICHOLE MARIE	15920 SOLAR ST	CALDWELL	ID	83607
R26996	COMBS DANNY	24942 SUNBURST DR	CALDWELL	ID	83607
R27000	DUNLAP MICHAEL	24898 SUNBURST DR	CALDWELL	ID	83607
R27001	CORBRIDGE LONNIE K	24880 SUNBURST DR	CALDWELL	ID	83607
R27004	HALL CARL L	24840 SUNBURST DR	CALDWELL	ID	83607
R27027	MARKER DAVID G	15938 SUNBEAM ST	CALDWELL	ID	83607
R26989	MURPHY MATTHEW B	PO BOX 23	MELBA	ID	83641
R26991	GARCIA NOEMI	16733 OLD FRIENDSHIP WAY	CALDWELL	ID	83607
R26993	SMITH FRANCISCA NAZARE C	24893 SUNBURST DR	CALDWELL	ID	83607
R27021	TUCHSCHER CYRUS L	15871 SOLAR ST	CALDWELL	ID	83605
R27024	HASTRITER D PAT	15927 SOLAR ST	CALDWELL	ID	83607
R27025	MILLER HARVEY E JR	15943 SOLAR ST	CALDWELL	ID	83605
R27030	ANDERSON BOBBY	6925 ANDERSON LN	MARSING	ID	83639
R27035	KEITHLEY JACK	15941 SUNBEAM ST	CALDWELL	ID	83607
R27036	KITCHEN WAYNE T	15951 SUNBEAM ST	CALDWELL	ID	83607
R21092	GREVER DOROTHY A	206 YOUNGLOVE AVE	SANTA CRUZ	CA	95060
R26994	MELCHOR GUADALUPE	24951 SUNBURST DR	CALDWELL	ID	83605
R26997	HURLEY PATRICIA A	24934 SUNBURST DR	CALDWELL	ID	83607
R26999	CARDOZA CODY TODD	24914 SUNBURST DR	CALDWELL	ID	83607
R27020	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R27023	VEASEY CYNTHIA ANN	15917 SOLAR ST	CALDWELL	ID	83605
R27026	HORN EDWARD EARL FAMILY TRUST	15956 SUNBEAM ST	CALDWELL	ID	83607
R27028	HEALY DENNIS E	15926 SUNBEAM ST	CALDWELL	ID	83607
R27034	KEITHLEY JACK LEE	15941 SUNBEAM ST	CALDWELL	ID	83607
R21091	DALBESIO EDWARD A	131 LAURENT ST	SANTA CRUZ	CA	95060
R21093	BOES CYNDEL	24924 BARBARA LN	CALDWELL	ID	83607
R38155	15881 PURPLE SAGE ROAD LLC	1801 WESTWARD HO CIR	EL CAJON	CA	92021
R38105	STEVENSON FAMILY TRUST	24815 FARMWAY RD	CALDWELL	ID	83607
R38064	STEELE SHAUN	400 W BEACON LIGHT RD	EAGLE	ID	83616
R38106	NAVARRO GONZALO	4815 OXBOW AVE	CALDWELL	ID	83605
R38056010B	WERNER GUY DARRELL	3873 SW 4TH ST	NEW PLYMOUTH	ID	83655
R38056010	BECKMAN LINDA L	15956 PURPLE SAGE RD	CALDWELL	ID	83607
R38056010A	POLTAVETS SVETLANA	15968 PURPLE SAGE RD	CALDWELL	ID	83607
R38107	KEPLER SUSAN E	24827 FARMWAY RD	CALDWELL	ID	83607
R38154	OLSEN DAVID J	423 E KARCHER RD	NAMPA	ID	83687

LAND USE 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



LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System
☐ Other: _____

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: 24938 Farmway	Parcel Number: R38154	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: 11/8/2022	Number of Acres: 3.34	Current Zoning:
Description of the Request: Modification of Conditional Use Permit		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Olsen		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 11/8/2022	MEETING LOCATION: 24938 Farmway Rd Caldwell ID 83607	
MEETING START TIME: 12:00	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Karla Strong Stevenson	208-455-5116 neighbor	?
2. Ken Stevenson	208-454-5570 neighbor	?
3. Vicky Combs	208-880-5179 - neighbor - concerns about continued + rain + rotten trees causing damage + diminished water conditions	
4.		
5.		
6.		
7.		
8.		
9.		

