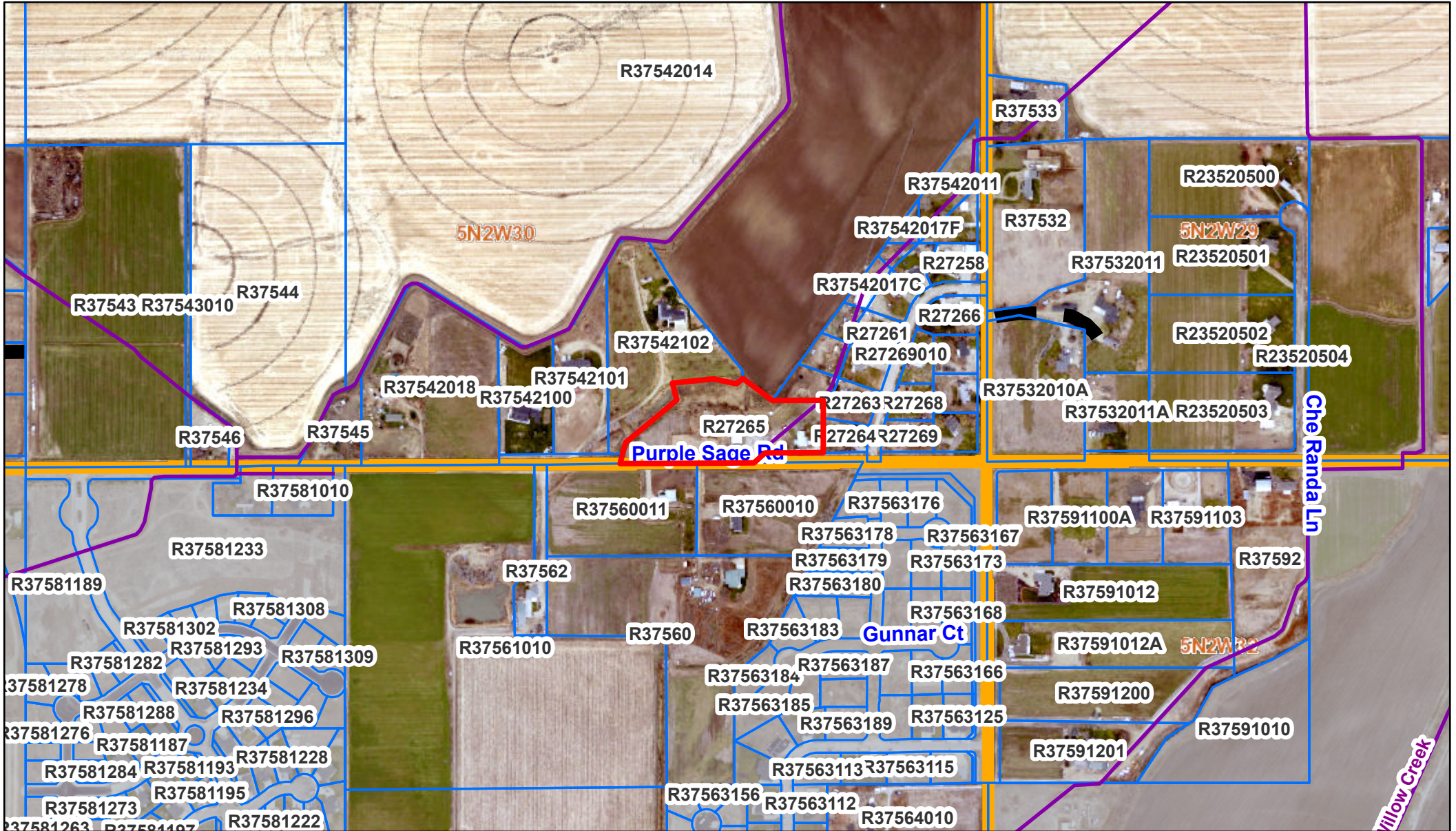
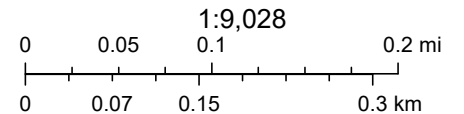


Canyon County, ID Web Map



2/16/2023, 9:58:03 AM

- Parcel Address 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



TO: Canyon County Development Services
ATTN: Dan Lister, Planning Official
ADDRESS: 111 N 11th Ave. Room 310
Caldwell, ID 83605

DATE: 10.26.2022
JOB #: 22-183
FROM: Cam Scott, Land Planner

RE:

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	--	--	Master Application
1	--	--	Preliminary Plat Application
1	--	--	Zoning Amendment Application
1	--	--	Private Road Name Application
--	--	--	USB drive
--	--	--	Application Fee

Transmitted By

- Hand Delivery Mail Fax
 Submittal Exchange Electronic Transfer Pick-up

Transmittal Purpose

- For Your Use For Review & Approval For Signature
 As Requested Other: _____

Remarks

Dear Mr. Lister,

Please find the attached applications for a Preliminary Plat and Zoning Amendment.

