

# Canyon County, ID Web Map



6/26/2023, 3:05:30 PM

Multiple Parcel Search \_Query result

Hydro\_NHDFlowline

Hydro\_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

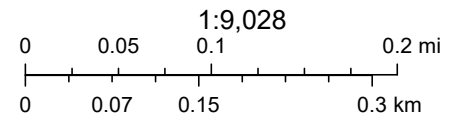
Minor Arterial

Canyon County Imagery\_2019

Red: Band\_1

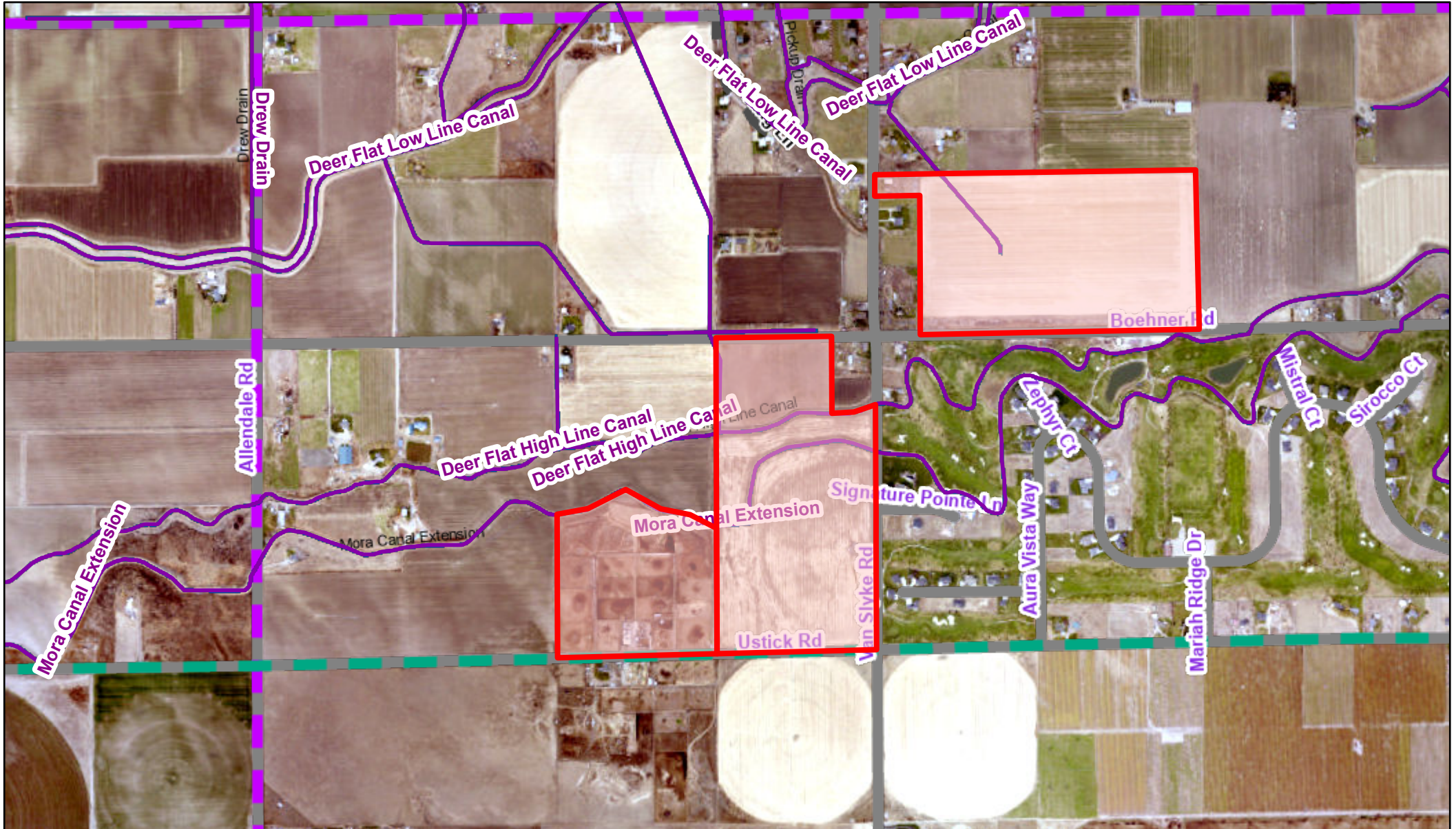
Green: Band\_2

Blue: Band\_3



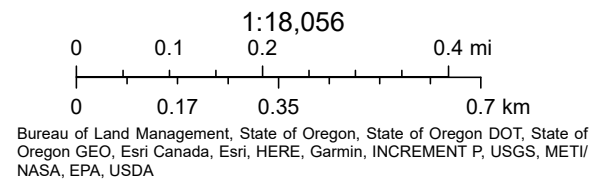
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# Canyon County, ID Web Map



6/26/2023, 3:02:25 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Red: Band\_1
- Green: Band\_2



Applicant:  
 Corey Blaine 1169 E. Beacon Light Rd  
 Eagle, Idaho 83616



# 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: Dave Christensen & Phyllis Indart
	MAILING ADDRESS: 18250 Van Slyke Rd. & 23441 USTICK RD Wilder 83676
	PHONE: [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: [Signature] Date: 1 February 2022

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: TED BURKE, PE Civil Engineer
	COMPANY NAME: EDM Partners
	MAILING ADDRESS: 2815 East 3300 South, Salt Lake City, UT 84109
	PHONE: 208-891-9968      EMAIL: ted@edmpartners.com

<b>SITE INFO</b>	STREET ADDRESS: See attached letter for site parcel numbers and lots			
	PARCEL #:	LOT SIZE/AREA: 222 +/- acres		
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
	ZONING DISTRICT:	FLOODZONE (YES/NO):		

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input checked="" 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 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>OR2022-0002/RZ 2022-0002</u>	DATE RECEIVED: <u>2/1/22</u>
RECEIVED BY: <u>KP &amp; CL</u>	APPLICATION FEE: <u>\$3350</u> CK MO CC CASH

