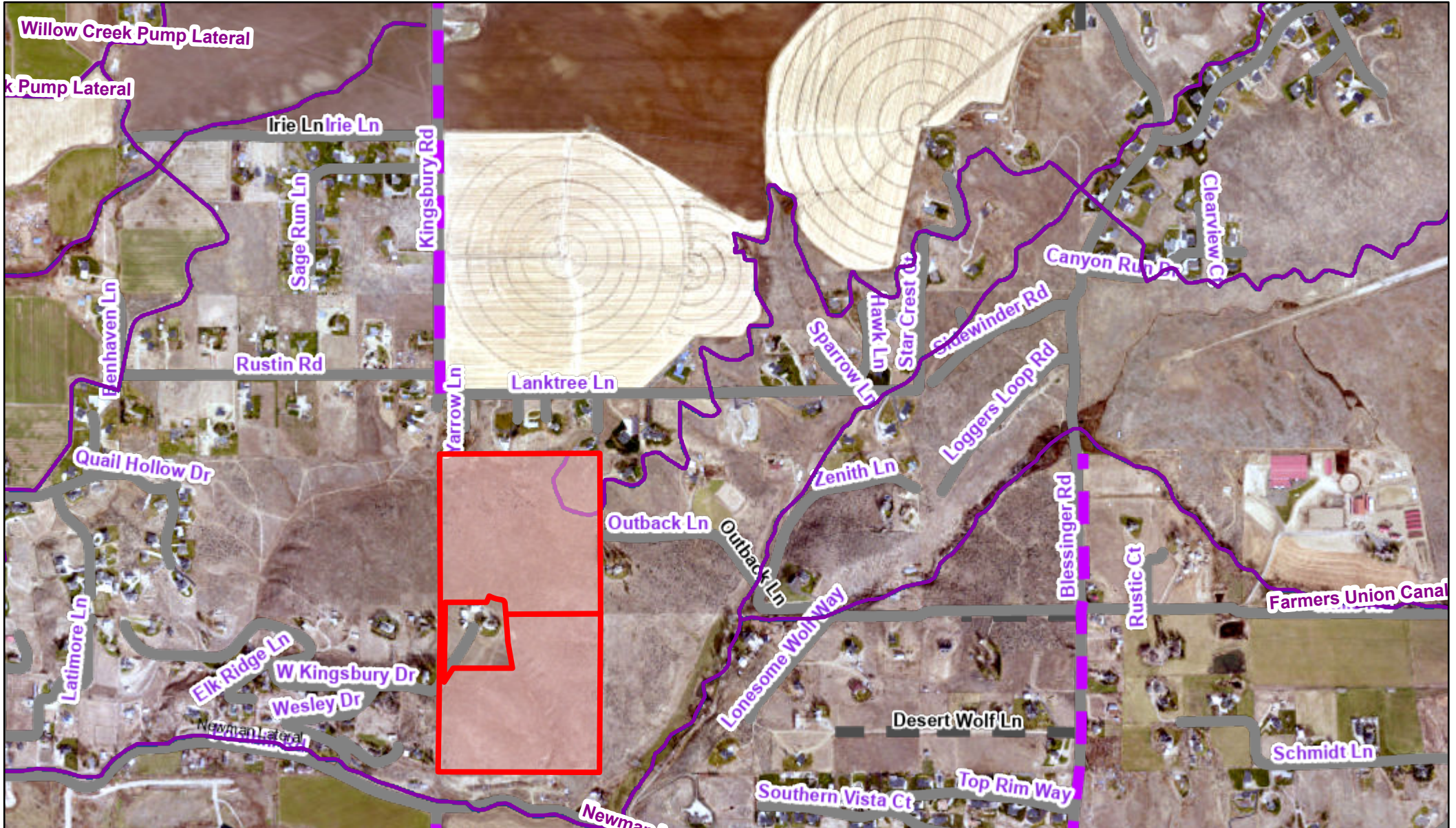


Canyon County, ID Web Map

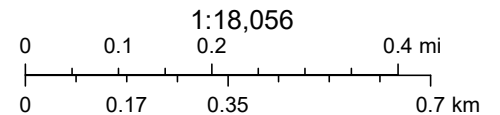


6/27/2023, 9:58:13 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads

- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector

- 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, USGS, METI/NASA, EPA, USDA

