

Exit 25 E Off Ramp

Exit 25 W On Ramp

I 84 EB

I 84 WB

Hwy 44 Overpass

Hwy 44

Old Hwy 30

Forest Hills Loop

El Paso Rd

Boulder Creek Ln



300ft

POWERED



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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



<b>PROPERTY OWNER</b>	OWNER NAME: Blue Terra Development, LLC
	MAILING ADDRESS: 2541 E Gala St. Ste. 310 Meridian, ID
	PHONE: 208-914-0663 EMAIL: hunter.christensen@blueterradev.com

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: [Signature] Date: 3/15/2023

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Jacob Holmes
	COMPANY NAME: Focus Engineering
	MAILING ADDRESS: 1001 N. Rosario St. Ste. 100 Meridian, ID
	PHONE: 208-974-0075 EMAIL: jholmes@focus-es.com

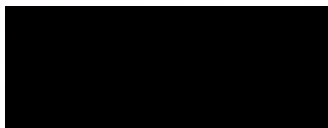
<b>SITE INFO</b>	STREET ADDRESS: <u>Approx. 23057 Old Hwy 30 Caldwell, ID</u>		
	PARCEL #: <u>34535000</u>	LOT SIZE/AREA: <u>20.85</u>	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER:	SECTION: <u>04</u>	TOWNSHIP: <u>4N</u> RANGE: <u>3W</u>
	ZONING DISTRICT:	FLOODZONE (YES/NO):	

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input 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

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

CASE NUMBER: <u>SD2023-0011</u>	DATE RECEIVED: <u>4/24/23</u>
RECEIVED BY: <u>JP</u>	APPLICATION FEE: <u>\$2610</u> CK MO CC CASH

+\$160 - RD2023-0004  
\$2770



March 27, 2023

Canyon County Development Services Department  
111 North 11<sup>th</sup> Avenue, #140  
Caldwell, ID 83605

**RE: Letter of Explanation – Sage Gate Mixed Use Storage Facility & Business Park**

The objective of our Conditional Use Permit application is to obtain approval to construct a mixed-use storage complex on 20.9 acres that includes 89 storage condos, 428 mini storage units, 56 boat and RV parking stalls, and a business park consisting of five lots about one acre each in size. Proximity to major roadways such as Old Highway 30, Highway 44 and Interstate 84 make this location optimal for the proposed uses. The property has no other improvements on the site.

**Storage Condominiums**

The 89 storage condominiums, also known as “man caves”, will be subdivided and sold individually. The storage condos provide upscale, garage-type spaces for owners to store their boats, cars, personal belongings, etc. The average unit size is approximately 1,200 square feet. Businesses will not be allowed to operate out of the storage condominiums. The condo area will have its own gated access and they will be professionally managed. The condos will be governed by CCR’s designed to regulate and maintain the quality, allowed uses and cleanliness of the complex. The area will also include a building for the condo owners that will include an office and a two bathrooms.

**Mini Storage**

The 428-unit mini storage units will be rented to the public and professionally managed. Like the storage condominiums, the storage facility will be available for 24-hour access via an automated gate. There will be a range of sizes to meet the market demand. The smallest units are 5 by 10 feet, the largest are 15 by 40 feet. As depicted on the site-plan, the mini storage units are placed on the perimeter. We feel this provides a more aesthetically pleasing view. A six-foot vinyl fence will be built at the southwest and northwest corners, and along the northern boundary, of the mini storage area since the units themselves will act as the perimeter boundary elsewhere.

**Business Park**

The five one-acre (+/-) lot business park will operate under its own individual CC&Rs. The lots will be sold to those who have a need for storage space or other similar uses. The buildings may include an office, showroom or retail space. A six-foot vinyl fence will be built on the north and east boundaries of the business park. Landscaping will be provided as a buffer to the northern neighbors on Lots 1, 2 and 3. We will improve the length of the canal with a landscape buffer as well.

The site plan shows a 6,500 square foot retention pond on Lot 104 that will act as a feature to the development and will provide a source of water for fire suppression. The size of this pond will adjust based on final civil engineering and fire department requirements. The Middleton/Star Fire Marshal is preliminarily okay with the wider access point with a landscape strip in between the entrance and exit as this design would be considered two access points.

We have met several times with Highway District 4 regarding our proposals. Per input from the neighbors, and with the highway district's support, we located the development's entry point approximately 400' to the north of the subdivision's current entrance to avoid traffic conflict. All the internal roads will be private. We continue to work with Highway District 4 regarding a deceleration lane. We will provide the county with a traffic impact study that will indicate traffic counts and patterns. Per an emailed response from ITD, they have no jurisdiction over this project.