Owner/Purchaser agreement:  
 Rob.r. nash@gmail.com

# COMPREHENSIVE PLAN AMENDMENT CHECKLIST

## 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



### CHECK APPLICATION TYPE:

- Comprehensive Plan **Map** Amendment (change the future land use designation)
- Comprehensive Plan **Text** Amendment (propose a new Comp Plan policy or amendment)

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change or support the vision of the County
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site or Concept Plan showing proposed development
<input type="checkbox"/> Draft of proposed policy change for text amendment (if applicable)
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$2500 non-refundable fee

### NOTE:

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

### PROCESS: PUBLIC HEARING

# LAND USE 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



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

***PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:***

### GENERAL INFORMATION

- 1. DOMESTIC WATER:**     Individual Domestic Well     Centralized Public Water System     City
- N/A – Explain why this is not applicable: \_\_\_\_\_
- How many Individual Domestic Wells are proposed? \_\_\_\_\_

- 2. SEWER (Wastewater)**     Individual Septic     Centralized Sewer system
- N/A – Explain why this is not applicable: \_\_\_\_\_

- 3. IRRIGATION WATER PROVIDED VIA:**
- Surface     Irrigation Well     None

- 4. IF IRRIGATED, PROPOSED IRRIGATION:**
- Pressurized     Gravity

- 5. ACCESS:**
- Frontage     Easement    Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

- 6. INTERNAL ROADS:**
- Public     Private    Road User's Maintenance Agreement Inst # \_\_\_\_\_

- 7. FENCING**     Fencing will be provided (Please show location on site plan)
- Type: \_\_\_\_\_ Height: \_\_\_\_\_

- 8. STORMWATER:**     Retained on site     Swales     Ponds     Borrow Ditches
- Other: \_\_\_\_\_

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

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 376       Commercial \_\_\_\_\_       Industrial \_\_\_\_\_  
 Common 6       Non-Buildable 2

**2. FIRE SUPPRESSION:**

Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

Sidewalks       Curbs       Gutters       Street Lights       None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**     Yes    If so, how many? \_\_\_\_\_     No

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

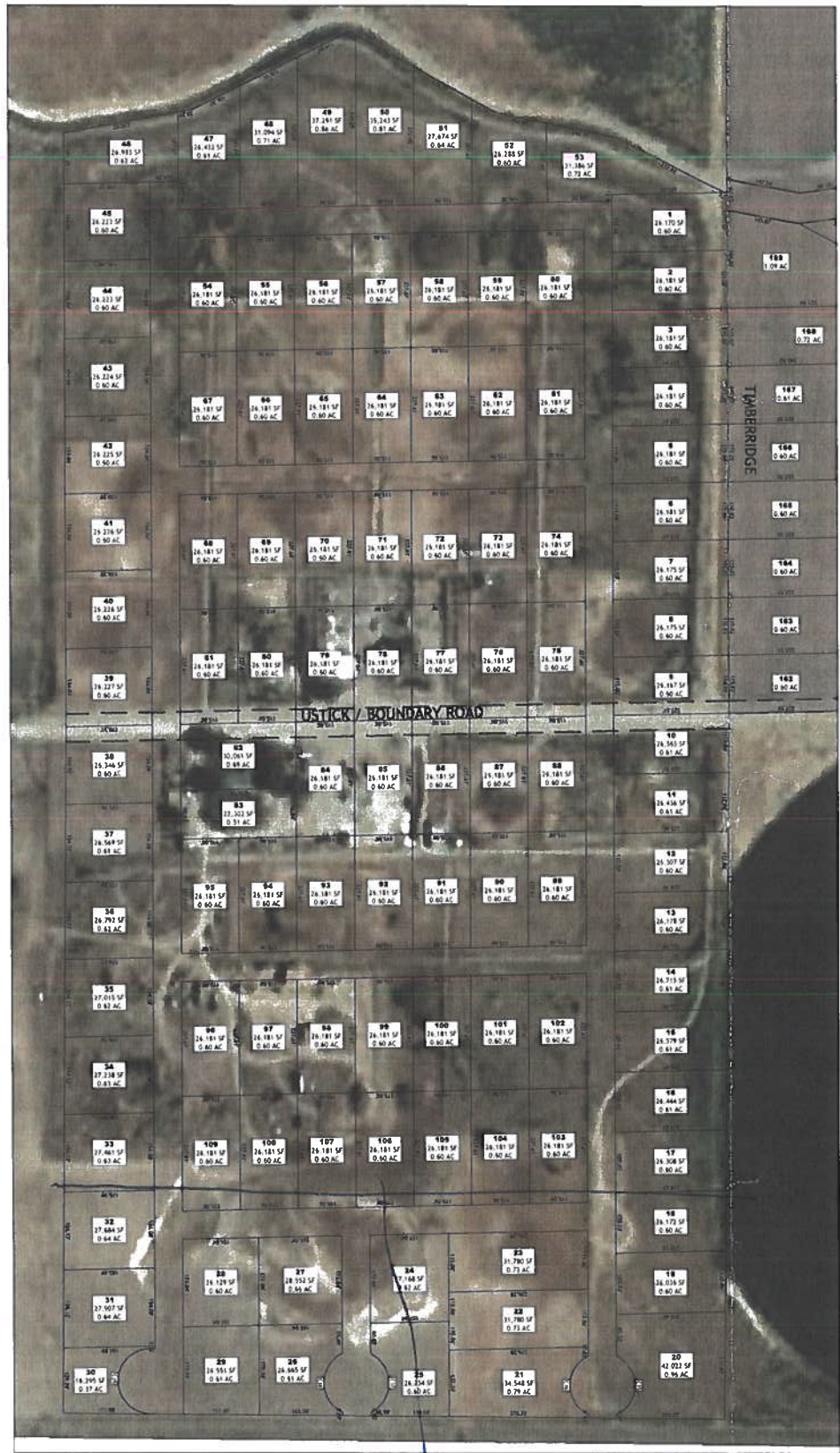
Height: \_\_\_\_\_ ft      Width: \_\_\_\_\_ ft.      Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_



**Timbercrest Parcel**  
 Conceptual Site Plan

PROJECT: EDM  
 DRAWN BY: JRB  
 REVIEWED BY: JRB  
 REVISIONS: REMAINS  
 DATE: January 25, 2022  
 SHEET NUMBER: 0-1

DISCLAIMER:  
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

EDM PARTNERS  
 2815 East 1300 South, Salt Lake City, UT 84109  
 (801) 305-8000 www.edmpartners.com

