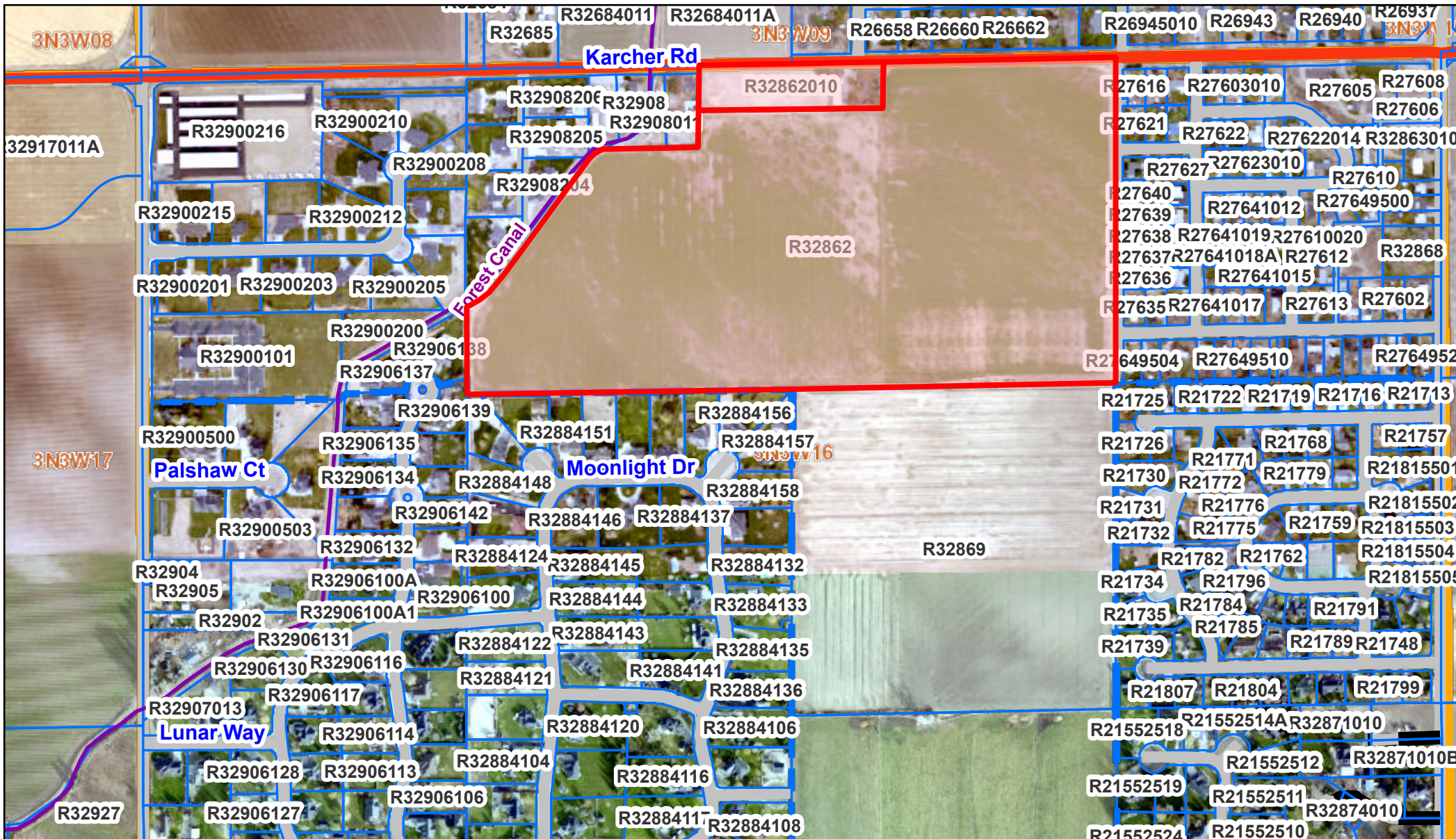













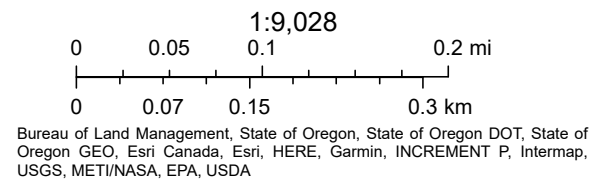


Canyon County, ID Web Map



2/16/2023, 8:48:28 AM

 Multiple Parcel Search_Query result	 CanyonCountyRoads Hwy	 County Boundary	 Canyon County Imagery_2019 Red: Band_1
 Hydro_NHDFlowline	 Roads	 Current Impact Area	 Green: Band_2
 CC_PrivateRoads	 Roads	 City Limits	 Blue: Band_3
	 Sections		



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



PROPERTY OWNER	OWNER NAME: [REDACTED]
	MAILING ADDRESS: [REDACTED]
	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: [Handwritten Signature]

Date: 9/8/2022

(AGENT)	CONTACT NAME: Penelope Constantikes
ARCHITECT ENGINEER BUILDER	COMPANY NAME: Riley Planning Services LLC
	MAILING ADDRESS: P.O. Box 405, Boise, ID 83701
	PHONE: 208.908.1609 EMAIL: penelope@rileyplanning.com

SITE INFO	STREET ADDRESS: 15453 Karcher Road, Caldwell		
	PARCEL #: R3286200000 R3286201000	LOT SIZE/AREA: 69.161	
	LOT: BLOCK: SUBDIVISION:		
	QUARTER: N 1/4 SECTION: 16 TOWNSHIP: 3N RANGE: 3W		
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No		

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

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

CASE NUMBER: <u>RZ2022-0012</u>	DATE RECEIVED: <u>9/8/2022</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>\$950.00</u> (CK) MO CC CASH

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canvonco.org/cdsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME:	[REDACTED]
	MAILING ADDRESS:	[REDACTED]
	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: 05/27/2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	Penelope Constantikes	
	COMPANY NAME:	Riley Planning Services LLC	
	MAILING ADDRESS:	P.O. Box 405, Boise, ID 83701	
	PHONE:	208.908.1609	EMAIL:

SITE INFO	STREET ADDRESS: 15453 Karcher Road, Caldwell			
	PARCEL #:	R3286200000 R3286201000	LOT SIZE/AREA:	69.161
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	N 1/4	SECTION:	16
	TOWNSHIP:	3N	RANGE:	3W
ZONING DISTRICT:	AG	FLOODZONE (YES/NO):	No	

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

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

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

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 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: _____

THE PROJECT TEAM UNDERSTANDS THE
DIFFERENCE BTWN THE TWO ~~OP~~ OPTIONS &
ARE SELECTING THE ~~OP~~ OPTION W/ INTEREST.