Please let me know if you need anything else to complete your review.

CC: Vicki Jansson

Signed: 

If enclosures are not as indicated, please notify us as soon as possible.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canvonty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: [REDACTED]
	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: Vicki Jansson Family Trust Date: 10-9-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Vicki Jansson
	COMPANY NAME:
	MAILING ADDRESS: 11198 Purple Sage Rd.
	PHONE: 208.965.9559 EMAIL:

SITE INFO	STREET ADDRESS: 11198 Purple Sage Rd.			
	PARCEL #: R27266	LOT SIZE/AREA: 4.8		
	LOT: 9	BLOCK: 1	SUBDIVISION: Sunrise Sub	
	QUARTER: SE	SECTION: 30	TOWNSHIP: 5N	RANGE: 2W
	ZONING DISTRICT: A	FLOODZONE (YES/NO): No		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" 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 checked="" 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 checked="" 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

R2022-0014
SD2022-0052
RD2022-0036

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed
- Completed Application for Irrigation Plan Approval form
- ~~Completed Application for Hillside Development form (if applicable)~~
- Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts
- Subdivision Worksheet
- Private Road Name application (if internal roads are private) with additional \$80 fee
- ~~Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee~~
- Preliminary Drainage Plan*
- Preliminary Irrigation Plan*
- Preliminary Grading Plan*
- Copy of Preliminary Plat*
- Deed or evidence of property interest to all subject properties
- \$1550 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee**

*Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

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) Vicki Janson Family Trust (208)-965-9559 Daytime Telephone Number
[Redacted] Street Address [Redacted] City, State [Redacted] Zip [Redacted]

Representative Name Vicki Janson (208) 965-9559
[Redacted] Street Address [Redacted] City, State [Redacted] Zip [Redacted]

Location of Subject Property: Purple Sage / Middleton Rd.
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 27266 Section 30 Township 5N Range 2W

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: Black Canyon
Drainage: _____

3. How many acres is the property being subdivided? 2.54

4. What percentage of this property has water? 77%

5. How many inches of water are available to the property? 3.7 per Acre Foot.

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 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.

At this time, a pressurized irrigation system has not been designed.

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?

Storm drainage from roadways and lots will be collected in roadside borrow ditches. Design of storm drainage facilities will be determined during final design.

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)

At this time, storm drainage facilities are preliminary and will be determined during final design.

===== 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: Veck & Jansson Family Trust Date: ____/____/____
Property Owner (Application Submitted)

Signed: Veck & Jansson 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.

October 26, 2022
Project No.: 22-183

Dan Lister
Planning Official
Canyon County
111 N 11th Ave. Room 310
Caldwell, ID 83605

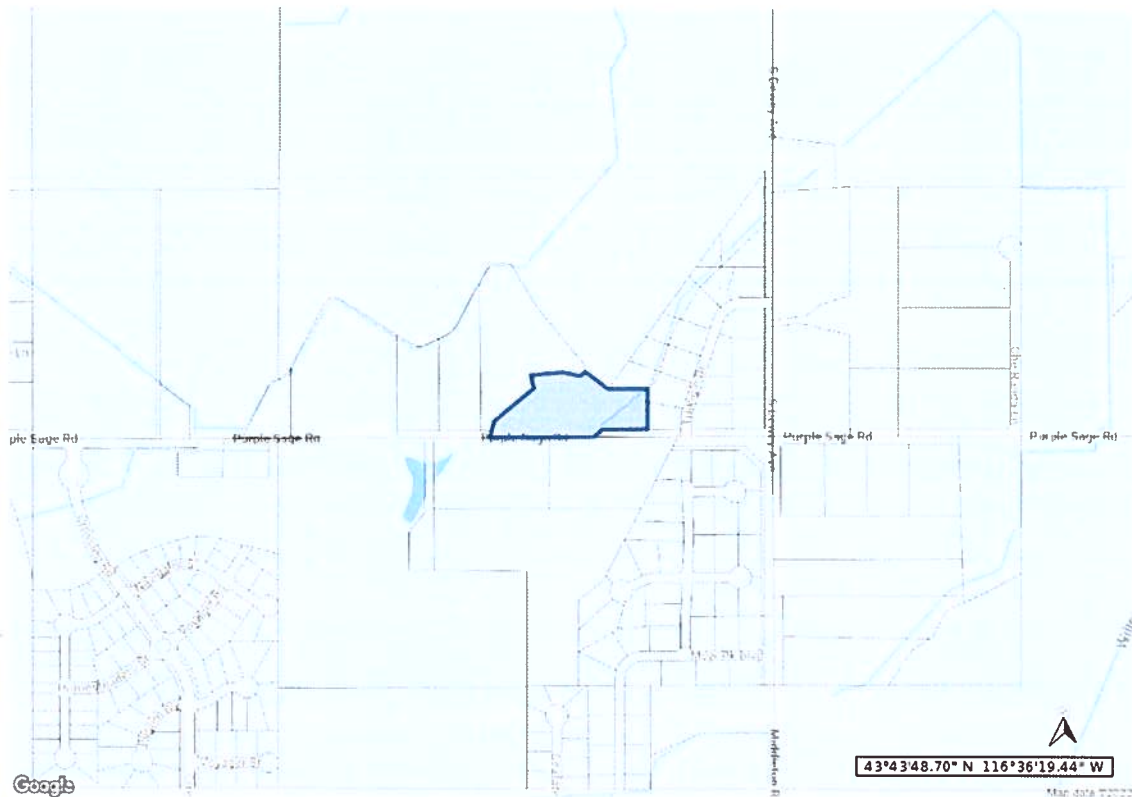
**RE: Purple Sage Landing – Canyon County, ID
Zoning Amendment & Preliminary Plat Application**