SCALE: 1" = 200'

DATE: January 25, 2022

**EDM Partners**

2815 East 1300 South, Salt Lake City, UT 84109  
 (801) 305-8000 www.edmpartners.com

DATE: January 25, 2022

SHEET NUMBER: 0-1



2015 East 3000 South, Salt Lake City, UT 84109  
 (801) 998-9070  
[www.edmpartners.com](http://www.edmpartners.com)



SCALE: 1" = 100'

DESIGNED BY: EDM PARTNERS  
 DRAWN BY: EDM PARTNERS  
 917 S. Adams Pl.  
 Boise, ID 83725



NOTES

1. TOTAL ACRES: 11.96 ACRES  
 2. TOTAL COMMON LOTS: 2  
 3. TOTAL CUMULATIVE: 2  
 4. TOTAL CUMULATIVE: 2  
 5. TOTAL CUMULATIVE: 2

DATE: August 9, 2021  
 SHEET NUMBER: 0-1

Timberidge Parcel

Conceptual Site Plan	
DESIGNED BY:	EDM PARTNERS
DRAWN BY:	EDM PARTNERS
REVIEWED BY:	EDM PARTNERS
REVISIONS:	REVISIONS
NO. DATE:	REVISIONS





**EDM**  
Partners

2811 South 100th Street, Suite 100, UT 84109  
(801) 293-8870  
www.edmpartners.com

SCALE: 1" = 80'

DEVELOPER:  
1000 S. 1000 E.  
907 S. Adams Pl.  
Boone, ID 83409



NOTES:

TRIPLEX VISIT  
TOTAL PROJECT AREA - 25.61 ACRES  
TOTAL RESIDENTIAL LOTS - 40  
TOTAL COMMON LOTS - 1  
SHEET - 1 OF 1

DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

**Timberstone Parcel**

Conceptual Site Plan

PROJECT:	NONA
DESIGNER:	E. K.B.
REVIEWED BY:	RELIANCE
NO. DATE:	
DATE:	August 6, 2021
SHEET NUMBER:	0-1

# NEIGHBORHOOD MEETING SIGN-UP

## 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



### NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

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

#### SITE INFORMATION

Site Address: <b>see attached letter and parcels</b>	Parcel Number: 36546000 70.53 acres, 36523000 73.06 acres, 36525000 36.79 acres, 33209000 41.21 acres, and 33210000 .5 acres	
City: <b>Caldwell</b>	State: <b>Idaho</b>	ZIP Code: <b>83607</b>
Notices Mailed Date: <b>12/10/2021</b>	Number of Acres: <b>222 +/-</b>	Current Zoning: <b>Ag</b>
Description of the Request: <b>Comprehensive plan amendment to accomodate Timber Ridge Subdivisions.</b>		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <b>Corey Blaine</b>		
Company Name:		
Current address: <b>1164 E. Beacon Light Rd.</b>		
City: <b>Eagle</b>	State: <b>Idaho</b>	ZIP Code: <b>83616</b>
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: <b>12/29/2021</b>	MEETING LOCATION: <b>22500 Aura Vista Way, Caldwell, ID 83607</b>
MEETING START TIME: <b>6:00 pm</b>	MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <b>Elizabeth Rosencrantz</b>	<i>[Signature]</i>	<b>2823 Colorado Caldwell</b>
2. <b>Michael Torres</b>	<i>[Signature]</i>	<b>1023 Windson g ct Caldwell</b>
3. <b>Michael TURNER</b>	<i>[Signature]</i>	<b>23057 Boehner Rd Wilder</b>
4. <b>Malerie TURNER</b>	<i>[Signature]</i>	<b>23057 Boehner Rd Wilder</b>
5. <b>Joseph Rubens</b>	<i>[Signature]</i>	<b>18533 Van Slyke Rd, Wilder</b>
6. <b>Cheryl Rubens</b>	<i>[Signature]</i>	<b>"</b>
7. <b>Rodex White Roger White</b>	<i>[Signature]</i>	<b>22922 Bophner Rd. Wilder</b>
8. <b>Akisa + Dennis Patrick</b>		<b>20561 Tucker Rd, Greenleaf</b>
9. <b>Rosetta White</b>	<i>[Signature]</i>	<b>22922 Boehner Rd, Wilder</b>

*mountainreality@gmail.com*

- |     |                            |                          |                            |
|-----|----------------------------|--------------------------|----------------------------|
| 10. | Leslie Wright              | 18693 Van Slyke Rd       |                            |
| 11. | Heather Benedict           | 18693 Van Slyke Rd       | noisy-tremere@yahoo.com    |
| 12. | MARKUS DUNCAN              | 18911 VAN SLYKE RD       | DIESEL 5906 @GMAIL.COM     |
| 13. | Deb + Forest Kline         | 21474 Ustick Rd          | debkline59@gmail.com       |
| 14. | Miguel Villafana           | 26268 Ustick Rd          | miguel.villafana@yahoo.com |
| 15. | Mayda Howing               | 17977 Friends Rd         | leonmayda@yahoo.com        |
| 16. | James i. Sonya Hite        | 18771 Van Slyke Rd.      | jameshite19@yahoo.com      |
| 17. | DuWayne Skaar              | 22958 SIGNATURE POINT LN | Wilder ID 83676            |
| 18. | Susan Garza                | 2202 Cherry St.          | Caldwell, ID 83105         |
| 19. | TRISTAN VANSLYKE@GMAIL.COM | 22775 HEMLOCK RD.        | WILDER ID, 83676           |
| 20. | Brandon Patrick            | 20561 Tucker Rd,         | Greenleaf                  |
|     | Tyler Clagg                | 27852 Puckham Rd         | Wilder ID 83676            |
|     | Twila Clagg                | 28061 Middle Rd.,        | Wilder ID 83676            |