We have worked with Idaho Power to obtain their approval of the site plan. They have indicated certain areas within the easement where we can place roads, storage units, ponds, etc. We feel we have met those requirements and will forward Idaho Power's approval letter once we receive it.

We have obtained water rights for this project and are working with DEQ regarding the location of the well. Sewer will be handled by a septic system. Storm water will be contained in underground seepage beds. Black Canyon Irrigation District is responsible for the canal along Old HW 30 and we have been in communication with them regarding the easement, improvements and crossing. We are working with the Bureau of Reclamation to obtain a canal crossing agreement.

We expect that the storage condominiums and mini storage units will each have a full-time employee to coordinate business operations and maintain the sites. We anticipate that the users within the business park will employ an average of five employees each and that the businesses will operate during normal business hours. We hope to develop the project in one phase.

Sage Gate Storage & Business Park will provide a valuable asset to the county and surrounding community.

Thank you for your consideration for this request.

Regards,  
Hunter Christensen

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Hunter Blue Terra Development 208-914-0663  
Name Daytime Telephone Number  
2541 E. Gula St. Ste. 300 Meridian, ID 83642  
Street Address City, State Zip

Representative Name Hunter Christensen hunter.christensen@blueterraidco.com  
Daytime Telephone Number / E-mail Address  
see above  
Street Address City, State Zip

Location of Subject Property: Old Highway 30 + Hwy 44  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 345350000 Section \_\_\_\_ Township \_\_\_\_ Range \_\_\_\_

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 Irrigation District

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? 20.85

4. What percentage of this property has water? \_\_\_\_\_

5. How many inches of water are available to the property? \_\_\_\_\_

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.

Currently, the system has one headgate and one concrete pipe along Hwy 20 frontage. There are no other pipes along the property.

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?

Each lot will retain its own stormwater. These are commercial lots all 1/4 acre so this is feasible.

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)

On site retention ponds or underground retention will hold the

===== 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:  Date: 3 / 15 / 2023  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
~~Residential~~ COMMERCIAL-96 Non-buildable \_\_\_\_\_ Common \_\_\_\_\_
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
1.25 ACRE (BUSINESS PARK) ACRES  
1221 SF (STORAGE CONDO)

### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
 Irrigation Well  Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? \_\_\_\_\_%  
AWAITING INFORMATION
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? FROM IRRIGATION DISTRICT
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?  
EACH LOT TO RETAIN STORM WATER. PRIVATE STREET STORM WATER TO BE  
RETAINED IN SEEPAGE BED ON SITE.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?  
WATER ENTERING THE STORM DRAIN FACILITIES WILL BE PROCESSED BY A  
SAND/OIL SEPARATOR

### 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 0 Common 0
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 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633

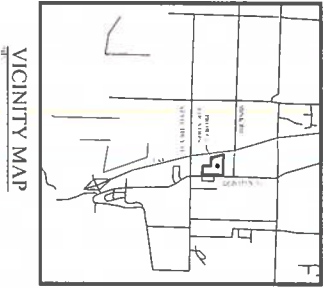


### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

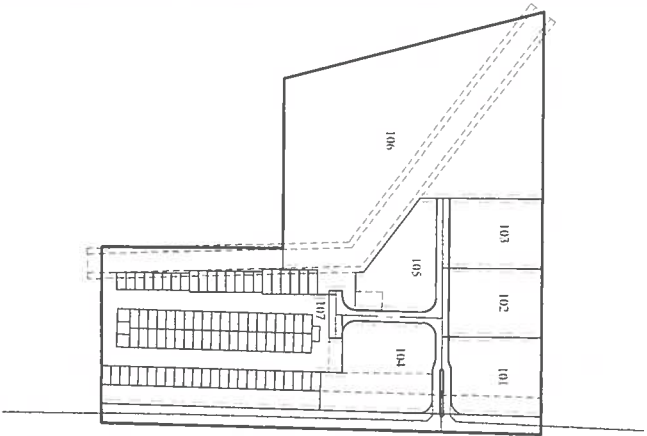
1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**  
 YES  NO
  
2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**  
 CURBS    GUTTERS    SIDEWALKS    STREETLIGHTS    LANDSCAPING

# SAGE GATE STORAGE

PREPARED FOR:  
**BLUE TERRA DEVELOPMENT**  
 LOCATED IN:  
**CALDWELL, IDAHO**



VICINITY MAP



SITE MAP

## GENERAL NOTES

1. THE ENGINEER HAS CONDUCTED VISUAL GENERAL SURVEY OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
2. ANY AND ALL UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UTILITIES SHOWN ON THIS PLAN.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL, IDAHO ZONING ORDINANCES AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UTILITIES SHOWN ON THIS PLAN.