Dear Mr. Lister:

On behalf of Vicki Jansson, we are pleased to present Purple Sage Landing, a single-family residential community located at 11198 W Purple Sage Rd.

Site & Background Information

The subject property is an approximately 4.80-acre parcel, identified as Parcel No. R27265, north of Purple Sage Rd. and west of Middleton Rd. The subject property is designated on Canyon County's Future Land Use Map as "Residential." The current zoning is "A" (Agricultural). Adjacent properties to the north, east, south, and west are zoned "A" (Agricultural) in Canyon County and are developed with single-family homes.



Compliance with Comprehensive Plan

The zoning amendment and preliminary plat have been designed to be consistent with the "Residential" land use. The development will be compatible with existing agricultural activity, and the larger sized lots are consistent with rural type residential development in the area.

Zoning Amendment

We are requesting a conditional rezone to the "R-1" (Single Family Residential) zoning district for the Purple Sage Landing Subdivision. This parcel is surrounded by existing single family residential land uses, so residential zoning is better suited for this parcel than agricultural zoning. Purple Sage Landing promotes single-family living and enhances the residential development pattern in the area. Low density is the standard in the R-1 zone, and the density of Purple Sage Landing is only 0.63 units per acre. This provides a transition in density between larger sized lots to the west and smaller lots in the Sunrise Subdivision to the east.

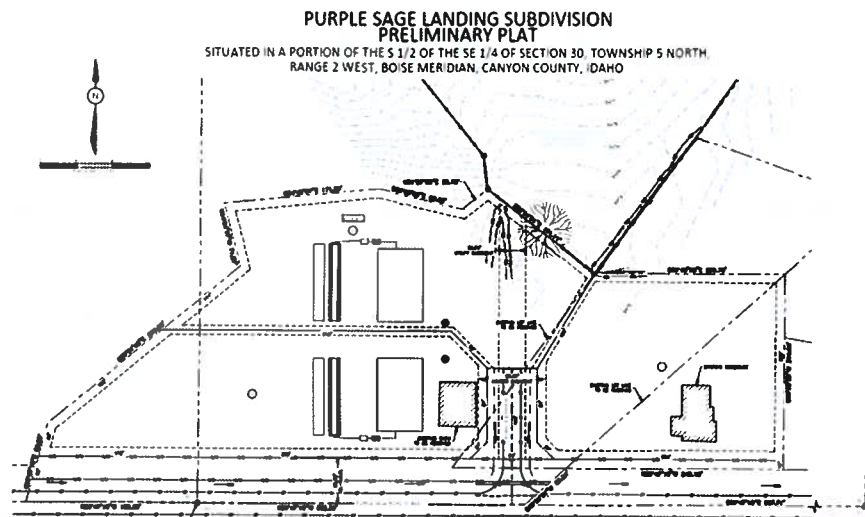
We have discussed the proposed zoning with staff at a pre-application meeting. Staff raised concerns that lots within the subdivision could be further subdivided prior to the property being annexed into the City of Middleton in the future. We understand these concerns and wish to maintain the rural character of the area as well. As a condition of approval for the rezone, we propose that further subdivision of the lots within Purple Sage Landing be restricted prior to annexation into the City of Middleton.

Preliminary Plat

The attached preliminary plat for Purple Sage Landing includes 3 buildable lots on approximately 4.80-acres and will be constructed in one phase. The existing home will be retained on Lot 1, Block 1. With an average lot size of 1.36 acres, Purple Sage Landing adds additional housing options for residents seeking a rural lifestyle.

Access and Connectivity

Purple Sage Rd., a public arterial road, provides adequate access to and from the subject property, and there will not be significant impacts on existing traffic patterns. Lots in Purple Sage Landing will take access via Cardell Ln., a private road. This street will be improved to the standards of Canyon Highway District 4.