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: <u>LWD, Development, INC</u>
	MAILING ADDRESS: <u>210 E Murray Street, Boise 83714</u>
	PHONE: <u>208-941-2688</u> EMAIL: <u>note.mitchel@ymail.com</u>

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] Vice President Date: 1-12-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>TODD LAKEY</u>
	COMPANY NAME: <u>BORTON-LAKEY</u>
	MAILING ADDRESS: <u>141 E CARLTON AVE MERIDIAN, ID</u>
	PHONE: <u>208-908-4415</u> EMAIL: <u>todd@borton-lakey.com</u>

SITE INFO	STREET ADDRESS: <u>7924 West Kingsbury Drive</u>		
	PARCEL #: <u>A</u>	LOT SIZE/AREA: <u>72.18 AC</u>	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: <u>SW 1/4</u>	SECTION: <u>35</u>	TOWNSHIP: <u>5N</u> RANGE: <u>ZW</u>
	ZONING DISTRICT:	FLOODZONE (YES/NO): <u>NO</u>	

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

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

CASE NUMBER: <u>CR 2022-0003</u>	DATE RECEIVED: <u>3.4.22</u>
RECEIVED BY: <u>SP 2022-0011</u>	APPLICATION FEE: <u>\$3245</u> CK MO CC CASH

CL

SD \$2010.00
CR \$1,235.00
\$3245.00

BORTON - LAKEY

~ LAW AND POLICY ~

141 E. Carlton Ave., Meridian, Idaho 83642
(208) 908-4415 (office) (208) 493-4610 (fax)

February 28, 2022

Canyon County Development Services
1115 Albany St.
Caldwell, ID 83605

RE: LWD Development, Inc. Conditional Rezone to R1 and Preliminary Plat

Dear Development Services:

I am writing on behalf of my client LWD Development, Inc. in support of our request that the property be conditionally rezoned from Agriculture "A" to "CR-1" Single Family Residential and that the county also approve the preliminary plat for the project. We are also proposing to execute a development agreement with the county which will include conditions regarding the development of the property. The subject property consists of approximately 72 acres and is located at the southern terminus of portion of Kingsbury Rd. that extends south from Purple Sage Rd. This property is part of an extended area of dry ground running along the top of the bluff North and East of Middleton. The subject property contains varying topography that has not been farmed. This rezone does not take farm ground out of production. Some of these lands have been used to graze cattle historically but not in the recent past. These dry rolling hills throughout the area have been developed into quality rural estate parcels.

My client is proposing to develop 46 residential estate lots on the subject property which yields a density of approximately 0.63 dwelling units (DU) per acre. The lot sizes range from 1 to 4.96 acres with most lots being between 1-1.5 acres in size. The project will have an HOA and CCR's that maintain the quality of the project and support larger custom built homes. This project will extend Kingsbury further to the south from Purple Sage Rd. to the edge of the applicant's property. This is a benefit to the highway district and the public. The project also provides further connectivity with the subdivision adjacent to the West. This will be a high end residential estate project with custom built homes that will fit well with the other homes in the residential developments adjacent to this project and in the immediate area. The property is located near the southern edge of the bluff that extends West to East in this area. The site contains varying topography and based on that topography the extension of Kingsbury Road does not follow the section line. In meeting with the neighbors, they also strongly preferred that the Kingsbury extension not follow the section line but meander through this new development. The highway district staff also viewed this approach favorably.