## NOTICE

BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CALDWELL, IDAHO AND THE STATE OF IDAHO. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UTILITIES SHOWN ON THIS PLAN.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE ENGINEER HAS CONDUCTED VISUAL GENERAL SURVEY OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
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## CONTACTS

- FOR MORE INFORMATION, CONTACT THE ENGINEER AT THE FOLLOWING PHONE NUMBER:
- 811  
 CALDWELL, IDAHO



GRAPHIC SCALE



GRAPHIC SCALE

REVISIONS - CHECK	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SAGE GATE STORAGE  
 CALDWELL, IDAHO  
 COVER

FOR  
 YOUR  
 COPY













**After recording return to:**  
Sage Point RV LLC, an Idaho limited liability company  
Attn: David Collins  
2541 East Gala Street, Ste 310  
Meridian, ID 83642  
21405477

**2021-067998**  
RECORDED  
**09/30/2021 09:31 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=5 MKEYES \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, **Baas Group LLC, an Idaho limited liability company** ("Grantor"), does hereby grant, sell and convey unto **Sage Point RV LLC, an Idaho limited liability company** ("Grantee"), whose address is **Attn: David Collins, 2541 East Gala Street, Ste 310, Meridian, ID 83642** and its successors and assigns forever, the following described real property located in Canyon County, Idaho, as described in Exhibit "A" attached hereto and incorporated by this reference (the "Property").

TOGETHER WITH all and singular the tenements, hereditaments, easements, rights and appurtenances thereunto belonging or in any way appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, and interest in and to the Property, as well in law as in equity.

SUBJECT to existing current year's taxes and assessments, and other matters of record specifically stated in Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor hereby, for itself and its successors and assigns, covenants that Grantor will warrant and defend the title to said premises unto Grantee and Grantee's heirs and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 29<sup>th</sup> day of September, 2021.

**Baas Group LLC, an Idaho limited liability company**

By: \_\_\_\_\_

  
Jake C. Smith, Member

ACKNOWLEDGMENT :

State of Idaho, County of Ada, ss.

On this 29<sup>th</sup> day of September, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jake C. Smith, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

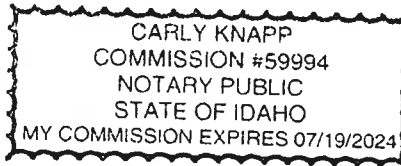
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

CKnapp

Notary Public

Residing In: Boise, ID

My Commission Expires: 7/19/2024





## Exhibit A

### Parcel I:

A part of the Northeast quarter of the Southeast quarter and a part of the Southeast quarter of the Southeast quarter of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Southeast quarter, (section corner common to Sections 4, 3, 9 and 10), said corner monumented with a 3 inch diameter brass disk; thence South  $89^{\circ}32'48''$  West, a distance of 1324.36 feet along the Southerly boundary of said Southeast quarter of the Southeast quarter to the Southwest corner of said Southeast quarter of the Southeast quarter, (East 1/16 corner), said corner monumented with a 3 inch diameter brass disk; thence North  $0^{\circ}41'08''$  East, a distance of 1327.28 feet along the Westerly boundary of said Southeast quarter of the Southeast quarter to the Point of Beginning, said point being the Northwest corner of said Southeast quarter of the Southeast quarter, (Southeast 1/16 corner), and monumented with a 5/8 inch diameter iron pin; thence North  $89^{\circ}37'51''$  East, a distance of 190.14 feet along the Northerly boundary of said Southeast quarter of the Southeast quarter to a 5/8 inch diameter iron pin; thence South  $0^{\circ}27'41''$  East, a distance of 476.74 feet to a 5/8 inch diameter iron pin; thence North  $89^{\circ}32'48''$  East, a distance of 461.87 feet to a point on the Easterly boundary of the West half of the Southeast quarter of the Southeast quarter, said point witnessed South  $89^{\circ}32'48''$  West, a distance of 41.81 feet with a 5/8 inch diameter iron pin; thence North  $0^{\circ}38'38''$  East, a distance of 476.14 feet along the Easterly boundary of said West half of the Southeast quarter of the Southeast quarter to the Southeast corner of the said West half of the Northeast quarter of the Southeast quarter, said corner witnessed South  $89^{\circ}37'51''$  West, a distance of 39.42 feet with a 5/8 inch diameter iron pin; thence North  $0^{\circ}37'41''$  East, a distance of 679.42 feet along the Easterly boundary of said West half of the Northeast quarter of the Southeast quarter to a point, said point witnessed South  $89^{\circ}45'34''$  West, a distance of 36.13 feet with a half inch diameter iron pin; thence South  $89^{\circ}45'34''$  West, a distance of 660.49 feet to a point on the Westerly boundary of said Northeast quarter of the Southeast quarter, said point monumented with a half inch diameter iron pin; thence South  $0^{\circ}41'08''$  West, a distance of 680.92 feet along the Westerly boundary of said Northeast quarter of the Southeast quarter to the Point of Beginning.