P. CONSTANTINES

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? _____

- 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)

N/A

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 54 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN? See attached project discussion

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

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: _____



**REZONE DESCRIPTION FOR
WILLIAM B. MCGUIRE 2011 REVOCABLE TRUST, AND
GLEN C. EATON, TRUSTEE, THE WILLIAM B. MCGUIRE 2021
IRREVOCABLE TRUST**

The following Describes a Parcel of Land being Canyon County Tax Parcel No.'s R3286201000 & R3286200000 Lying in a portion of the NE 1/4 NW 1/4 and all of the NW 1/4 NE 1/4 of Section 16, Township 3 North, Range 3 West, Boise Meridian, Canyon County Idaho being more particularly described as follows:

COMMENCING at the West 1/16th Corner of said Section 16; From which, the North 1/4 Corner of said Section 16 bears, North 89°37'07" East, 1327.56 feet; Thence along the Northerly Boundary Line of the NE 1/4 NW 1/4 of said Section 16, North 89°37'07" East, 941.35 feet to the **POINT OF BEGINNING**:

Thence continuing along the Northerly Boundary Line of the NE 1/4 NW 1/4 of said Section 16, North 89°37'07" East, 386.21 feet to the North 1/4 Corner of said Section 16;

Thence leaving said Northerly Boundary Line, and along the Northerly Boundary Line of the NW 1/4 NE 1/4 of said Section 16, North 89°35'34" East, 1326.38 feet to the East 1/16th Corner;

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of the NW 1/4 NE 1/4 of said Section 16, South 00°36'21" West, 1325.46 feet to the NE 1/16th Corner of said Section 16;

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of the NW 1/4 NE 1/4 of said Section 16, South 89°35'31" West, 1326.61 feet to the Center-North 1/16th Corner of said Section 16;

Thence leaving said Southerly Boundary Line, and along the Southerly Boundary Line of the NE 1/4 NW 1/4 of said Section 16, South 89°37'47" West, 1327.92 feet to the NW 1/16th Corner;

Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of the NE 1/4 NW 1/4, North 00°37'54" East, 361.35 feet to the Easterly Right of Way Line of the Forrest Canal;

Thence leaving said Westerly Boundary Line, and along the Easterly Right of Way Line of the Forrest Canal the following courses and distance:

- 1) North 60°37'50" East, 65.15 feet;
- 2) North 53°11'08" East, 46.22 feet;
- 3) North 40°47'07" East, 92.17 feet;
- 4) North 37°31'23" East, 580.55 feet;
- 5) Northeasterly 78.37 feet along the arc of a curve to the right having a radius of 130.38 feet, a Central angle of 34°26'26 and a Long Chord which bears, North 54°34'08" East, 77.20 feet;

Thence leaving said Easterly Right of Way Line, North 89°37'42" East, 383.64 feet;

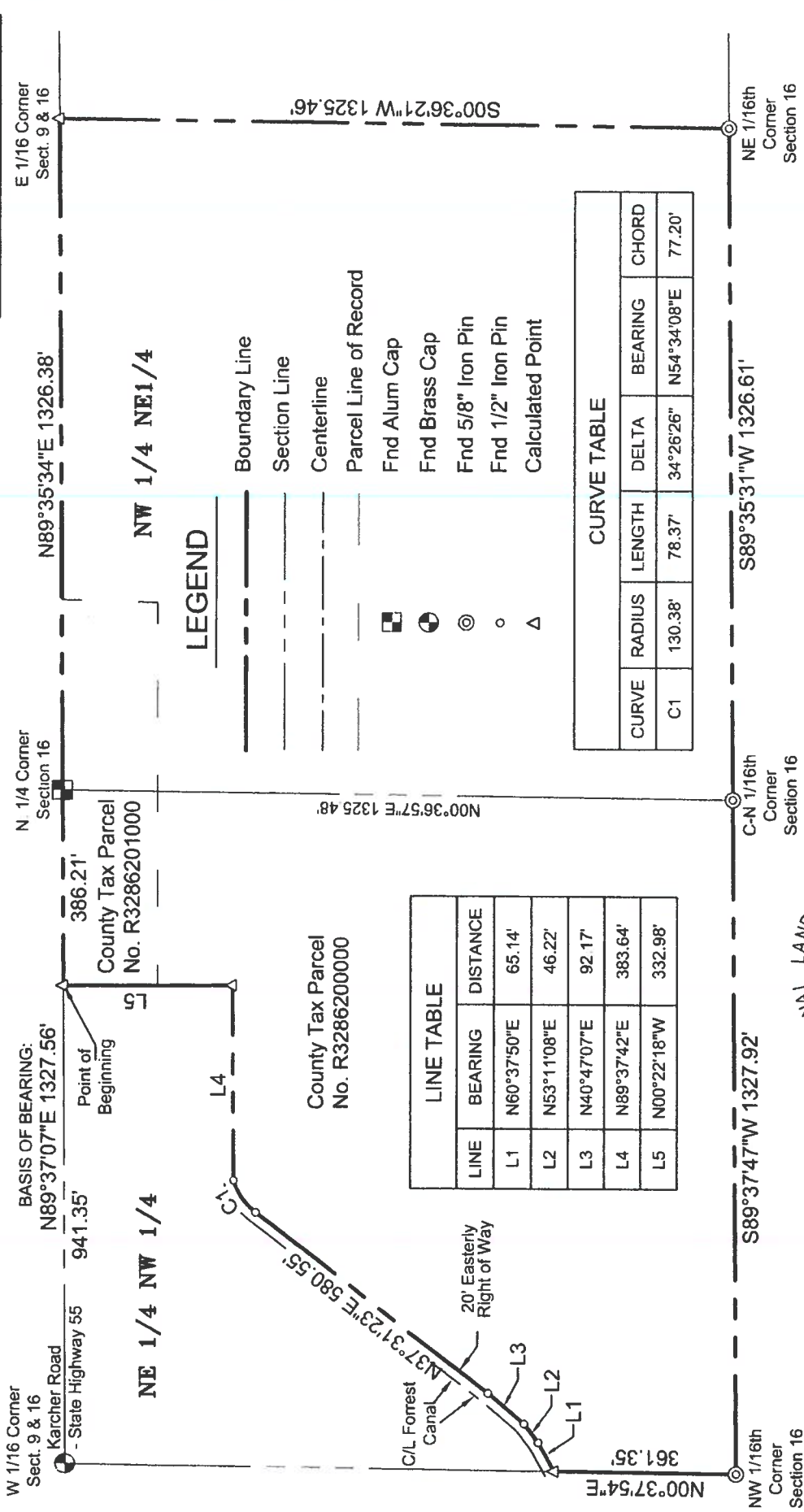
Thence, North 00°22'18" West, 332.98 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 69.30 Acres, more or less.