Services

Domestic water service for each lot will be provided by individual wells. Sanitary sewer service will be provided to each lot by individual septic systems. Septic design will be further coordinated with Southwest District Health as the project enters final design.

The property is within the boundaries of the Middleton Fire District. Law enforcement will be provided by the Canyon County Sheriff's office. Purple Sage Landing is located close to Heights Elementary School, Middleton Middle School, and Middleton High School, and is only about two miles from commercial services in the City of Middleton.

Irrigation Districts

Purple Sage Landing lies within the Black Canyon Irrigation District. Irrigation water will be provided via a gravity irrigation system.

Conclusion

Purple Sage Landing has been designed to ensure compatibility with adjacent land uses and consistency with existing and anticipated development in the area. The development will provide additional options for quality and diverse housing to residents of Canyon County seeking a rural lifestyle. Residents will enjoy proximity to established communities as well as access to recreational opportunities across the County.

Should you have questions or require further information to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Cam Scott
Land Planner

cc: Vicki Jansson

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 3 Non-buildable _____ Common _____
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.36 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
 Irrigation Well Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 77 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 3.7 per acre foot
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Storm drainage from roadways and lots will be collected in roadside borrow ditches.
Design of storm drainage facilities will be determined during final design.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
Storm drainage from roadways and lots will be collected in roadside borrow ditches.
Design of storm drainage facilities will be determined during final design.

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 0 Non-Buildable _____ Common _____
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



Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for: **New Road Name** **Change an Existing Road Name**

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. The easement or right-of-way parcel that is intended for the private road MUST BE HIGHLIGHTED!
<input type="checkbox"/> Name Change Application (if changing the name of an existing road)
<input checked="" type="checkbox"/> A printed list of names and addresses of all persons having legal right to use the road
<input checked="" type="checkbox"/> A copy of the Road Name verification from Canyon County Development Services, usually an email (see #2 below)
<input checked="" type="checkbox"/> A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc
<input type="checkbox"/> A copy of the easement legal description and Road User's Maintenance Agreement (RUMA)
<input type="checkbox"/> Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)
<input type="checkbox"/> Your engineers certification that road meets the minimum County Private Road requirements and proof the sign is installed is required before the certificate of occupancy is issued, record of survey or platting is approved
<input type="checkbox"/> \$330 non-refundable fee or \$80 if combined with another application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

1. The purpose of this application is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.
2. Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to Tony Almeida at talmeida@canyonco.org so the proposed names can be checked to verify they are not already used within the County.
3. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. Current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; <https://www.canyonco.org/elected-officials/commissioners/development-services>. Proposed road names will only be reserved for sixty (60) days from when the application was accepted by Canyon County Development Services. If the sixty (60) days have expired you will need to reply.
4. **Words that are difficult to spell or pronounce are generally prohibited.** The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

PRIVATE ROAD NAME APPLICATION
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Vicki Jansson Phone: _____

Please Print Name

Applicant Mailing Street Address City/State Zip

Location of Private Road: Purple Sage Rd. and Middleton Rd.
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R2726500000

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. If proposed are private roads, the street type must be Lane.

- a. First Choice: Cardell Ln.
- b. Second Choice: _____
- c. Third Choice: _____

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

- d. First road name : _____
- e. Second road name: _____
- f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. **We further understand that our address will change as a result of naming this private road.**

Signed: Vicki Jamison Family Trust Date: 10-9-2022
Primary Applicant/Property Owner Application Date

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
-------------------------	---------	--------------	-------	-------	------------

Cameron Scott

From: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Sent: Thursday, October 6, 2022 3:30 PM
To: Cameron Scott
Cc: Stephanie Hopkins
Subject: RE: [External] Canyon County Subdivision - 11198 W Purple Sage Rd.

The subdivision name Purple Sage Landing and the private road name Cardell have been reserved. Please note, all private roads are "lanes", signs have to be blue and meet highway district street sign standards.

Tony

From: Cameron Scott <cscott@kmengllp.com>
Sent: Wednesday, October 5, 2022 11:10 AM
To: Tony Almeida <Antonio.Almeida@canyoncounty.id.gov>
Cc: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: [External] Canyon County Subdivision - 11198 W Purple Sage Rd.

Hi Tony,

We are working on a new subdivision located at 11198 W Purple Sage Rd., Middleton, ID. The parcel number is R2726500000. Attached is the conceptual preliminary plat for your reference.

Our client would like to use the name "Purple Sage Landing" for the project, can we please reserve this name? There will be 3 residential lots.

We are proposing one private road for the development. Our client would like to use "Cardell" for the street name. Is this reservable?

Please let me know if you need any additional information.