The character of the area consists of residential estate parcels. There are numerous very compatible acre plus residential development and estate type lots in the area. The County's Future Land Use Map designates the subject property for residential use. The subject property is also located in the area of impact for the City of Middleton. We met with the City and they did not object to our proposed rezone. The Future Land Use Map for the City of Middleton shows that the property is located within the large Residential designation area comprising the northern portion of the future land use map. There is existing RR and R-1 zoning in the area. Much of the existing RR was approved and developed under prior ordinances, some going back to the 1970's, when the RR zoning allowed one acre lots thus the smaller lot sizes in the 1-2 acre range in the nearby RR zoning. The Willowbrook conditional rezone to the North for CR-RR consists of 463 acres and allows two dwelling units per acre with community wells or city water. We are providing connectivity to the subdivision being developed adjacent to the west. This proposed rezone fits well with the character of the area. Our desire is to align with the county development on top of the bench and not to follow the higher density levels preferred by the City of Middleton and City of Star for residential uses. Our proposal is more consistent with the nearby Canyon County development and the higher density residential use under the city. This property is in the area that is specifically planned and designated by the County as the proper location for our proposed type of low-density residential growth to occur.

This proposal is strongly supported by the County's Comprehensive Plan. The County's Comprehensive Plan describes the purpose of the areas classified as "Residential" on the land use map as follows:

"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel."

The plan goes on to note that Impact Areas are negotiated between the City and County and are areas where growth outside city limits may occur.

The following goals and policies in the Canyon County 2020 Comprehensive Plan support the application.

PROPERTY RIGHTS

Goals:

1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policies:

1. No person shall be deprived of private property without due process of law.
8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

11. Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

POPULATION

Goals

Goal 1. Consider population growth trends when making land use decisions.

Goal 2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

Goal 3. To guide future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to Canyon County residents.

This proposal is certainly at the low end of the planned density for the property. The area could develop into much higher density in the future as the cities of Middleton and Star grow and city services become available. Impact areas are appropriate for residential growth. In this case the City of Middleton has planned this property for residential development. The City of Star has planned the area for higher density residential and has approved annexation of property near the subject property. It is also worth noting that most development occurs in the city and involves small more dense development; however, not everyone wants to live on those smaller urban lots. There is a large demand for these larger sized parcels and this type of development is generally supported by the neighbors.

ECONOMIC DEVELOPMENT

Goals

5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies

6. Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.

LAND USE

The property is in the designated Residential area in the comprehensive plan. The Land Use component of the Comprehensive Plan specifically states the following:

“The residential designation is a zone specifically set aside for residential development.”

“Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.”

“Development close to urban areas where public utilities and central services are more accessible should be encouraged. However, there are certain land use patterns that exist in the county that provide suitable residential development for a rural lifestyle.”

The Land Use Component of the Comprehensive Plan states that “residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.” As previously mentioned this property is in the area of impact of the City of Middleton. The area and immediate vicinity has experienced an extensive pattern of similar county approved lower density residential development. There are some agricultural uses in the area but with this property’s rolling topography and lack of irrigation water rights most of the land like this property has historically remained in sage brush and may have been used for grazing but not agricultural production. The property around the subject property has been developed into residential uses per the residential zoning some area still in sage brush. This project will not present any negative impact on existing agricultural uses in the area as it is consistent with the character of the area. The nearest significant property in Ag use is the property to the north that is the subject property under the Willowbrook conditional rezone that allows up to two dwelling units per acre.

LAND USE

Goals

1. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.
5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.
6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Policies

1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

2. Encourage orderly development of subdivisions and individual land parcels and require development agreements when appropriate.