REZONE EXHIBIT

LOCATED IN THE NE 1/4 NW 1/4 & THE NW 1/4 NE 1/4 OF SECTION 16
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2022



BASIS OF BEARING:
N89°37'07"E 1327.56'

Point of Beginning

County Tax Parcel
No. R3286201000

386.21'

NE 1/4 NW 1/4

NW 1/4 NE 1/4

N 1/4 Corner
Section 16

N89°35'34"E 1326.38'

E 1/16 Corner
Sect. 9 & 16

County Tax Parcel
No. R3286200000

N00°36'57"E 1325.48'

S00°36'21"W 1325.46'

LINE	BEARING	DISTANCE
L1	N60°37'50"E	65.14'
L2	N53°11'08"E	46.22'
L3	N40°47'07"E	92.17'
L4	N89°37'42"E	383.64'
L5	N00°22'18"W	332.98'

- Boundary Line
- Section Line
- - - Centerline
- Parcel Line of Record
- ▣ Fnd Alum Cap
- ⊙ Fnd Brass Cap
- ⊙ Fnd 5/8" Iron Pin
- Fnd 1/2" Iron Pin
- △ Calculated Point

N00°37'54"E
361.35'

NW 1/16th
Corner
Section 16

S89°37'47"W 1327.92'

C-N 1/16th
Corner
Section 16

S89°35'31"W 1326.61'

NE 1/16th
Corner
Section 16

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	130.38'	78.37'	34°26'26"	N54°34'08"E	77.20'

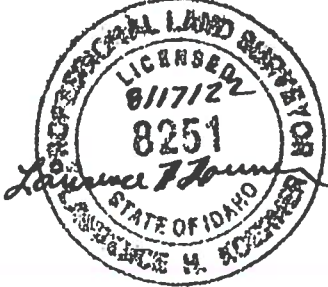
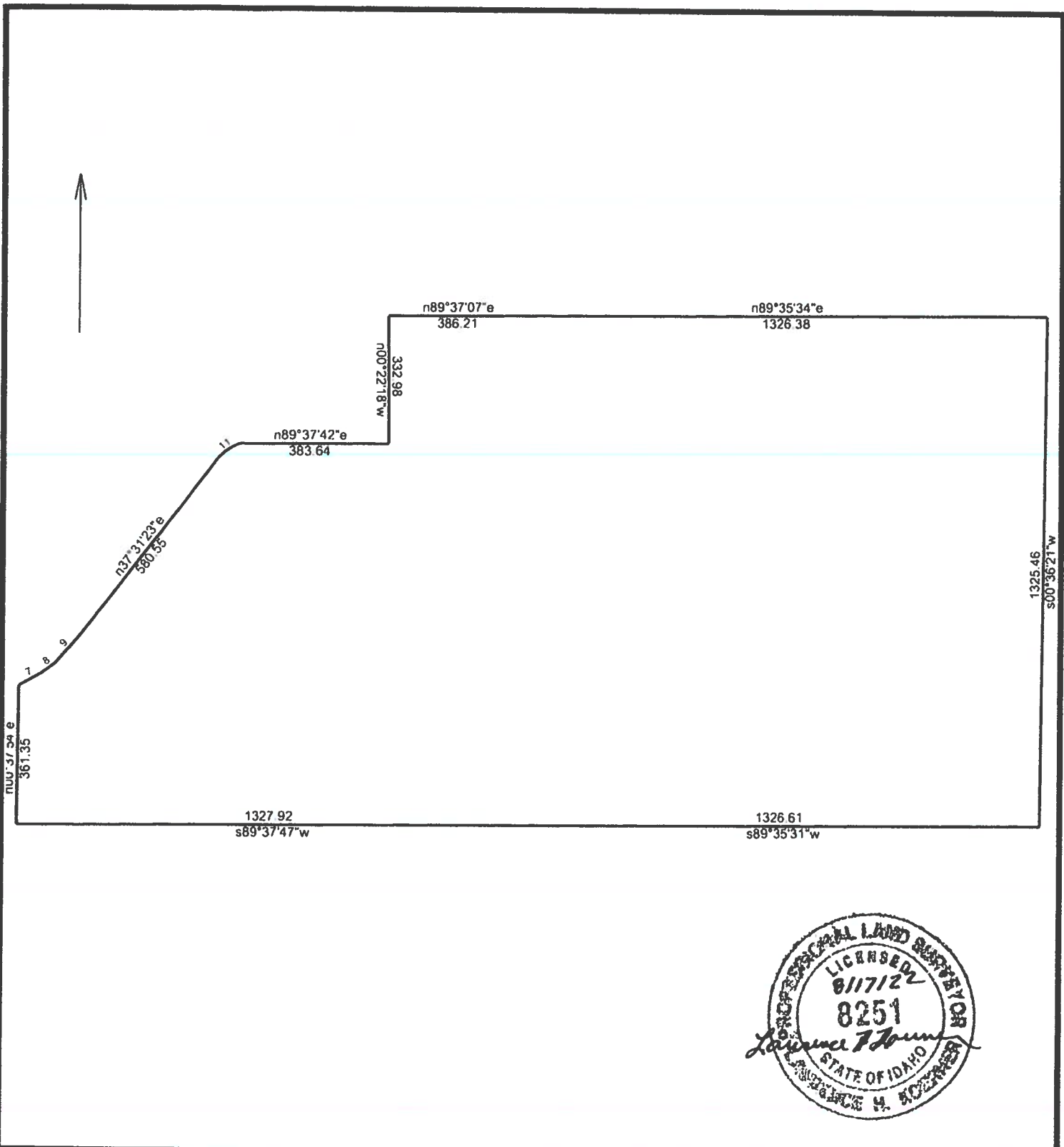
LEGEND

PROFESSIONAL LAND SURVEYOR
LICENSEE
8/17/22
8251
Larry H. Koerner
LARRY H. KOERNER
STATE OF IDAHO



**DAVID EVANS
AND ASSOCIATES INC.**

9179 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-585-5858



REZONE DESCRIPTION

8/15/2022

Scale: 1 inch= 347 feet

File:

Tract 1: 69 2962 Acres, Closure: n15.1341e 0.01 ft. (1/793663), Perimeter=7633 ft

- | | |
|----------------------|--|
| 01 n89.3707e 386.21 | 10 n37.3123e 580.55 |
| 02 n89.3534e 1326.38 | 11 Rt, r=130.38, delta=034.2600, chord=n54.3408e 77.18 |
| 03 s00.3621w 1325.46 | 12 n89.3742e 383.64 |
| 04 s89.3531w 1326.61 | 13 n00.2218w 332.98 |
| 05 s89.3747w 1327.92 | |
| 06 n00.3754e 361.35 | |
| 07 n60.3750e 65.15 | |
| 08 n53.1108e 46.22 | |
| 09 n40.4707e 92.17 | |