**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):

Corey Blaine

APPLICANT/REPRESENTATIVE (Signature): Cym. B

DATE: 12/29/2021

# NEIGHBORHOOD MEETING INFORMATION

## When

Wednesday, December 29, 2021

At 6:00 pm

## Where (please see map attached below)

Timberstone Golf Course

22500 Aura Vista Way, Caldwell, ID 83607

Canyon County, ID

## Purpose

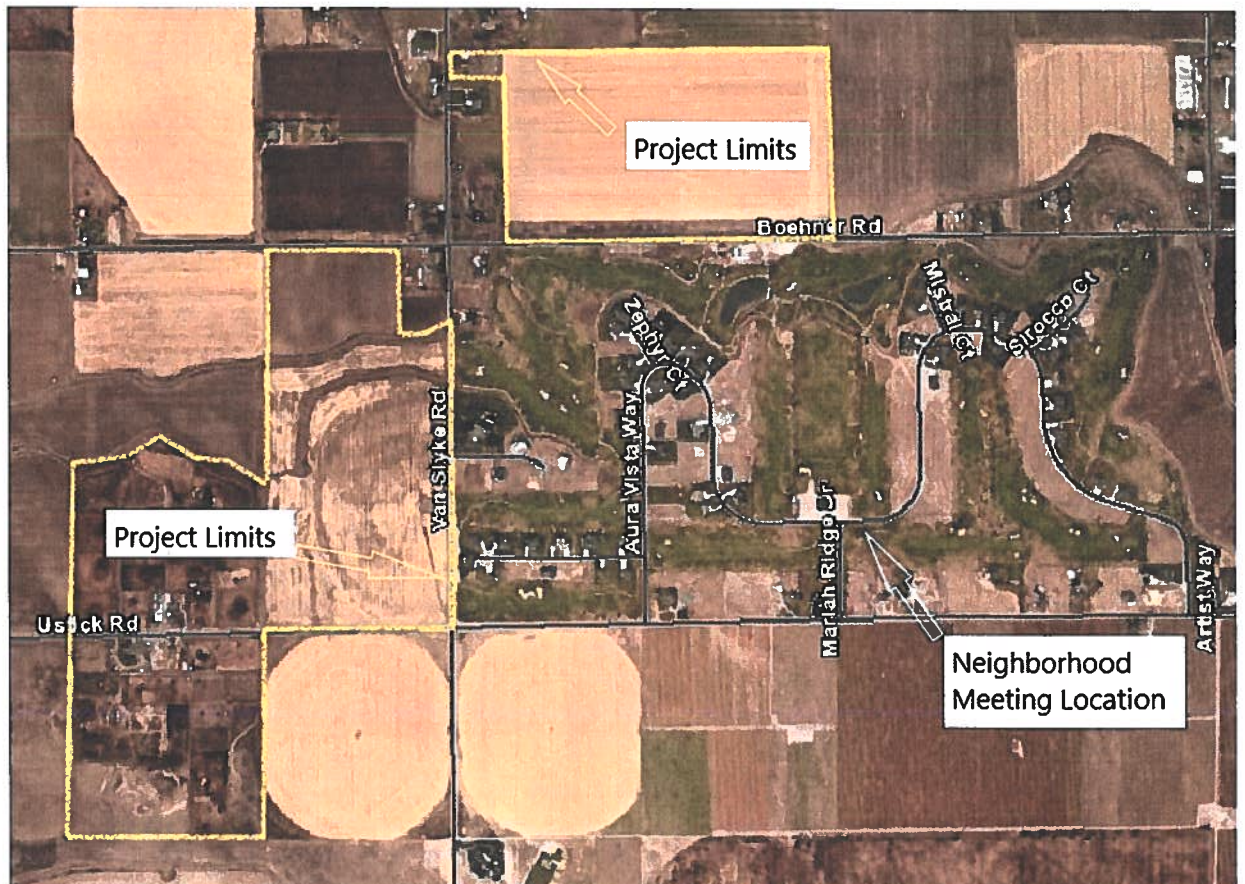
To review the subdivision project and comprehensive plan amendment for Timber Ridge subdivisions surrounding the Timberstone Golf course development, Canyon County, ID.

## Project Description

Timber subdivisions, the proposed project involves a comprehensive plan amendment and a rezone of the parcels to R-2 with an average minimum lot size of 0.60 acre, and the subdivision of the properties into residential lots to facilitate the construction of single-family residential homes.

## Meeting Location

The proposed meeting location will be at the Timberstone Golf Course 22500 Aura Vista Way, Caldwell, ID 83607 at 6:00 pm. There is parking located in front.



Development Group: David Christensen Rob Nash Todd McCauley Corey Blaine

1164 E. Beacon Light Rd. Eagle Idaho 83616 P: 208-841-8127

12/9/2021

Dear Resident,

Prior to the submittal of certain development applications, Canyon County Zoning Ordinance requires a neighborhood meeting between the applicant and neighbors. This is your notice to attend and discuss Timber Ridge subdivisions proposed surrounding the Timberstone Golf Course, in Canyon County Idaho.

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 "Timber Ridge" subdivisions are intended to compliment the country estate lots at Timberstone Golf Course and will consist of the 222 +/- acres of following five parcels (outlined in yellow on the next page) 36546000 70.53 acres, 36523000 73.06 acres, 36525000 36.79 acres, 33209000 41.21 acres, and 33210000 .5 acres.

The development will request comprehensive plan amendment and re-zone to residential R-2 with large estate lots average over .60+ of an acre overlooking the golf course and beautiful views of the Snake River.

The development team will take this opportunity to discuss the Timber Ridge plans and process and receive feedback from the neighbors.

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 PREAPPLICATION 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,

Corey Blaine

208-841-8127

coreyblaine@gmail.com



Corey Blaine <coreyblaine@gmail.com>

---

**RE: [External] Neighborhood meeting request**

1 message

---

**Tony Almeida** <tony.almeida@canyoncounty.id.gov>  
To: Corey Blaine <coreyblaine@gmail.com>  
Cc: Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>

Mon, Nov 29, 2021 at 12:03 PM

The listing and maps are attached.

R33210, R36525 & R33209 together and separate ones for R36546 & R36523.

Tony

**From:** Corey Blaine <coreyblaine@gmail.com>  
**Sent:** Monday, November 29, 2021 9:52 AM  
**To:** Tony Almeida <tony.almeida@canyoncounty.id.gov>  
**Subject:** Re: [External] Neighborhood meeting request

Tony, im not sure I understand. can you send it combined?