This project is proposed in the area designated for Residential Uses. It is also in an Impact Area. Agricultural uses are no longer the planned use or priority for this property. The Agricultural provisions of the Land Use section of the Comprehensive Plan also note that residential and higher density development should occur in the impact areas. Although this is not higher density the area is appropriate for residential development of this type. We recognize that there are still agricultural operations being conducted in the area. The property to the north that is being farmed is the same property approved in the Willowbrook rezone for up to two dwelling units per acre via its CRR zoning and applicable development agreement. There are some agricultural operations to the south below the bench but there is also higher density city development proceeding in that area. The subject property is separated significantly from the city development and Ag uses to the south by the elevation related to the bluff. This property is on top of the bench and city services are not readily available and this project. The subject property is separated from and will not impact those remaining Ag operations below the bench. Idaho's right to farm laws protect those operations as they are lawfully conducted. The subject property has significant slopes in some areas and is not viable farm ground for crop production. It also has no irrigation water rights. It consists mostly of sage bush and has not been used to raise crops to our knowledge.

HOUSING

Goals

1. Encourage opportunities for a diversity of housing choices in Canyon County.

Policies

1. Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.

As mentioned these will be larger high quality homes on larger parcels. The vast majority of growth in Canyon County is occurring within the various cities and is much smaller in size and more dense than our proposed rural estate parcels. The comprehensive plan recognizes that not everyone wants to live on a city sized urban lot. Canyon County is known for its more rural residential living opportunities. There remains a high demand and need for these types of acreage estate lots with a limited supply compared to demand. These acreage lots provide a diversity or variety of housing choices compared to all the urban higher density growth occurring in the cities. These higher value properties will provide needed tax revenue to support public services and generate less demand for services in light of their tax contribution compared to the higher density residential property that has a lower property value.

The subject property is located deep within the area designated for residential use. The county in its comprehensive plan has recognized that this area is more appropriate for

residential use – thus the residential designation. The property is in the impact area for the city of Middleton. The area has experienced significant residential growth and uses. The area also has historic and recent residential zoning – both R1 and RR in the area that generated similar lot sizes. The property is not farm ground and has not been in agricultural production. Based on the property's location in the impact area, that it is not farm ground, the county's residential designation for the area and the existing residential uses and zoning in the vicinity this proposed CR-1 zoning is more appropriate than the current A zoning designation for this property.

We are proposing a development agreement to accompany the conditional rezone. Our preliminary plat lays out the project. We are proposing to include the following conditions in the development agreement:

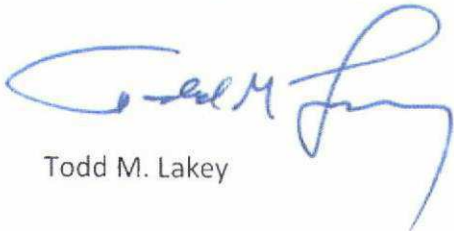
1. Comply with the applicable requirements of the federal, state and local agencies with jurisdiction.
2. The project on the Subject Property will be limited to 46 residential lots.

The proposed preliminary plat conforms with the requirements of the Canyon County subdivision ordinance. The subject property is not in the nitrate priority area. We will comply with the requirements of Southwest District Health (SWDH), the Highway District and Idaho Department of Water Resources (IDWR) regarding the development of this property. We have lots ranging in size from 1 acre to 4.96 acres in the plat. Therefore, we believe we have more than sufficient area on each lot to meet the requirements of SWDH for well and septic. Ultimately SWDH and the highway district have to approve and sign the final plat and this may result in a reduction in the number of lots.

I would respectfully request that the County approve my client's application for a conditional rezone to CR-1, a development agreement and a preliminary plat pertaining to the Subject Property which lies in the area designated and planned for residential development by the County.

Sincerely,

BORTON-LAKEY LAW AND POLICY



Todd M. Lakey

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
P.O. Box 7156
BOISE, IDAHO 83707-1156

2021-085657 RECORDED 12/17/2021 08:53 AM CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=4 SCARDENAS \$15.00 TYPE: DEED THORNTON BYRON LLP ELECTRONICALLY RECORDED
--

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED
(Kingsbury Parcel A)

For Value Received, Richard M. Phillips, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto LWD Development, Inc., an Idaho corporation ("Grantee"), whose current address is 210 Murray Street, Boise, Idaho 83714, all of his right, title and interest in and to that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with its appurtenances unto Grantee and its heirs and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the said premises; that the said premises is free from all encumbrances except the current year's taxes, levies and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 16th day of December, 2021.