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



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

<input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
<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 type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
<input type="checkbox"/> Existing or proposed fences
<input type="checkbox"/> Signs
<input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
<input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
<input 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 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

2022-013678

RECORDED

03/14/2022 02:35 PM

RECORDING REQUESTED BY:

Richard S. Matson
Attorney at Law



AFTER RECORDING RETURN TO:

Mr. Glen C. Eaton
P.O. Box 1085
Chico, California 95927

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 LBERG \$15.00
DEED
RICHARD S. MATSON LAW OFFICE

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Glen C. Eaton, trustee of The William B. McGuire 2021 Irrevocable Trust, dated December 28, 2021, whose current address is [REDACTED] and William B. McGuire, trustee of The William B. McGuire 2011 Revocable Trust, dated December 22, 2011, whose address is [REDACTED] the Grantors, do hereby

REMISE, RELEASE AND FOREVER QUITCLAIM to

Glen C. Eaton, trustee of The William B. McGuire 2021 Irrevocable Trust, dated December 28, 2021, whose current address is [REDACTED] as to an undivided 69.05%, and

William B. McGuire, trustee of The William B. McGuire 2011 Revocable Trust, dated December 22, 2011, whose address is [REDACTED] as to an undivided 30.95%,

as tenants in common, the Grantees,

The following described premises, in Canyon County, Idaho, To Wit:

See Exhibit A attached hereto and made a part hereof.

THIS QUITCLAIM DEED IS RECORDED TO STATE THE PERCENTAGE OWNERSHIP OF EACH OWNER IN THE DESCRIBED REAL PROPERTY.

The William B. McGuire 2011 Revocable Trust,
dated December 22, 2011

By: [Signature]
William B. McGuire, Trustee
Date: 2-18-2022

The William B. McGuire 2021 Irrevocable Trust,
dated December 28, 2021

By: [Signature]
Glen C. Eaton, Trustee
Date: 3/3/2022

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

On 18 February 2022 before me, C.M. Denn, Notary Public

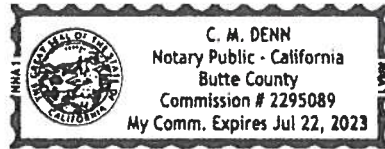
personally appeared William B. McGuire, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten signature of C.M. Denn]

Notary Public



CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

On March 3, 2022 before me, Jenna K. Garcia, Notary Public

personally appeared Glen C. Eaton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jenna K. Garcia
Notary Public

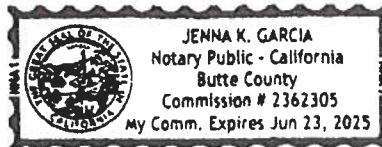


EXHIBIT A

PARCEL I:

A part of the Northeast quarter of the Northeast quarter of the Northwest quarter and part of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 16, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described to wit:

Commencing at the North quarter corner of said Section 16, the Initial Point of this description; thence South 89 deg. 55'15" East 377.00 feet along the North Line of the said Northwest quarter of the Northwest quarter of the Northeast quarter; thence South 1 deg. 57'10" West 188.00 feet; thence North 89 deg. 37'41" West 752.88 feet; thence North 1 deg. 57'10" East 183.63 feet to a point on the North line of the said Northeast quarter of the Northeast quarter of the Northwest quarter; thence South 90 deg. 00'00" East 376.01 feet along the said North line of the Northeast quarter of the Northeast quarter of the Northwest quarter to the Initial Point of this description.

CONSISTING OF APPROXIMATELY 3 ACRES.

TO HAVE AND TO HOLD the said premises, with their appurtenances, including water rights, unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, the Grantor is the owner in fee simple of said premises; that they 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes plural.

PARCEL II:

This parcel is a portion of the Northwest Quarter of the Northeast Quarter and of the Northeast Quarter of the Northwest Quarter of Section 16, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Northeast Quarter the Real Point of Beginning; thence South 0 deg. 05'58" East along the East boundary of said Northwest Quarter of the Northeast Quarter a distance of 1326.07 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence South 88 deg. 53'02" West along the South boundary of said Northwest Quarter of the Northeast Quarter a distance of 1326.51 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence South 88 deg. 54'31" West along the South boundary of said Northeast Quarter of the Northwest Quarter a distance of 1327.91 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0 deg. 05'11" West along the West boundary of said Northeast Quarter of the Northwest Quarter a distance of 361.35 feet to a point on the Easterly right-of-way for the Forrest Canal; thence traversing said right-of-way as follows:
North 59 deg. 45'05" East a distance of 65.17 feet;

North 52 deg. 31'18" East a distance of 46.07 feet;
North 40 deg. 06'17" East a distance of 92.19 feet;
North 36 deg. 48'31" East a distance of 580.70 feet;
Northeasterly 78.28 feet along the arc of a curve to the right having a central angle of 34 deg. 23'51, a radius of 130.38 feet and a long chord which bears North 54 deg. 00'26" East a distance of 77.11 feet to a point which lies on a line 300.00 feet Southerly from and parallel with the South right-of-way boundary for Idaho State Highway 55; thence
North 88 deg. 54'00" East along said parallel line a distance of 383.66 feet to the Southeast corner of the parcel described in the Deed recorded as Instrument No. 348628, records of Canyon County, Idaho; thence
North 1 deg 06'00" West along the East boundary of said parcel a distance of 148.67 feet to a point on the Westerly extension of the South boundary of the parcel described in the Deed recorded as Instrument No. 952783, records of Canyon County; thence
North 89 deg. 08'53" East along said extension and said South boundary a distance of 757.20 feet to the Southeast corner of said parcel; thence
North 0 deg. 43'44" East along the East boundary of said parcel a distance of 188.00 feet to a point on the North boundary of said Northwest Quarter of the Northeast Quarter; thence
North 88 deg. 51'19" East along said North boundary a distance of 949.54 feet to the Real Point of Beginning. Also shown as Parcel 1 on Record of Survey, recorded October 6, 1997 as Instrument No. 9733745.

CONSISTING OF APPROXIMATELY 66 ACRES.

TO HAVE AND TO HOLD the said premises, with their appurtenances, including water rights, unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, the Grantor is the owner in fee simple of said premises; that they 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes plural.