Thanks,

Corey

Sent from my iPhone

On Nov 29, 2021, at 9:42 AM, Tony Almeida <tony.almeida@canyoncounty.id.gov> wrote:

I just need to know if this a combined listing or separate listings for each parcel.

Tony

**From:** Corey Blaine <[coreyblaine@gmail.com](mailto:coreyblaine@gmail.com)>  
**Sent:** Monday, November 29, 2021 8:47 AM  
**To:** Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>  
**Subject:** Re: [External] Neighborhood meeting request

208-841-8127

Sent from my iPhone

On Nov 29, 2021, at 8:43 AM, Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)> wrote:

For this listing , is this for one listing that includes all three parcels or separate ones?

Tony

**From:** Corey Blaine <[coreyblaine@gmail.com](mailto:coreyblaine@gmail.com)>  
**Sent:** Wednesday, November 24, 2021 11:56 AM  
**To:** Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>  
**Cc:** Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Jenna Petroll <[Jenna.Petroll@canyoncounty.id.gov](mailto:Jenna.Petroll@canyoncounty.id.gov)>  
**Subject:** [External] Neighborhood meeting request

Hello Antonio,

I need the list of names within 600' of the following parcels to send out a neighborhood meeting request.

I'm hoping you might be able to do that before the holiday weekend, I was going to work on stuffing envelopes during the holiday.

Wishing all of you a happy thanksgiving too!

Thank you!

Corey Blaine

208-841-8127

<image001.png>

<image002.png>

<image003.png>

 image.png

<image004.png>

**Corey Blaine**

---

**6 attachments**

 **R33210;R36525;R33209 Neighborhood Notificaton Map.pdf**  
845K

 **R36523\_600 Feet\_Listing.xls**  
10K

 **R36523 Neighborhood Notificaton Map.pdf**



843K



**R36546\_600 Feet\_Listing.xls**

10K



**R36546 Neighborhood Notificaton Map.pdf**

901K



**R33210;R36525;R33209\_600 Feet\_Listing.xls**

10K

# Neighborhood Notification Map

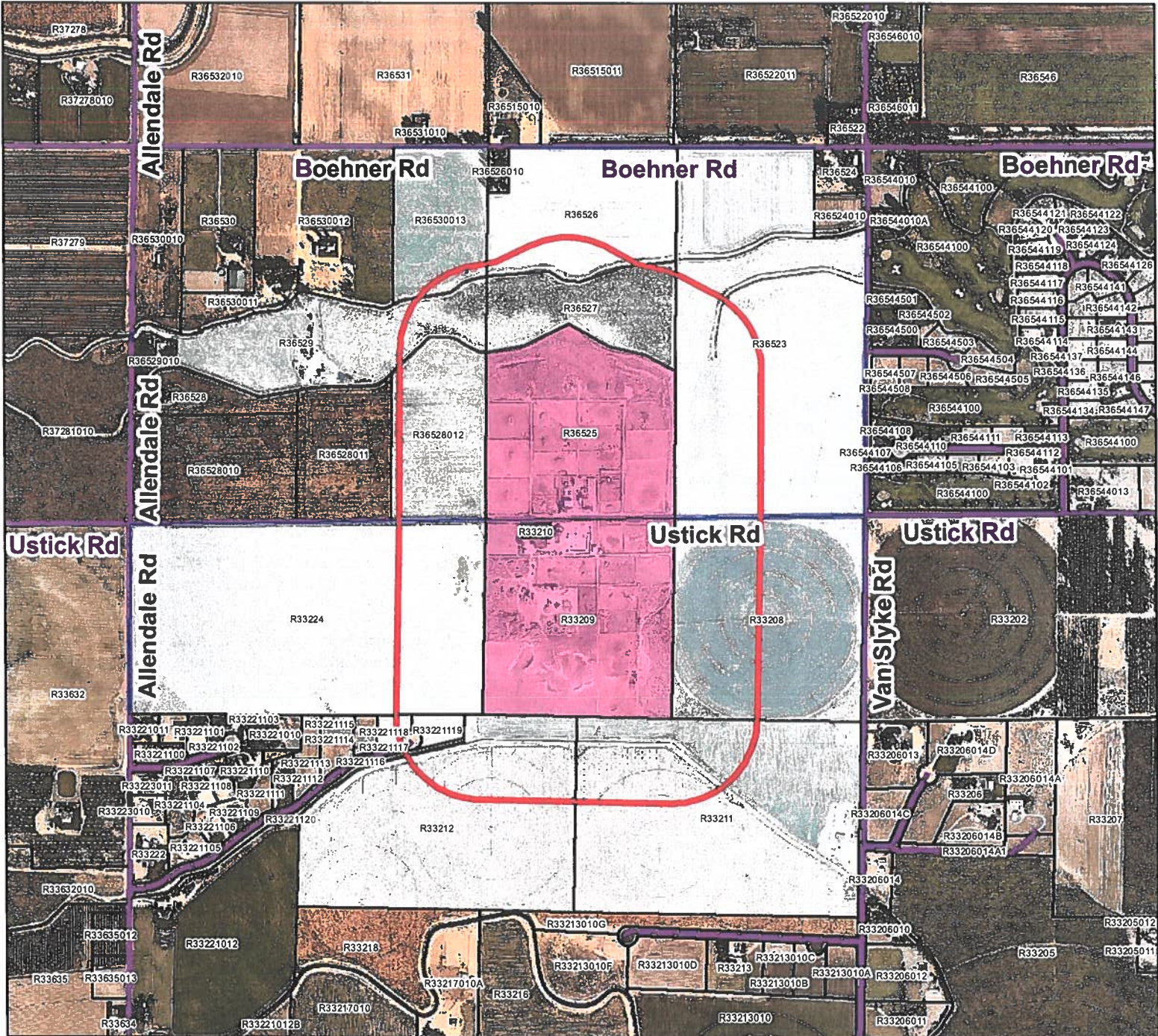
Parcel No. R33210;R36525;R33209  
Buffer Distance 600 Feet