Grantor:



Richard M. Phillips

EXHIBIT A
LEGAL DESCRIPTION

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 1,317.87 feet to the S 1/16 corner of said Section 35;

thence along the North boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 89°43'05" East, 1,320.81 feet to the SW 1/16 corner of said Section 35;

thence along the East boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 00°18'55" West, 1,317.61 feet to the NE corner of said Government Lot 4 of Section 2;

thence along the East boundary line of said Government Lot 4 South 00°55'56" West, 1,303.61 feet to the SE corner of said Government Lot 4;

thence South boundary line of said Government Lot 4 North 89°15'01" West, 1,329.90 feet to the SW corner of said Government Lot 4;

thence along the West boundary line of said Government Lot 4 North 01°19'00" East, 1,292.62 feet to the **POINT OF BEGINNING**. Containing 79.47 acres, more or less.

EXCEPTING THEREFROM:

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 99.07 feet;

thence leaving said West boundary line South 89°37'39" East, 40.00 feet to the **REAL POINT OF BEGINNING**;

thence continuing South 89°37'39" East, 342.46 feet; thence

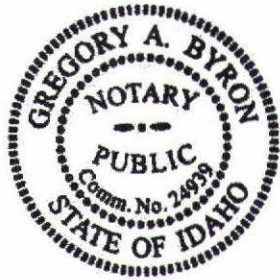
North 22°51'51" East, 54.33 feet;

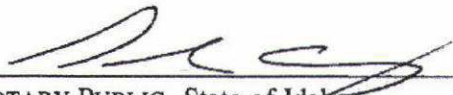
thence 106.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 278.12 feet, a central angle of 22°01'17" and a long chord which bears South 72°59'21" East, 106.24 feet;

STATE OF IDAHO)
 SS.
COUNTY OF ADA)

On this 16th day of December, 2021, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Richard M. Phillips, known or identified to me to be the person who executed the within and foregoing instrument, and acknowledged to me that he executed the same.

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





NOTARY PUBLIC, State of Idaho
Residing at: Nampa, Idaho
Commission expires: November 13, 2025

thence 45.48 feet along the arc of said reverse curve to the right, said curve having a radius of 32.50 feet, a central angle of 80°10'20" and a long chord which bears South 43°54'50" East, 41.86 feet;

thence South 03°49'39" East, 311.37 feet;

thence 32.02 feet along the arc of curve to the left, said curve having a radius of 330.00 feet, a central angle of 05°33'32" and a long chord which bears South 06°36'26" East, 32.00 feet;

thence South 09°23'12" East, 185.38 feet;

thence South 10°03'06" East, 7.66 feet;

thence North 89°25'51" West, 488.90 feet;

thence South 33°28'05" West, 135.44 feet;

thence North 01°19'00" East, 555.19 feet to a point on the North boundary line of said Section 2;

thence North 00°20'12" East, 99.38 feet to the **REAL POINT OF BEGINNING**.
Containing 6.66 acres, more or less.

CONTAINING A NET OF 72.81 ACRES, MORE OR LESS.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 46 Non-buildable _____ Common 1

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

52,441 SF ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

Irrigation Well Surface Water

INDIVIDUAL WELLS

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? _____ %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? _____

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

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 30 Non-Buildable NA 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 11th Avenue, #140, Caldwell, ID 83605

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
 YES NO

2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
 CURBS GUTTERS SIDEWALKS STREETLIGHTS LANDSCAPING

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT
CLOUD NINE ESTATES
 A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF
 SW 1/4 OF SECTION 30, T4N, R20E, BOISE MERIDIAN
 CANYON COUNTY, IDAHO
 JULY 2021

NOTES:

1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT A FINAL PLAT. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOISE COUNTY ENGINEER.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
3. THE DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND DECIMALS THEREOF.
4. THE AREA OF EACH LOT IS SHOWN IN SQUARE FEET.
5. THE TOTAL AREA OF THE SECTION IS 160 ACRES.
6. THE TOTAL AREA OF THE DEVELOPMENT IS 160 ACRES.