September 6, 2022

Canyon County Board of County Commissioners
Canyon County Planning & Zoning Commission
c/o Daniel Lister, Planning Official
Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605

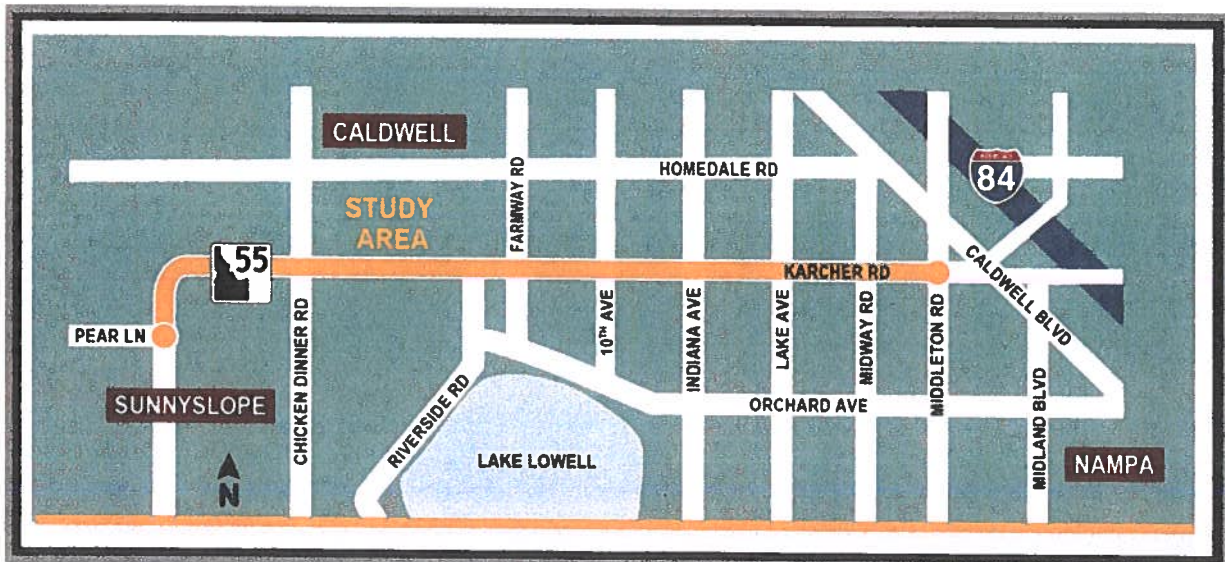
**RE: TILLMAN SUBDIVISION
REZONE & PRELIMINARY PLAT APPLICATIONS
15453 KARCHER ROAD**

Dear Commissioners:

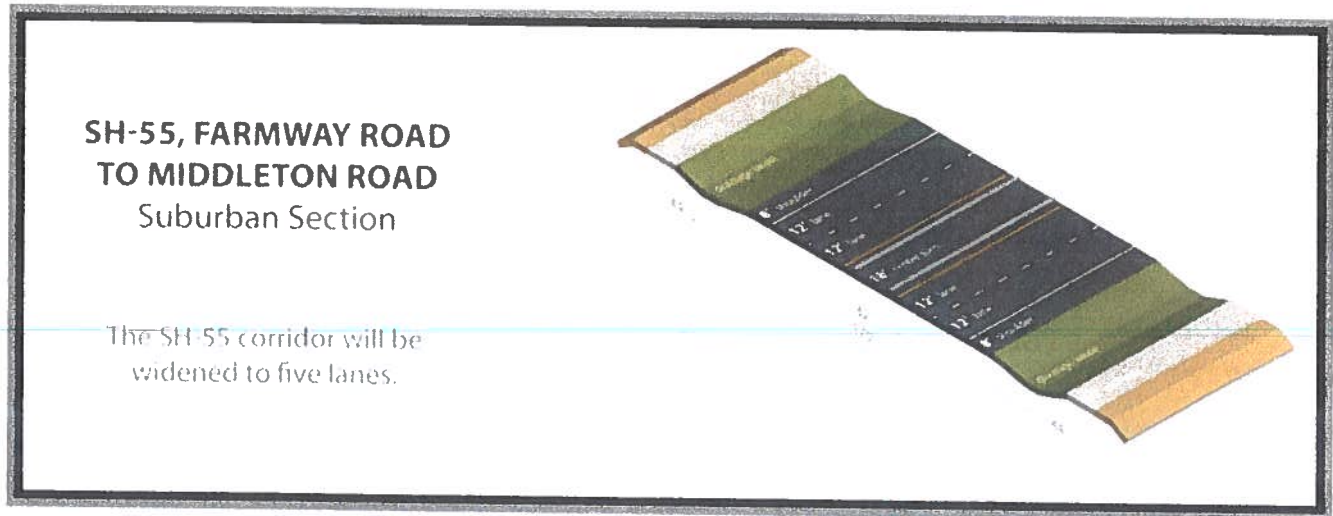
On behalf of the property owners, please accept the attached Rezone and Preliminary Plat Applications for Tillman Subdivision. The site is generally located at the southwest corner of Kimball and Karcher Road, Caldwell. This site was previously approved for a 55 lot subdivision by Canyon County in November of 2002.

In summary, the discussion that follows provides information about significant changes occurring in this area of Caldwell, the current and known future conditions, the character of the surrounding area, the requested entitlements and pertinent process information.

The site is composed of two parcels with a total of 69.16 acres and is currently being leased for farming. With the Karcher Road Corridor study underway and initial design materials expected in the near future to increase Karcher Road / HWY 55 to at least 5 lanes, this area of the Caldwell Area of Impact will be substantially changed in character.



According to materials published by Idaho Transportation Department, the intermediate design plans are slated to be available in 2022. The section of the corridor abutting the site will have the suburban road section shown below.



In addition to the substantial change in the character of the State Highway abutting the north boundary of the site, Kimball Avenue is to be closed on the south side of of HWY 55 and access to the higher classified roads will be via Vista Drive to north bound 10th Avenue. Kimball does not extend past the south boundary of the subject site and cannot be extended southward, according to CHD #4, because of existing residences that encroach into area that would been needed for right-of-way. Additional details are available in the Traffic Impact Study provided with the application.