Thank you,

Cam Scott
Land Planner

KM ENGINEERING

5725 N. Discovery Way | Boise, ID 83713
208.639.6939 Ext. 149

WHEN RECORDED MAIL TO
Idaho Title Agency, LLC dba T.A. of Southern Idaho
995 S. Allante Place
Boise, ID 83709
File No. 751-000921

2022-026703
RECORDED
05/20/2022 12:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SCARDENAS \$15.00
TYPE: DEED
751 IDAHO
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

FOR VALUE RECEIVED

Nicholas Blake Oliver and Melissa Lynn Oliver (who acquired title as Melissa Oliver), as Trustees of The Oliver Family Living Trust Dated 10/26/2016, For the Benefit of Melissa Lynn Oliver and Nicholas Blake Oliver, wife and husband

GRANTORS hereby GRANT, BARGAIN, SELL, and CONVEY unto:

Vicki L Jansson an unmarried woman

GRANTEE, whose current address is [REDACTED] the following described real property situated in Canyon County, Idaho more particularly described as follows, to wit:

The Land referred to herein below is situated in the County of Canyon, State of ID, and is described as follows:

PARCEL I

Lot 9, Block 1, SUNRISE SUBDIVISION, Canyon County, Idaho, according to the plat filed in Book 11 of Plats, Page 32, records of said County.

PARCEL II

A portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89° 35' 00" West along the Southerly boundary of said Southeast Quarter of the Southeast Quarter a distance of

957.62 feet; thence

North 47° 58' 45" East a distance of 60.24 feet to the Southwesterly corner of Lot 9, Block 1, SUNRISE SUBDIVISION,

Canyon County, Idaho, according to the plat filed in Book 11, Page 32, records of said County, said point is the TRUE

POINT OF BEGINNING; thence

South 89° 35' 00" West parallel with said Southerly boundary a distance of 126.69 feet; thence

North 36° 02' 39" East a distance of 266.71 feet; thence

North 89° 35' 00" East parallel with said Southerly boundary a distance of 209.76 feet to the Northerly corner of said Lot

9; thence

South 47° 58' 45" West along the Northwesterly boundary of said Lot 9 a distance of 323.06 feet to the TRUE

POINT OF

BEGINNING.

SUBJECT TO an access and maintenance easement for a Black Canyon irrigation pipe traversing the said parcel.

PARCEL III

A portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southeast Quarter of

Section 30, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as

follows:

BEGINNING at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence

Electronically recorded - Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

WHEN RECORDED MAIL TO
Idaho Title Agency, LLC dba T.A. of Southern Idaho
995 S. Allante Place
Boise, ID 83709
File No. 751-000921

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

FOR VALUE RECEIVED

Nicholas Blake Oliver and Melissa Lynn Oliver (who acquired title as Melissa Oliver), as Trustees of The Oliver Family Living Trust Dated 10/26/2016, For the Benefit of Melissa Lynn Oliver and Nicholas Blake Oliver, wife and husband

GRANTORS hereby GRANT, BARGAIN, SELL, and CONVEY unto:

Vicki L Jansson an unmarried woman

GRANTEE, whose current address is [REDACTED] the following described real property situated in Canyon County, Idaho more particularly described as follows, to wit:

The Land referred to herein below is situated in the County of Canyon, State of ID, and is described as follows:

PARCEL I

Lot 9, Block 1, SUNRISE SUBDIVISION, Canyon County, Idaho, according to the plat filed in Book 11 of Plats, Page 32, records of said County.

PARCEL II

A portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89° 35' 00" West along the Southerly boundary of said Southeast Quarter of the Southeast Quarter a distance of

957.62 feet; thence

North 47° 58' 45" East a distance of 60.24 feet to the Southwesterly corner of Lot 9, Block 1, SUNRISE SUBDIVISION,

Canyon County, Idaho, according to the plat filed in Book 11, Page 32, records of said County, said point is the TRUE

POINT OF BEGINNING; thence

South 89° 35' 00" West parallel with said Southerly boundary a distance of 126.69 feet; thence

North 36° 02' 39" East a distance of 266.71 feet; thence

North 89° 35' 00" East parallel with said Southerly boundary a distance of 209.76 feet to the Northerly corner of said Lot

9; thence

South 47° 58' 45" West along the Northwesterly boundary of said Lot 9 a distance of 323.06 feet to the TRUE POINT OF

BEGINNING.

SUBJECT TO an access and maintenance easement for a Black Canyon irrigation pipe traversing the said parcel.