MANAGER:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

SURVEYOR:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

ENGINEER:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

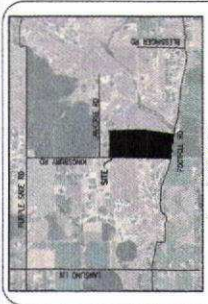
PRELIMINARY DEVELOPMENT FEATURES:

- 1. LOT DIMENSIONS
- 2. LOT AREAS
- 3. LOT PERIMETERS
- 4. LOT SHAPES
- 5. LOT ORIENTATIONS
- 6. LOT SPACINGS
- 7. LOT ACCESS
- 8. LOT UTILITIES
- 9. LOT EASEMENTS
- 10. LOT RESERVATIONS

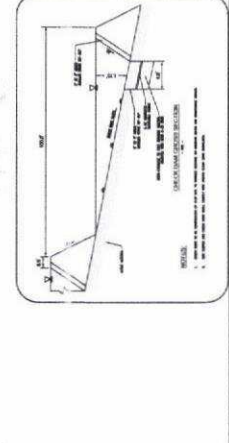
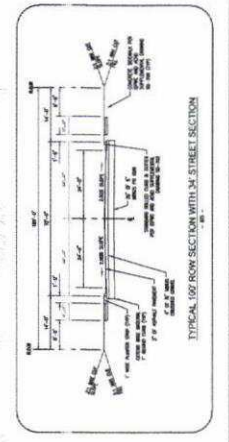
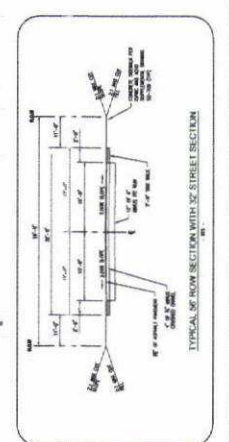
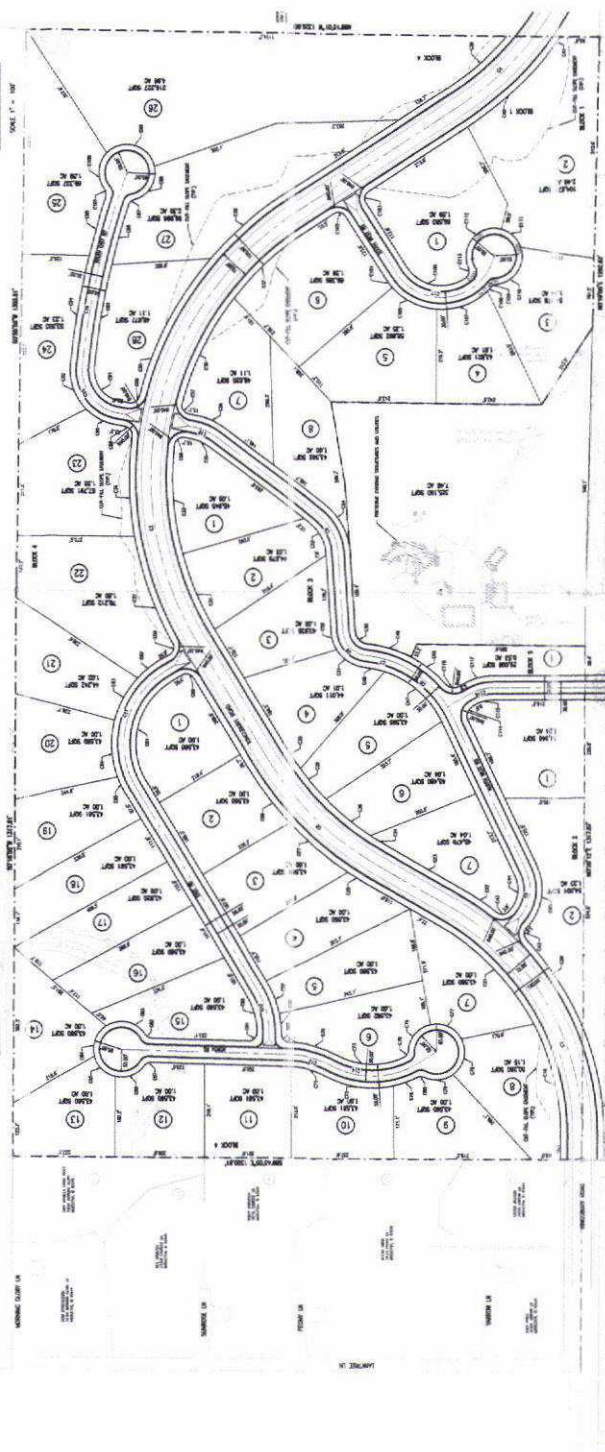
BENCHMARKS:
 NAME: [Name]
 ELEVATION: [Elevation]
 DATE: [Date]