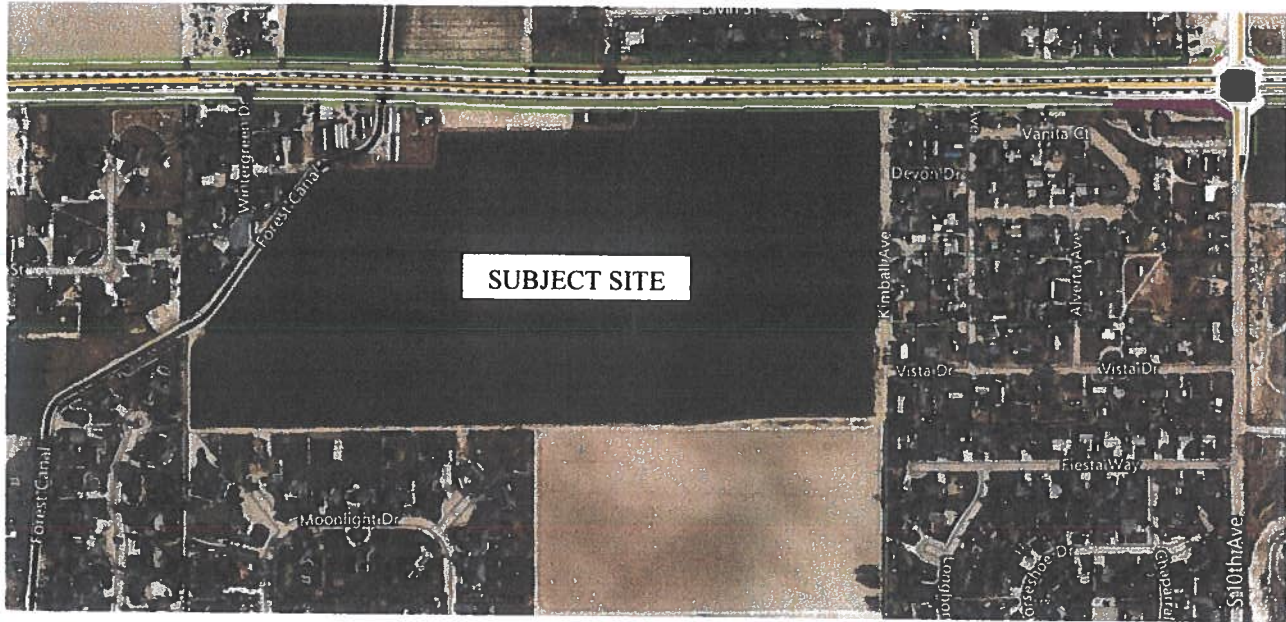
While *Idaho Statute 49-619. SLOW MOVING VEHICLES* does not explicitly prohibit operating slow moving equipment on a state highway there are criteria including prohibiting vehicles that obstruct the free movement of traffic on highways. Inclusion in the City of Caldwell Area of Impact as well as the challenges to farming this site, the proposed subdivision is an appropriate transition with 1+ acre lots complementary in nature to the surrounding subdivisions developed over the last several decades.

A Traffic Impact Study has been prepared and submitted to ITD and CHD #4. The preliminary plat does not include ROW acquisition of additional Karcher Road frontage as the plans have not been finalized and ITD has not approached the applicants regarding acquiring right-of-way. The applicant understands that there will be some loss of area along the north property line. The layout does include compliance with the CHD #4 standards for road width and corner radii.

Supplemental information regarding the Highway 55 Corridor and the above referenced Idaho Statute are included in the application packet.

The proposed subdivision includes 54 lots based on current conditions with an average lot size of 1.07 acres. The subdivision name and street names have been approved by CCDS. This site does not have surface water rights, but does have a priority right irrigation well which will be used for PI

for the proposed residences. City municipal utilities are not available – each site will have a septic system and well. The site is not in a NP Area of concern and a pre-application meeting was held with Southwest District. The receipt for the meeting fee is included in the application packet. Below is a snapshot from the ITD Karcher Corridor Project Page that shows the proposed road alignment, closure of Kimball on both sides of the highway, and the surrounding development. A new subdivision just north of Orchard is approved and in process with access via Widget Avenue. Two undeveloped parcels separate the subject site from the new subdivision to the south.



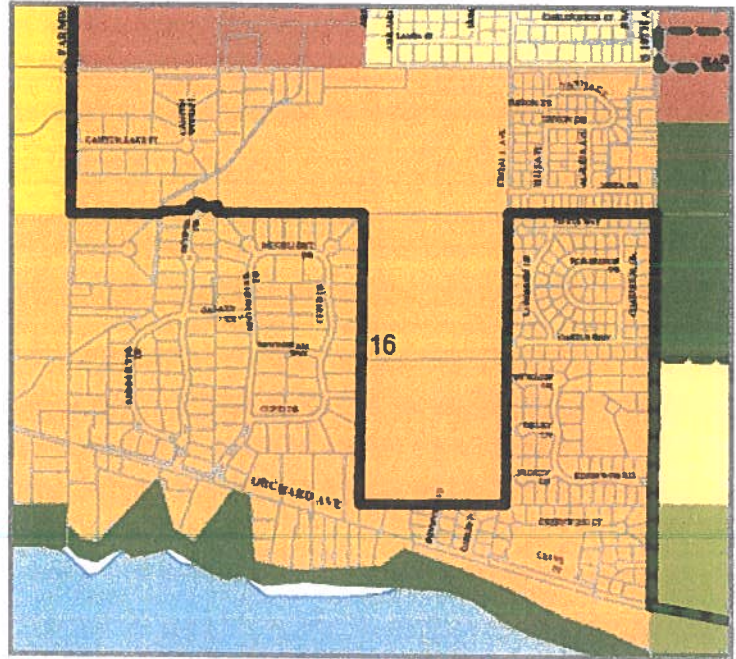
In addition to the preliminary plat application, a rezone (Zoning Map Amendment) to R-1 consistent with the Caldwell Future Land Use Map designation of Residential is requested. Based on the criteria provided by the Canyon County Code, the site location and known future conditions a conditional rezone does not appear to be warranted. The requested zone change is consistent with the surrounding area and reflects the vision of the City of Caldwell based on their published Future Land Use Map. Adequate facilities and services including legal access are available or can be provided and appropriate mitigation is discussed in the TIS. The applicant and project team are happy, however, to defer to the preference of Canyon County.

A rural local road section is proposed for the site. The maximum trip generation during the PM peak hour from this site will be 25 trips although this trip rate will be reduced by the number of lots that will be lost to ITD ROW based on the current factor of 0.47 PM trips per residence.

The site will be substantially isolated due to the highway expansion and this presents an excellent opportunity to request the CHD road section detailed in 3020.020. In addition, there are environmental benefits to the use of appropriately designed and constructed swales. An EPA Stormwater Best Management Practice fact sheet on elimination of curb and gutter is included in the application packet. According to this fact sheet, swales reduce pollutants concentrations as well as other benefits. This subdivision appears to meet the appropriate CHD criteria as well. Of the surrounding subdivisions the preponderance utilize a swale system and many do not have sidewalks.

A pre-application conference was held with CCDS on January 12, 2022, a parcel inquiry was issued by CCD under the Tracking Number PI2019-0361 and a neighborhood meeting was held at the Caldwell City Library on March 30, 2022 with about 15 attendees. Nine of those that attended the meeting signed in on the included neighborhood meeting sign-in sheet.

The requested Zone of R-1 is consistent with both the current 2020 Comprehensive Plan and the in-process Comprehensive Plan update given the site is within the Caldwell Area of Impact and its proximity to the City boundary. The proposed density of one (1) unit per acre is appropriately lower than the allowed density detailed in the Residential Estates information provided in Chapter 5 of the current Comprehensive Plan.