PARCEL III

A portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southeast Quarter of

Section 30, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

follows:

BEGINNING at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence

South 89° 35' 06" West a distance of 189.29 feet; thence
North 15° 09' 31" East a distance of 89.95 feet; thence
North 50° 13' 59" East a distance of 273.25 feet; thence
North 14° 42' 01" West a distance of 71.27 feet; thence
North 84° 11' 23" East a distance of 171.89 feet; thence
South 77° 33' 34" East a distance of 93.83 feet; thence
North 51° 23' 03" East a distance of 35.60 feet; thence
South 53° 01' 36" East a distance of 151.11 feet to the Northwesterly corner of the parcel designated as Parcel 9A,
Record of Survey recorded as Instrument No. 9120145, records of Canyon County, Idaho; thence
South 36° 02' 39" West along the Westerly boundary of said Parcel 9A a distance of 266.71 feet; thence
North 89° 35' 00" East a distance of 126.69 feet; thence
South 47° 58' 45" West a distance of 60.24 feet to the South boundary of said Southeast Quarter of the Southeast
Quarter; thence
South 89° 35' 00" West along said South boundary a distance of 362.37 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and Grantee heir and assigns forever. And Grantors is the owners in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 20 day of May, 2022

Nicholas Blake Oliver and Melissa Oliver (who acquired title as Melissa Oliver), as Trustees of The Oliver Family Living Trust Dated 10/26/2016, For the Benefit of Melissa Lynn Oliver and Nicholas Blake Oliver, wife and husband

By: Nicholas Blake Oliver TRUSTEE
Nicholas Blake Oliver, Trustee

Nicholas Blake Oliver
Nicholas Blake Oliver

By: Melissa Lynn Oliver, Trustee
Melissa Lynn Oliver, Trustee

Melissa Lynn Oliver
Melissa Lynn Oliver

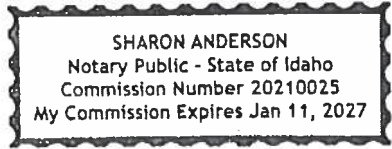
State of Idaho

County of Ada

On this 20 day of May, 2022 before me, the undersigned Notary Public, in and for said State, personally appeared **Nicholas Blake Oliver and Melissa Lynn Oliver (who acquired title as Melissa Oliver)**, as Trustees of **The Oliver Family Living Trust Dated 10/26/2016, For the Benefit of Melissa Lynn Oliver and Nicholas Blake Oliver, wife and husband**, known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal.

Sharon Anderson
Residing at Meridian, Idaho Notary Public



My commission expires: 1/11/2027

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov 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.) |
| <input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. |
| <input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses |
| <input checked="" type="checkbox"/> Easement locations and dimensions |
| <input checked="" 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 checked="" type="checkbox"/> Existing or proposed fences |
| <input checked="" type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features |
| <input checked="" type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. |
| <input checked="" 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 checked="" type="checkbox"/> Expected traffic counts and patterns |
| <input checked="" type="checkbox"/> Phasing of development |
| <input checked="" type="checkbox"/> How proposed use may affect neighboring uses |
| <input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above) |
| <input checked="" type="checkbox"/> Explanation of any other permits through other agencies that may be required |
| <input checked="" type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping |
| <input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies |
| <input checked="" type="checkbox"/> Any other items which may require further explanation |

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- Zoning **Map** Amendment (Rezone)
- Rezone (No conditions; CCZO §07-06-05)
 - Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- | |
|--|
| <input checked="" type="checkbox"/> Master Application completed and signed (See attached application) |
| <input checked="" type="checkbox"/> Letter of Intent: <ul style="list-style-type: none">- Map Amendments: Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):<ul style="list-style-type: none">• Is the request generally consistent with the comprehensive plan?• When considering the surrounding land uses, is the request more appropriate than the current zoning designation?• Is the request compatible with surrounding land uses?• Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)• Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)• Does legal access to the subject property for the request exist or will it exist at the time of development?• Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)• Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)<ul style="list-style-type: none">○ Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. <u>See conditional rezone option disclosure below.</u> |
| Text Amendments: Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan. |
| <input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.) |
| <input checked="" type="checkbox"/> Land Use Worksheet (map amendment only) – See attached worksheet |
| <input type="checkbox"/> Draft of proposed ordinance change (text amendment only) |
| <input checked="" type="checkbox"/> Deed or evidence of property interest to subject property |
| <input checked="" type="checkbox"/> \$950 Rezone or \$1,400 for a Conditional Rezone |
| <input type="checkbox"/> \$2800 Text Amendment |
| (Fees are non-refundable) |

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

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



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)

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,

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 DEVELOPMENT SERVICES DEPARTMENT

Any person who is a resident of the community and who is interested in any proposed subdivision, zoning, or other development project (including, but not limited to, subdivision, variance, conditional use, zoning ordinance, or other development project) or who is a public official

SITE INFORMATION

Site Address: 11198 Purple Sage Rd. Parcel Number: R27265
 City: Middleton State: ID ZIP Code: 83644
 Notices Mailed Date: 10.05.2022 Number of Acres: 4.80 Current Zoning: A
 Description of the Request: Zoning amendment "A" to "R-1"
 Preliminary plat for 3-lot single-family detached residential subdivision

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Stephanie Hopkins
 Company Name: KM Engineering, LLP
 Current address: 5725 N Discovery Way
 City: Boise State: ID ZIP Code: 83713
 Phone: 208.639.6939 Cell: Fax:
 Email: shopkins@kmengllp.com