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



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

Date: 11/29/2021  
By: TAlmeida



**SCALE**  
1 in = 1,000 feet  
1:12,000



**Legend**

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

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

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R33202	WILLIAMSON PROPERTIES LLC	21986 HOSKINS RD	CALDWELL	ID	83607
R33208	WILLIAMSON PROPERTIES LLC	21986 HOSKINS RD	CALDWELL	ID	83607
R33209	INDART PHYLLIS A TRUST	23441 USTICK RD	WILDER	ID	83676
R36544507	CAROTHERS CHARLES SCOTT	22953 SIGNATURE POINTE LN	WILDER	ID	83676
R36515011	VILLAFANA MIGUEL ANJEL	26268 USTICK RD	WILDER	ID	83676
R36525	INDART PHYLLIS A TRUST	23441 USTICK RD	WILDER	ID	83676
R36526	ROSENCRANTZ ELIZABETH M	2823 COLORADO AVE	CALDWELL	ID	83605
R36523	CHRISTENSEN H DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36524010	CHRISTENSEN H DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36544106	CREWS TERRA M	3130 CAPISTRANO WAY	ROCKLIN	CA	95677
R36544500	CHRISTENSEN HYRUM DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36544503	SKAAR DUWAYNE	22958 SIGNATURE POINTE LN	WILDER	ID	83676
R36544508	MILLER JASON B	21048 TUCKER RD	GREENLEAF	ID	83626
R36546011	WHITE ROGER	22922 BOEHNER RD	WILDER	ID	83676
R36522011	RIETEMA MARCUS J	23246 BOEHNER RD	WILDER	ID	83676
R36524	TURNER MICHAEL	23057 BOEHNER RD	WILDER	ID	83676
R36527	VANDERHOEK HANS	PO BOX 222	OROVADA	NV	89425
R36544010A	MARTINEZ IGNACIO	18412 VAN SLYKE RD	WILDER	ID	83676
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544107	WHITE STEVEN J	22924 CIRRUS VIEW CT	CALDWELL	ID	83607
R36544104	SUNSETS ASSOCIATES LLC	2248 MERIDIAN BLVD STE H	MINDEN	NV	89423
R36544105	SMITH STEVEN C	15697 CUPID DR	CALDWELL	ID	83607
R36544108	GLAZIER DANICA CARMEL	22920 CIRRUS VIEW CT	CALDWELL	ID	83605
R36544109	BROKAW ORVILLE AND LUCILLE TRUST	22916 CIRRUS VIEW CT	CALDWELL	ID	83607
R36522	RUBENS JOE D	18533 VAN SLYKE RD	WILDER	ID	83676
R36544010	ROBLING JOHN	22971 BOEHNER RD	WILDER	ID	83676
R36544110	DAILY TERESA M	22912 CIRRUS VIEW CT	CALDWELL	ID	83607
R36544501	CHRISTENSEN H DAVID LIVING TRUST	18250 VAN SLYKE RD	WILDER	ID	83676
R36544502	CHRISTENSEN H DAVID AND SANDRA J LIVING TRUST	18250 VAN SLYKE RD	WILDER	ID	83676
R36544506	MCCUTCHEON FAMILY TRUST	22957 SIGNATURE POINTE LN	WILDER	ID	83676