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):

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____/____/____

Fire works

waste water for animals

TRAFFIC

8 or 16 ?

debris in ditch

Fire works ?

waste water debris from neighbors Above

below

chemicals from farmers Above

Traffic 8 been there 3 yrs

+ wheel chair people Arnet even there ?

8 not 16

2



Roads  **Sections**  **Band_3**  Canyon County ID



Development Services Department



1 North 11th Avenue, Suite 310, Caldwell, ID 83605

6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

NOTICE OF VIOLATION

Sent Certified Mail & 1st-Class Mail

o
Dave
Please
Review
4/30

Zoning Ordinance violations on your property located at 24938 Farmway identified as Assessor Parcel Number R38154. This property is located in a zone that is zoned "AG" (Agricultural).

ZONING ORDINANCE: Recreational Vehicle Park/Use: Subject property contains multiple occupied recreational vehicles (RVs). Operating an RV park without approval of a zoning compliance, **conditional use permit**, temporary use permit, and/or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)).

ABATEMENT/CORRECTION: Meet with Development Services **within the next 10-days or no later than May 19, 2022**, to discuss options available to you **OR** the RV(s) must be removed **within the next 10-days or no later than May 19, 2022**.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits, or select option four, then option one to contact a Code Enforcement Officer. Our office is located on the 3rd floor of the administration building, 111 N. 11th Avenue, #310, Caldwell, ID 83605.

If you plan to visit, please call ahead to ensure that I am available to meet with you. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Failure to respond to this notice can result in additional enforcement action in accordance with Canyon County Zoning Ordinance 12-008, Article 19. No response or failure to correct/improve the condition of your property will be considered a violation of this Chapter and is a misdemeanor. The code enforcement officer can issue you a misdemeanor citation. This will require you to appear in the District Court of Canyon County if you have not corrected violations. Each day that work or land use continues after notification of violation shall constitute a separate offense, and each violation shall be punishable as provided in Idaho Code § 18-113 (CCZO 12-008, § 07-19-01).

Katie Phillips, Code Enforcement Officer
katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2022-0086



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

COURTESY NOTICE

April 18, 2022

Sent US First Class & Certified Mail

David J. Olsen
432 E. Karcher Road
Nampa, ID 83687

Dear Property Owner:

Canyon County is investigating Zoning Ordinance violations on your property located at 24938 Farmway Road, Caldwell, ID 83607; also identified as Assessor Parcel Number R38154. This property is located in an area in Canyon County that is zoned "AG" (Agricultural).

ZONING ORDINANCE: Recreational Vehicle Park/Use: Subject property contains multiple occupied recreational vehicles (RVs). Operating an RV park without approval of a zoning compliance, **conditional use permit**, temporary use permit, and/or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)).

ABATEMENT/CORRECTION: Meet with Development Services **within the next 10-days or no later than May 4, 2022**, to discuss options available to you **OR** the RV(s) must be removed **within the next 10-days or no later than May 4, 2022**.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits, or select option four, then option one to contact a Code Enforcement Officer. Our office is located on the 3rd floor of the administration building, 111 N. 11th Avenue, #310, Caldwell, ID 83605.

If you plan to visit, please call ahead to ensure that I am available to meet with you. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Thank you for your cooperation in this matter.

Katie Phillips
Code Enforcement Officer

katie.phillips@canyoncounty.id.gov

ACCOMMODATION
RECORDING

Quitclaim Deed

2017-003526

RECORDED

01/27/2017 02:05 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 EHOWELL

\$16.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED

For value received,

Anita J. Stroschein, an unmarried woman

Does hereby convey, release, remise, and forever quit claim unto

David J. Olsen, an unmarried man

whose current address is

the following described premises:

SEE ATTACHED EXHIBIT "A"


To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 04/06/2016


Anita J. Stroschein

State of Idaho, County of Canyon, ss.