Recently approved annexation into the City of Caldwell and development east of this site that includes commercial services such as a much needed grocery store adjacent to Karcher Road enhances the desirability of residential development in this area.

The project team looks forward to working with CCDS staff and respectfully requests a positive staff analysis, a P&Z Commission recommendation of approval and approval by the Board of County Commissioners.

Please do not hesitate to contact me if you have questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC

P. Constantikes

Penelope Constantikes
Principal

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 15453 Karcher Road	Parcel Number: R3286201000; R3286200000	
City: Caldwell	State:	ZIP Code:
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request: Large lot residential subdivision.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Penelope Constantikes		
Company Name: Riley Planning Services LLC		
Current address: P.O. Box 405		
City: Boise	State: ID	ZIP Code: 83701
Phone: 208.908.1609	Cell:	Fax:
Email: penelope@rileyplanning.com		

MEETING INFORMATION

DATE OF MEETING: March 30, 2022	MEETING LOCATION: Caldwell City Library	
MEETING START TIME: 6:00	MEETING END TIME: Scheduled for 6:30 - stayed until 7:30	
ATTENDEES: See attached sign in sheet		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
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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):

Penelope Constantikes, Riley Planning Services LLC

APPLICANT/REPRESENTATIVE (Signature): P. Constantikes

DATE: 03 / 30 / 2022

Account	OwnerName	InCareOf	Address	City	State	ZipCode
R26678	ODLUM DANIEL		15336 LAVIN ST	CALDWELL	ID	83607
R26679	SCHUYLER RICHARD L		15360 LAVIN ST	CALDWELL	ID	83605
R26680	WRIGHT BRIAN C		15374 LAVIN ST	CALDWELL	ID	83607
R26681	TORRES CYNTHIA G		15406 LAVIN ST	CALDWELL	ID	83607
R26682	REEVES JAMES B SR		15428 LAVIN ST	CALDWELL	ID	83607
R26932	BROWN LINDSEY		16058 KIMBALL AVE	CALDWELL	ID	83607
R26671	DUNBAR BENJAMIN SCOTT		16057 KIMBALL AVE	CALDWELL	ID	83607
R26664	DEKKER GERALD P		16056 HORIZON DR	CALDWELL	ID	83607
R26944	DEWEESE JEFFRY LEE		15200 KARCHER RD	CALDWELL	ID	83607
R26945	STECHEER MUTUAL WATER ASSN \$	AKAGI SHIRLEY =	15073 DAVID ST	CALDWELL	ID	83607
R26945010	MACKENZIE MARK N 2018 FAMILY TRUST		15212 KARCHER RD	CALDWELL	ID	83607
R26672	KRAMER DENNIS AND DEBORAH LIVNG TRUST		16029 KIMBALL AVE	CALDWELL	ID	83607
R26663	PLATT WENDELL B		15311 LAVIN ST	CALDWELL	ID	83605
R26662	HARTMAN BECKY JO		15325 LAVIN ST	CALDWELL	ID	83607
R26661	CASTRO FELIX		15359 LAVIN ST	CALDWELL	ID	83607
R26660	SOTO SALVADOR N		15385 LAVIN ST	CALDWELL	ID	83607
R26659	STARK RICHARD M		15409 LAVIN ST	CALDWELL	ID	83607
R26658	PYLES RICHARD		15433 LAVIN ST	CALDWELL	ID	83607
R32869	LEE KAREN		1005 TIETON DR	YAKIMA	WA	98902
R21723	CULLEY ROBERT D		15196 FIESTA WAY	CALDWELL	ID	83607
R21724	SMITH CHERYL K		15214 FIESTA WAY	CALDWELL	ID	83607
R21725	GENTRY KENNETH L JR		15231 FIESTA WAY	CALDWELL	ID	83607
R21726	BOYUM ERIC P		15232 FIESTA WAY	CALDWELL	ID	83607
R21727	BEOUGHER SHARON A		15213 FIESTA WAY	CALDWELL	ID	83607
R27627	DESERT DENIM RENTALS LLC		926 N RIVIERA DR	BOISE	ID	83703
R27626	SHARP F DALE		2170 E SPRINGWOOD DR	MERIDIAN	ID	83642
R27625	ESQUIVEL ANTONIO J		15231 DEVON DR	CALDWELL	ID	83607
R27640	ROSSER DAVID A		15884 KIMBALL AVE	CALDWELL	ID	83607
R27628	STEWART LIVING TRUST		15885 ELLIS AVE	CALDWELL	ID	83607
R27629	LYNSKEY BRAD P		15865 ELLIS AVE	CALDWELL	ID	83607
R27639	LYNSKEY BRAD P		15865 ELLIS AVE	CALDWELL	ID	83607
R27630	ARELLANO JOSE		15855 ELLIS AVE	CALDWELL	ID	83607
R27638	STOWE MERVIN R		15856 KIMBALL AVE	CALDWELL	ID	83607
R27631	SHARP DALE V		15839 ELLIS AVE	CALDWELL	ID	83607
R27637	LEOS ENRIQUE		15830 KIMBALL AVE	CALDWELL	ID	83607
R27632	MONTANA JOHN W		15823 ELLIS AVE	CALDWELL	ID	83607
R27636	LEOS ENRIQUE		15830 KIMBALL AVE	CALDWELL	ID	83607
R27633	PROVENCIO CHERYL L		541 W PALMER DR	NAMPA	ID	83686