LEGEND -

- PROPERTY BOUNDARY LINE
- SECTION LINE
- SECTION CORNER
- SECTION AREA
- SECTION PERIMETER
- SECTION ORIENTATION
- SECTION SPACING
- SECTION ACCESS
- SECTION UTILITIES
- SECTION EASEMENTS
- SECTION RESERVATIONS



Lot #	Area (sq. ft.)	Perimeter (ft.)	Shape	Orientation	Access	Utilities	Easements	Reservations
01	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
02	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
03	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
04	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
05	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
06	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
07	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
08	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
09	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
10	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
11	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
12	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
13	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
14	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
15	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
16	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
17	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
18	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
19	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
20	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
21	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
22	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
23	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
24	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
25	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
26	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
27	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
28	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
29	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
30	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes



BEFORE DIGGING CALL DGLINE AT 1-800-342-1595

Lot #	Area (sq. ft.)	Perimeter (ft.)	Shape	Orientation	Access	Utilities	Easements	Reservations
31	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
32	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
33	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
34	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
35	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
36	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
37	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
38	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
39	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
40	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
41	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
42	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
43	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
44	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
45	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
46	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
47	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
48	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
49	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes
50	10,000	1,000	Rectangular	N	Yes	Yes	Yes	Yes

PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

DATE: [Date]
 SCALE: 1" = 100'