### Parcel II:

Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 4, Township 4 North, Range 3 West of Boise Meridian; thence West along the South boundary line of said Northwest quarter of the Southeast quarter a distance of 251 feet, more or less, to a point in the Easterly right of way line of U.S. Highway I-80N-1; thence Northwesterly along the Easterly line of said right of way 700 feet, more or less, to a point which is 649.22 feet due South of the North boundary line of the said Northwest quarter of the Southeast quarter; thence East on a line parallel with said North line a distance of 443.5 feet, more or less, to a point in the East boundary line of said Northwest quarter of the Southeast quarter; thence South along said East line 678.7 feet to the Point of Beginning.

## Exhibit B

### Permitted Exceptions

1. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.
2. The land described herein is located within the boundaries of Black Canyon Irrigation District (208-459-4141) and is subject to any assessments levied thereby.
3. Provisions, reservations, and restrictions as shown by the several contracts between the United States of America and Black Canyon Irrigation District, and the amendments thereto, or between the present owner or past owners of the real property herein described and the Black Canyon Irrigation District, or the United States of America, whether said contracts be of record in the office of the Recorder of Canyon County, Idaho, or on file with the Secretary of Black Canyon Irrigation District.
4. Right-of-way for Old Hwy 30.
5. The following reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded July 26, 1911 in Book 4 of Patents, at Page 170, records of Canyon County, Idaho.

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States; reserving, also, to the United States all coal in the lands so granted, and to it, or persons authorized by it, the right to prospect for, mine, and remove coal from the same upon compliance with the conditions of and subject to the limitations of the Act of March 3, 1909, 35 Stat., 844."

6. The following reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 24, 1921 in Book 5 of Patents, at Page 235, records of Canyon County, Idaho.

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States; reserving, also, to the United States all coal in the lands so granted, and to it, or persons authorized by it, the right to prospect for, mine, and remove coal from the same upon compliance with the conditions of and subject to the limitations of the Act of March 3, 1909, 35 Stat., 844."

7. An easement for the purpose shown below and rights incidental thereto as set forth in a Transmission Line Easement.

Granted to: Idaho Power Company

Purpose: Erection and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution, telephone and telegraph circuits of the Grantee and eight poles or towers, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, under, upon and across a tract of land

Recorded: January 15, 1923

Instrument No.: 128047

Book 100 of Deeds at Page 94, records of Canyon County, Idaho.

8. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines, together with guys, crossarms, and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures

Recorded: August 8, 1963

Instrument No.: 537419

Book 45 of Miscellaneous Records at Page 552, records of Canyon County, Idaho.

NOTE: The exact location and extent of said easement is not disclosed of record.

9. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: Erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the following premises

Recorded: August 8, 1963

Instrument No.: 537420

Book 45 of Miscellaneous Records at Page 553, records of Canyon County, Idaho.

NOTE: The exact location and extent of said easement is not disclosed of record.

10. Conditions, restrictions, and restricted access rights contained in a Warranty Deed in favor of the State of Idaho.

Recorded: August 27, 1963

Instrument No.: 538198, records of Canyon County, Idaho.

11. Conditions, restrictions, and restricted access rights contained in a Warranty Deed in favor of the State of Idaho.

Recorded: February 27, 1964

Instrument No.: 546129, records of Canyon County, Idaho.

12. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.

Granted to: State of Idaho and the Black Canyon Irrigation District

Purpose: Installing irrigation facilities

Recorded: February 27, 1964

Instrument No.: 546130, records of Canyon County, Idaho.

13. An easement for the purpose shown below and rights incidental thereto as set forth in a Power Line Easement.

Granted to: Idaho Power Company

Purpose: Erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the premises belonging to the said grantors

Recorded: August 5, 1992

Instrument No.: 9217591, records of Canyon County, Idaho.

14. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded May 8, 2000 as

Instrument No. 200016009, records of Canyon County, Idaho.

**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78987

**Date:** 5/3/2023

**Date Created:** 5/3/2023 **Receipt Type:** Normal Receipt **Status:** Active  
**Customer's Name:** Blue Terra Development LLC  
**Comments:** SD2023-0011

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2023-0011	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2023-0011	\$960.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2023-0011	\$100.00	\$0.00	\$0.00

**Sub Total:** \$2,610.00

**Sales Tax:** \$0.00

**Total Charges:** \$2,610.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1062	\$2,610.00

**Total Payments:** \$2,610.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00