MEETING INFORMATION

DATE OF MEETING: 10.19.2022	MEETING LOCATION: 430 E Main St., Middleton, ID 83644	
MEETING START TIME: 06:00 PM	MEETING END TIME: 07:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Robin Barker	<i>Robin Barker</i>	11448 Purple Sage Rd
2. Ambra Allgood	<i>Ambra Allgood</i>	11448 Purple Sage Rd
3. Leah Walker	<i>Leah Walker</i>	11324 Purple Sage Rd
4. Jaylen Walker	<i>Jaylen Walker</i>	11324 Purple Sage Rd
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):

Stephanie Hopkins, KM Engineering, LLP

APPLICANT/REPRESENTATIVE (Signature): Stephanie Hopkins

DATE: ___/___/___

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



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? 3

- 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 56.00' 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)
Newman Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 3 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: private wells

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?

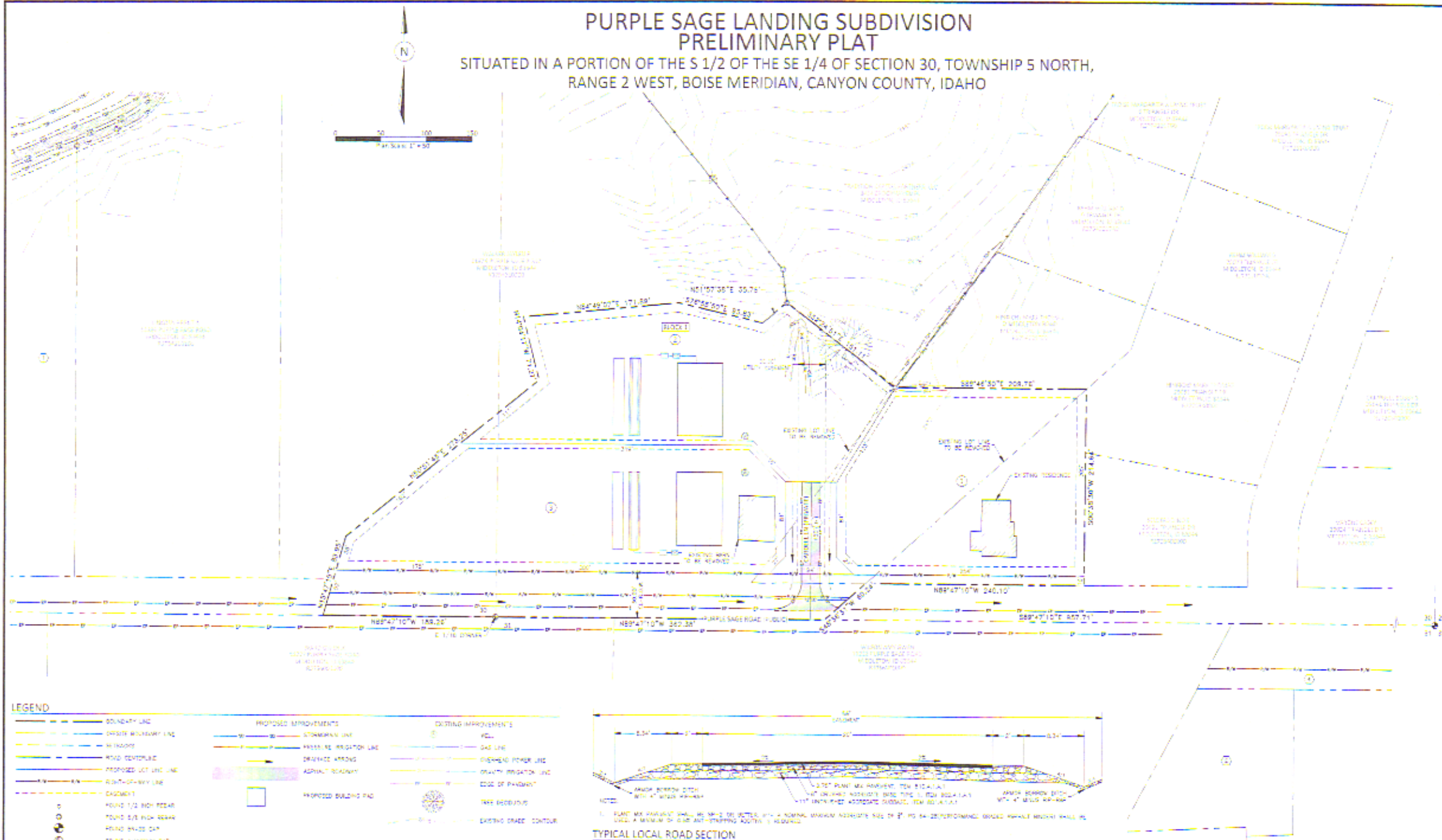
- Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