# Neighborhood Notification Map

## Parcel No. R36523

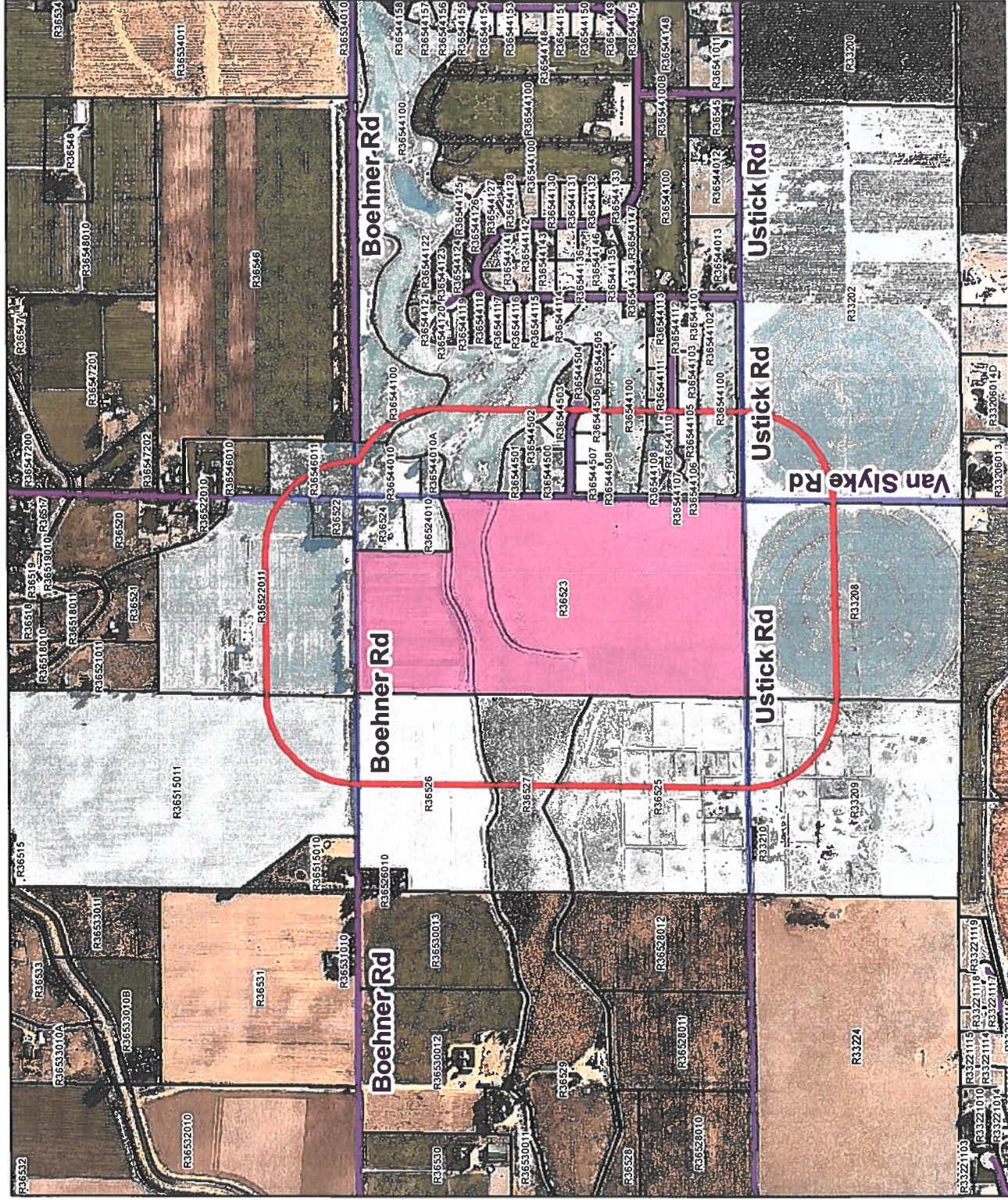
### Buffer Distance 600 Feet

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



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

Date: 11/29/2021  
By: TAlmeida



PARCEL_NO	OwnerName	Address	City	State	ZipCode
R36544122	SULLIVAN ROBERT L	22740 ZEPHYR CT	CALDWELL	ID	83607
R36544148	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36546	CHRISTENSEN H DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36548	MURILLO FAMILY TRUST	243 SAN CARLOS AVE	SAUSALITO	CA	94965
R36548010	MURILLO FAMILY TRUST	243 SAN CARLOS AVE	SAUSALITO	CA	94965
R36544123	MIYASAKO KEVIN LYNN	22736 ZEPHYR CT	CALDWELL	ID	83607
R36520	HITE JAMES	18771 VAN SLYKE RD	WILDER	ID	83676
R36521	KING JOEL ANDREW	23245 UPPER PLEASANT RIDGE RD	WILDER	ID	83676-5519
R36522010	NORTH LESLIE	18693 VAN SLYKE RD	WILDER	ID	83676
R36524010	CHRISTENSEN H DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36534010	HARROD THOMAS	112 16TH AVE S	NAMPA	ID	83651
R36534011	TROOST FAMILY LIVING TRUST	30540 SABIN RD	PARMA	ID	83660
R36544120	CLINE FAMILY TRUST	22749 ZEPHYR CT	CALDWELL	ID	83607
R36544121	PATTERSON WILLIAM J	22745 ZEPHYR CT	CALDWELL	ID	83607
R36546010	IRISH FAMILY TRUST REFORMED AND RESTATED	18688 VAN SLYKE RD	WILDER	ID	83676
R36544124	SIROKY FAMILY TRUST	22730 AURA VISTA WAY	CALDWELL	ID	83607
R36546011	WHITE ROGER	22922 BOEHNER RD	WILDER	ID	83676
R36547202	MARTINEZ ERICA	18830 VAN SLYKE RD	WILDER	ID	83676
R36522011	RIETEMA MARCUS J	23246 BOEHNER RD	WILDER	ID	83676
R36524	TURNER MICHAEL	23057 BOEHNER RD	WILDER	ID	83676
R36544010A	MARTINEZ IGNACIO	18412 VAN SLYKE RD	WILDER	ID	83676
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36544100	IDAHO GOLF PARTNERS INC	22500 AURA VISTA WAY	CALDWELL	ID	83607
R36517	DUNCAN MARK VINCENT	18911 VAN SLYKE RD	WILDER	ID	83676
R36522	RUBENS JOE D	18533 VAN SLYKE RD	WILDER	ID	83676
R36544010	ROBLING JOHN	22971 BOEHNER RD	WILDER	ID	83676
R36547200	STEVENSON JEFF	18900 VAN SLYKE	WILDER	ID	83676
R36547201	CALZACORTA LAVON	18850 VAN SLYKE RD	WILDER	ID	83676