On this 26 day of January in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Anita Stroschein known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


My Commission Expires: 8/13/20
(seal)

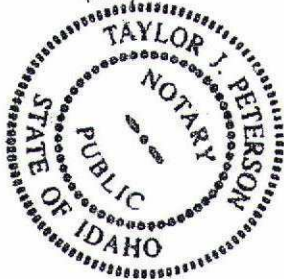


EXHIBIT A

This parcel is situated in the West Half of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Section 33; thence

South 89° 51' 38" East along the North boundary of said Section 33 a distance of 267.95 feet to a point on the Westerly boundary of the right-of-way for an existing State Highway; thence South 1° 15' 22" West along the West and South boundaries of said right-of-way a distance of 35.00 feet to an existing Highway right-of-way monument which point is also a point of curve; thence

Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 8° 02' 47" and a long chord which bears South 87° 14' 13" East a distance of 116.55 feet; thence

Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 7° 45' 11" and a long chord which bears South 79° 20' 13" East a distance of 112.30 feet; thence

South 75° 27' 38" East a distance of 93.98 feet to a point of curve; thence Northeasterly along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 228.41 feet; thence

North 75° 04' 52" East a distance of 62.59 feet to an existing Highway right-of-way monument on the Westerly boundary of U. S. Highway I-80 North; thence

South 15° 01' 18" East along said Westerly right-of-way a distance of 1304.51 feet to a point on the centerline of an existing irrigation lateral known as Conway Gulch Lateral No. 6.1; thence

South 89° 00' 49" West along said centerline a distance of 404.87 feet which point is 71.16 feet West of the said centerline extended; thence

North 18° 00' 51" West a distance of 1101.92 feet; thence

South 88° 08' 19" West a distance of 273.85 feet; thence

South 48° 35' 19" West a distance of 275.50 feet to a point on the West boundary of said West Half of the Northwest Quarter; thence

North along said West boundary a distance of 496.19 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

This parcel is situated in the Northwest Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 33; thence

South 89° 51' 38" East along the North boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 267.95 feet; thence
South 0° 55' 23" West a distance of 32.97 feet (formerly South 1° 15' 22" West a distance of 35 feet) to a Highway right-of-way monument on the South boundary of West Purple Sage Road; thence

Southeasterly along said Southerly right-of-way boundary of road a distance of 230.47 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 54' 42" and a long chord which bears South 82° 26' 01" East a distance of 229.73 feet to a Highway right-of-way monument, the TRUE POINT OF BEGINNING, (formerly, a distance of 228.85 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 47' 58" and a long chord which bears South 83° 21' 37" East a distance of 228.12 feet); thence

South 75° 27' 38" East along the Southerly right-of-way boundary of Road, a distance of 93.98 feet; thence

Northeasterly a distance of 227.00 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 16' 34" and a long chord which bears North 89° 20' 15" East a distance of 224.54 feet, (formerly Northeasterly a distance of 228.41 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 225.91 feet); thence

North 75° 04' 52" East along the South right-of-way boundary of the Road, a distance of 62.59 feet to a point on the West right-of-way boundary of U.S. Highway I-80 North; thence

South 15° 01' 18" East along the West right-of-way boundary of Highway I-80 North a distance of 1304.51 feet; thence

South 89° 00' 49" West along the South boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 404.87 feet to a point on the East boundary of Sunlight Terrace Subdivision; thence

North 18° 00' 51" West along the East boundary of said Sunlight Terrace Subdivision a distance of 1101.92 feet; thence

South 88° 08' 19" West along the North boundary of said Sunlight Terrace Subdivision a distance of 50.00 feet; thence

North 19° 51' 49" East a distance of 239.77 feet to the TRUE POINT OF BEGINNING.

CONDITIONAL USE PERMIT 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:

- ☒ Master Application completed and signed
- ☒ Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below *reference CU2002-42*
- ☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
- ☒ Land Use Worksheet
- ☒ Site Plan showing existing and proposed site features
- ☒ Deed or evidence of property interest to all subject properties.
- ☒ \$850 non-refundable fee, \$550 for a modification

\$600

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

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: 75308

Date: 7/12/2022

Date Created: 7/12/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David Olsen

Comments: CU2022-0035 location 24938 Farmway Rd 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 - Conditional Use Modification	CU2022-0035	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	11749987	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00