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

PURPLE SAGE LANDING SUBDIVISION PRELIMINARY PLAT

SITUATED IN A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 5 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO



LEGEND

	BOUNDARY LINE		PROPOSED DRIVEWAY		EXISTING DRIVEWAY
	EASEMENT		PROPOSED IRRIGATION LINE		EXISTING IRRIGATION LINE
	PROPOSED LOT LINE		PROPOSED BUILDING PAD		EXISTING BUILDING PAD
	ROAD CENTERLINE		PROPOSED POWER LINE		EXISTING POWER LINE
	RIGHT-OF-WAY LINE		PROPOSED GAS LINE		EXISTING GAS LINE
	EASEMENT		PROPOSED WATER LINE		EXISTING WATER LINE
	FOUND 1/2" INCH REBAR		PROPOSED SEWER LINE		EXISTING SEWER LINE
	FOUND 6" INCH PIPE		PROPOSED STORM SEWER LINE		EXISTING STORM SEWER LINE
	FOUND 4" INCH PIPE		PROPOSED ELECTRIC LINE		EXISTING ELECTRIC LINE
	FOUND 2" INCH PIPE		PROPOSED TELEPHONE LINE		EXISTING TELEPHONE LINE
	FOUND 1" INCH PIPE		PROPOSED CABLE TV LINE		EXISTING CABLE TV LINE
	FOUND 3/4" INCH PIPE		PROPOSED FIBER OPTIC LINE		EXISTING FIBER OPTIC LINE
	FOUND 1/2" INCH PIPE		PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	FOUND 1/4" INCH PIPE		PROPOSED FIRE ALARM		EXISTING FIRE ALARM
	FOUND 1/8" INCH PIPE		PROPOSED FIRE EXTINGUISHER		EXISTING FIRE EXTINGUISHER
	FOUND 1/16" INCH PIPE		PROPOSED FIRE ALARM PULL STATION		EXISTING FIRE ALARM PULL STATION
	FOUND 1/32" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/64" INCH PIPE		PROPOSED FIRE ALARM NOTIFICATION APPLIANCE		EXISTING FIRE ALARM NOTIFICATION APPLIANCE
	FOUND 1/128" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/256" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/512" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/1024" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/2048" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/4096" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/8192" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/16384" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/32768" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/65536" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/131072" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/262144" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/524288" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/1048576" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/2097152" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/4194304" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/8388608" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/16777216" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/33554432" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/67108864" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/134217728" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/268435456" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/536870912" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/1073741824" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/2147483648" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/4294967296" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/8589934592" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/17179869184" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/34359738368" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/68719476736" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/137438953472" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/274877906944" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/549755813888" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/1099511627776" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/2199023255552" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/4398046511104" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/8796093022208" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/17592186444416" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/35184372888832" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/70368745777664" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/14073749155328" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/28147498310656" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/56294996621312" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/112589993242624" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/225179986485248" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/450359972970496" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/900719945940992" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/1801439891881984" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/3602879783763968" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/7205759567527936" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/14411519135054872" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/28823038270109744" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/57646076540219488" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/115292153080438976" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/230584306160877952" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/461168612321755904" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/922337224643511808" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/1844674489287023616" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/3689348978574047232" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/7378697957148094464" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/14757395914296188928" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/29514791828592377856" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/59029583657184755712" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/118059167314369511424" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/236118334628739022848" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/472236669257478045696" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/944473338514956091392" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/1888946677299912182784" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/3777893354599824365568" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/7555786709199648731136" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/15111573418399297462272" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/30223146836798594924544" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/60446293673597189849088" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/120892587347194379698176" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/241785174694388759396352" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/483570349388777518792704" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/967140698777555037585408" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/1934281397555110075170816" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/3868562795110220150341632" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/7737125590220440300683264" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/15474251180440886013766528" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/30948502360881772027533056" INCH PIPE		PROPOSED FIRE ALARM CONTROL UNIT		EXISTING FIRE ALARM CONTROL UNIT
	FOUND 1/61897004721763544055066112" INCH PIPE		PROPOSED FIRE ALARM CONTROL DEVICE		EXISTING FIRE ALARM CONTROL DEVICE
	FOUND 1/123794009443527088110132224" INCH PIPE		PROPOSED FIRE ALARM CONTROL PANEL		EXISTING FIRE ALARM CONTROL PANEL
	FOUND 1/24758801888705417622026				

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: 76856

Date: 10/26/2022

Date Created: 10/26/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: KM Engineering, LLP

Comments: SD2022-0052

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone with Development Agreement	SD2022-0052	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0052	\$1,550.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0052	\$80.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0052	\$40.00	\$0.00	\$0.00

Sub Total: \$3,070.00

Sales Tax: \$0.00

Total Charges: \$3,070.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	8074, 8075	\$3,070.00

Total Payments: \$3,070.00

ADJUSTMENTS

Receipt Balance: \$0.00