R27634	HICKMAN FRED C		15216 VISTA DR	CALDWELL	ID	83607
R27635	TUCKER PEGGY		15806 S KIMBALL AVE	CALDWELL	ID	83607
R27649507	CLARKE NATHAN		15207 VISTA AVE	CALDWELL	ID	83607
R27649505	DEANDA IRMA		15221 VISTA DR	CALDWELL	ID	83605
R27649504	QUIBB JUANITA L LIVING TRUST		15237 VISTA DR	CALDWELL	ID	83607
R27618	ROBINSON CLYDE		15973 ELLIS AVE	CALDWELL	ID	83607
R27617	SANCHEZ VIVIAN REBECCA LIVING TRUST		3525 WHEELER CIR	NAMPA	ID	83686
R27616	SHIMMIN RUSSELL R		15235 KARCHER RD	CALDWELL	ID	83605
R27619	ANDERSON LOWELL		15204 DEVON DR	CALDWELL	ID	83607
R27620	HORN SUZANN M	WAGNER SUZANN=	16333 COPPERRIDGE WAY	CALDWELL	ID	83607
R27621	JEFFS JOHN O		15948 KIMBALL AVE	CALDWELL	ID	83607
R32884156	THIEL STEFANIE A		15548 STARGAZE CT	CALDWELL	ID	83607
R32884157	ZINGG RONALD A		15540 STARGAZE CT	CALDWELL	ID	83607
R32884155	JENSON WILLIAM J		15568 STARGAZE CT	CALDWELL	ID	83607
R32884154	BALLANCE HARRY C		15596 MOONLIGHT DR	CALDWELL	ID	83607
R32884153	BOYD LISA LEANN		15624 MOONLIGHT DR	CALDWELL	ID	83607
R32884152	EHMANN BRIAN		15652 MOONLIGHT DR	CALDWELL	ID	83607
R32884151	PRATT MERTON L AND PRATT GLORIA TRUST		15616 VENUS CT	CALDWELL	ID	83607
R32884150	SHEEHAN MARK J		PO BOX 36	CALDWELL	ID	83606
R32884149	SMITH ANGEL MARIE		15702 VENUS CT	CALDWELL	ID	83607
R32884148	STUMM ROBERT S		15722 VENUS CT	CALDWELL	ID	83607
R32906138	HART CONSTANCE L		15766 ECLIPSE DR	CALDWELL	ID	83605
R32906137	ROBERSON FAMILY TRUST		15761 ECLIPSE DR	CALDWELL	ID	83607
R32906139	MANCHESTER LIVING TRUST		15738 ECLIPSE DR	CALDWELL	ID	83607
R32906136	WONG STEVEN		15741 ECLIPSE DR	CALDWELL	ID	83607
R32906140	GOOSSENS SCOTT R		15708 ECLIPSE DR	CALDWELL	ID	83607
R32906141	WJH FAMILY MANAGEMENT LLC		15682 ECLIPSE DR	CALDWELL	ID	83607
R32906100	MOONSTRUCK WEST HOMEOWNERS	MOOSO DWAIN=	15592 E ECLIPSE DR	CALDWELL	ID	83607
R32900200	ALPHA MORTGAGE FUND II TRUSTEE		7971 W MARIGOLD	BOISE	ID	83714
R32900207	ANDERSON JASON W		15892 CANYON WOOD PL	CALDWELL	ID	83607
R32900206	CRILL JOSHUA		15866 CANYON WOOD PL	CALDWELL	ID	83607
R32900205	WRIGHT MATTHEW THOMAS		15809 CANYON LAKE ST	CALDWELL	ID	83607
R32862010	MCGUIRE WILLIAM B 2011 REVOCABLE TRUST		4023 SPYGLASS RD	CHICO	CA	95973
R32909	SANCHEZ JOSEPH F		15579 KARCHER RD	CALDWELL	ID	83607
R32908011	JAHELKA PAMELA R		15633 KARCHER RD	CALDWELL	ID	83607
R32908206	FOWLER PHILLIP		15962 WINTERGREEN DR	CALDWELL	ID	83607
R32908205	WISEMAN ALLEN		15946 WINTERGREEN DR	CALDWELL	ID	83607
R32908201	LANE TOBY J		15939 WINTERGREEN DR	CALDWELL	ID	83607
R32908204	JOB KARMA D		15914 WINTERGREEN DR	CALDWELL	ID	83607

R32908202	KNEER ERIK	15895 WINTERGREEN DR	CALDWELL	ID	83607
R32908203	BROWN MITCHELL JAY	15877 WINTERGREEN DR	CALDWELL	ID	83607
R32862	MCGUIRE WILLIAM B 2011 REVOCABLE TRUST	4023 SPYGLASS RD	CHICO	CA	95973
R32683011	OSTERHOUDT DONALD D	16075 ASHLAND DR	CALDWELL	ID	83607
R32684011A	DOWEN TAD J	1802 FILLMORE ST	CALDWELL	ID	83605
R32684011	DOWEN LARRY J @@@	15622 KARCHER RD	CALDWELL	ID	83607
R32683010	HARVEY GEORGE THOMAS	16039 ASHLAND DR	CALDWELL	ID	83607
R32908	JAHELKA PAMELA R	15633 KARCHER RD	CALDWELL	ID	83607
R32908012	JAHELKA PAMELA R	15633 KARCHER RD	CALDWELL	ID	83607

CANYON COUNTY LISTING - R32862 & R32862010 - 300 feet
September 10, 2021



PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

March 19, 2022

Dear Neighbor:

Please join me for a neighborhood meeting about a proposed subdivision at 15453 Karcher Road, Caldwell. A vicinity map of the site is provided below. Each lot is larger than 1 acre and a total of 54 lots are proposed. Applications anticipated for this project are a Preliminary Plat and a Rezone of the site to R-1 with Canyon County Development Services.

WHEN: Wednesday, March 30th 6:00 – 6:30 PM

WHERE: Caldwell Public Library, 1010 Dearborn St. in the Dean Miller Conference Room

The purpose of this meeting is to provide neighbors in the vicinity of the site with an opportunity to learn more about the proposed subdivision. A representative of the property owner will be present at the meeting to answer your questions.

This is not a public hearing and no public elected or appointed officials will be in attendance.

Thank you in advance for your interest. I can be reached at penelope@rileyplanning.com.

Riley Planning Services LLC



RILEY PLANNING SERVICES
P.O. BOX 405
BOISE, ID 83701

BOISE ID 836

19 MAR 2022 PM 3 L



Riley PLANNING SERVICES
P.O. Box 405
BOISE, ID 83701

NEIGHBORHOOD MEETING SIGN-IN SHEET
 Wednesday, March 30, 2022 - 6:00 to 6:30 PM
 CALDWELL PUBLIC LIBRARY

NAME	ADDRESS	EMAIL ADDRESS
Shari Robinson	15160 Fiesta Way	Sharibrunn@eg.com
Juganta Sankh	15237 Vista Dr	
Regina Lueker	15826 S Kamille	1dpjtblt@Hotmail.com
Don Job	15914 Wintergreen	
Dennis L. KRAMER	16029 Kimbell Ave	dms_kramer@yahoo.com
Lisa Boyd Brad King	15024 Moonlight Dr	
Ram Janelka	15638 Kercher	P.janelka@shakubuku.me
Joe Sheehan	15698 Venus Ct	joe.sheehan@egci.net *
Angel Smith	15702 Venus Ct.	angel.smith@outlook.com

idwr? →

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: 76155

Date: 9/9/2022

Date Created: 9/9/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: William B. McGuire / Riley Planning

Comments:

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Zoning Amendment (Rezone)	RZ2022-0012	\$950.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0044	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0044	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0044	\$540.00	\$0.00	\$0.00

Sub Total: \$3,140.00

Sales Tax: \$0.00

Total Charges: \$3,140.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	273	\$2,980.00
Check	137	\$160.00

Total Payments: \$3,140.00

ADJUSTMENTS

Receipt Balance: \$0.00