# Neighborhood Notification Map

## Parcel No. R36546

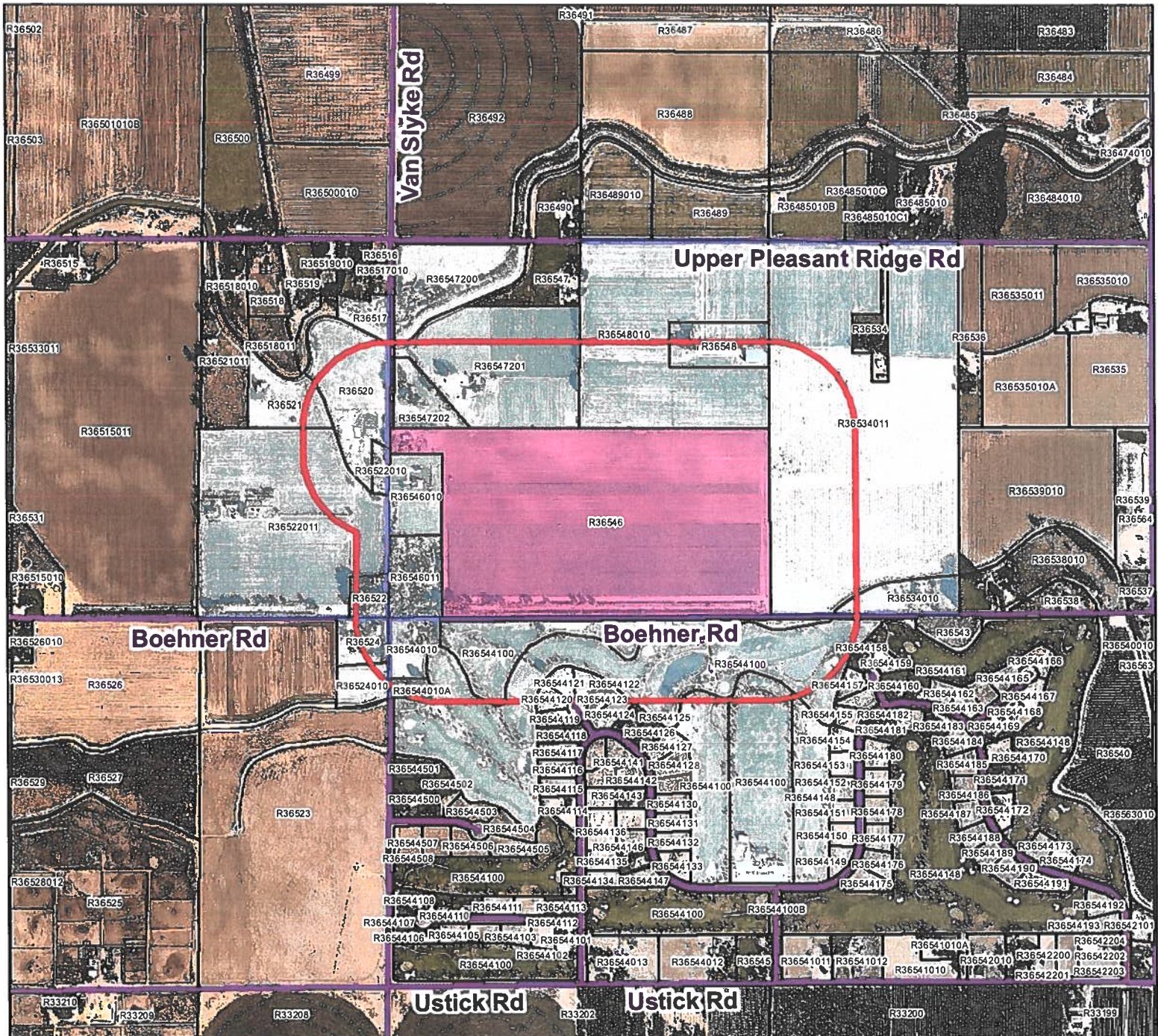
### Buffer Distance 600 Feet

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



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Date: 11/29/2021  
By: TAlmeida



**SCALE**  
1 in = 1,000 feet  
1:12,000



**Legend**

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

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

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R33212	VAN SLYKE FARMS INC	P. O. BOX 39	WILDER	ID	83676
R33221120	GARRETT RANCHES PACKING	24113 HOMEDALE RD	WILDER	ID	83676-5807
R33208	WILLIAMSON PROPERTIES LLC	21986 HOSKINS RD	CALDWELL	ID	83607
R33209	INDART PHYLLIS A TRUST	23441 USTICK RD	WILDER	ID	83676
R33224	WHISPERING PINES DEVELOPMENT LLC	6211 CLEVELAND BLVD	CALDWELL	ID	83607
R33210	INDART PHYLLIS A	23441 USTICK RD	WILDER	ID	83676
R33211	VAN SLYKE FARMS INC	P. O. BOX 39	WILDER	ID	83676
R33221118	WATERLANDER JONATHAN A	39650 STATE HIHWAY 78	BRUNEAU	ID	83604
R33221119	MASAR JOSEPH A	2928 W TORANA DR	MERIDIAN	ID	83646
R36525	INDART PHYLLIS A TRUST	23441 USTICK RD	WILDER	ID	83676
R36526	ROSENCRANTZ ELIZABETH M	2823 COLORADO AVE	CALDWELL	ID	83605
R36523	CHRISTENSEN H DAVID	18250 VAN SLYKE RD	WILDER	ID	83676
R36528012	VAN DER HOEK HANS AND KAREN FAMILY TRUST	PO BOX 240	OROVADA	NV	89425
R36527	VANDERHOEK HANS	PO BOX 222	OROVADA	NV	89425
R36529	VANDERHOEK HANS	PO BOX 222	OROVADA	NV	89425
R36530013	GENTLE WILLIAM R LIVING TRUST	23733 BOEHNER RD	WILDER	ID	83676

**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:** 72752

**Date:** 2/1/2022

**Date Created:** 2/1/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Pleasant View Construction LLC

**Comments:** OR2022-0002 & RZ2022-0002 R36546, R36523, R36525, R33209, R33210 TBD Ustick Rd Wilder

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Comprehensive Plan Amendment	RZ2022-0002	\$2,500.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2022-0002	\$850.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$3,350.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$3,350.00		

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	5536	\$3,350.00
<b>Total Payments:</b>		\$3,350.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



Development Group. David Christensen Rob Nash Todd McCauley Corey Blaine

1164 E. Beacon Light Rd. Eagle Idaho 83616 P: 208-841-8127

1/31/2022

Dear Canyon County Development Services Department,

We are applying for a comp plan amendment to further develop the area surrounding the Timberstone Golf Course, in Canyon County Idaho.

The "Timber Ridge" subdivisions are intended to compliment the country estate lots at Timberstone Golf Course and will consist of the 222 +/- acres of following five parcels (outlined in yellow on the next page) 36546000 70.53 acres, 36523000 73.06 acres, 36525000 36.79 acres, 33209000 41.21 acres, and 33210000 .5 acres.

The development will request comprehensive plan amendment and re-zone to residential R-2 with large estate lots average over .60+ of an acre overlooking the golf course and beautiful views of the Snake River.

Areas of the proposed Timber Ridge development are unsuitable for farming, hilly, and are difficult to irrigate. Several parcels include no irrigation and are abandoned feedlot areas.

The proposed development is nearby and continuous with the developed golf course and we propose similar lot sizes. We feel that this area that is unsuitable for productive farming and it us in a desirable location for homes.

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

Sincerely,

Corey Blaine

208-841-8127

coreyblaine@gmail.com

## Debbie Root

---

**From:** Corey Blaine <coreyblaine@gmail.com>  
**Sent:** Tuesday, January 31, 2023 1:52 PM  
**To:** Debbie Root  
**Cc:** Alan Mills; Clay Christensen; Dave Christensen; pindart33@gmail.com; Todd McCauley; Rob Nash-- Developer  
**Subject:** [External] Conditional Rezone Letter of Intent

Case: OR2022-0002/RZ2022-0002 (Rezone AG to R2 of approximately 222 acres)

Planner: Deb Root, Planner III

[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

208-455-6034

Dear Deb Root,

Thank you for taking time to chat with Alan Mills yesterday. He and Todd Lakey are both working to help us through the development process.

In response to Dan Lister's (which you and I spoke about today and was from you) letter we received on December 27, 2022 and per your conversation today we are sending this letter as an updated letter of intent.

We are willing to accept a conditional rezone and be subject to a development agreement per your request in the letter dated December 27, 2022.

Per our phone conversation today I have sent the \$450 to DSD for the Development Agreement.

Thank you for your time today and chatting over the phone, please reach out to me if you need anything else.

Corey Blaine

[coreyblaine@gmail.com](mailto:coreyblaine@gmail.com)

208-841-8127