LOT DIMENSION
 PLAN VIEW

10412

100% PROFESSIONAL LIABILITY INSURANCE

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

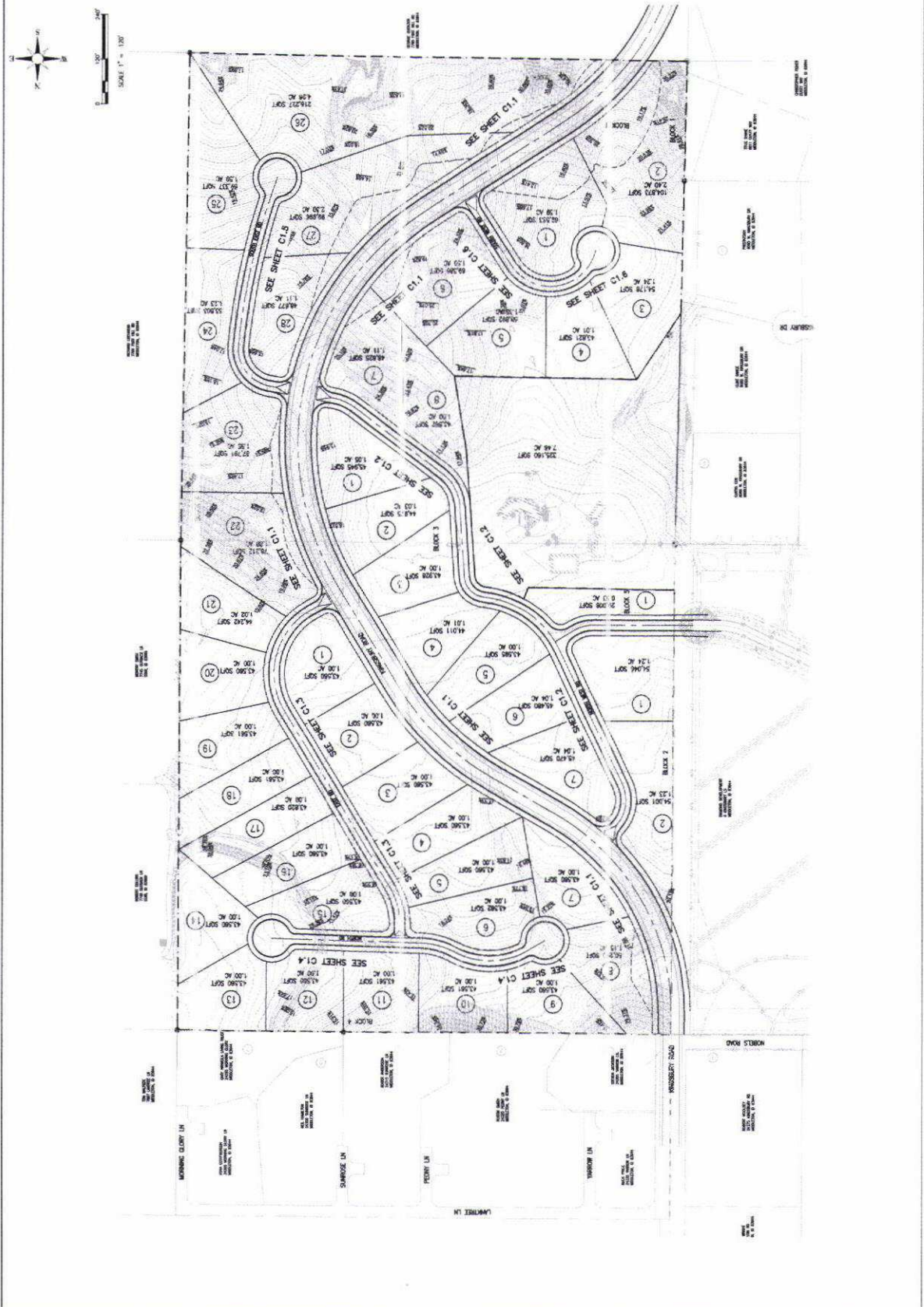
CUT-FILL EXHIBIT
PLAN VIEW

CK ENGINEERING
1300 E. STATE ST., SUITE 102
SALT LAKE CITY, UT 84116
PHONE: 325-5911
FAX: 325-5912
DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 08/18/21
FILE: [Redacted]
JOB: [Redacted]



SHEET
C1.0

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



LOTS WITH 15% OR GREATER GRADE

BLOCK 1: 1, 2, 5, 6, 7, 8

BLOCK 2: 2

BLOCK 3: 1, 2, 7

BLOCK 4: 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 28

BLOCK 5: NONE

TOTAL: 30

LOT SLOPE
EXHIBIT

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 01/2/22
FILE: WINDSOR RD 100FT ROW - 9-21-CUT-FULL-EXHIBIT
DIR: \\S:\WORK\2021\WINDSOR RD 100FT ROW - 9-21-CUT-FULL-EXHIBIT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

REVISIONS

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

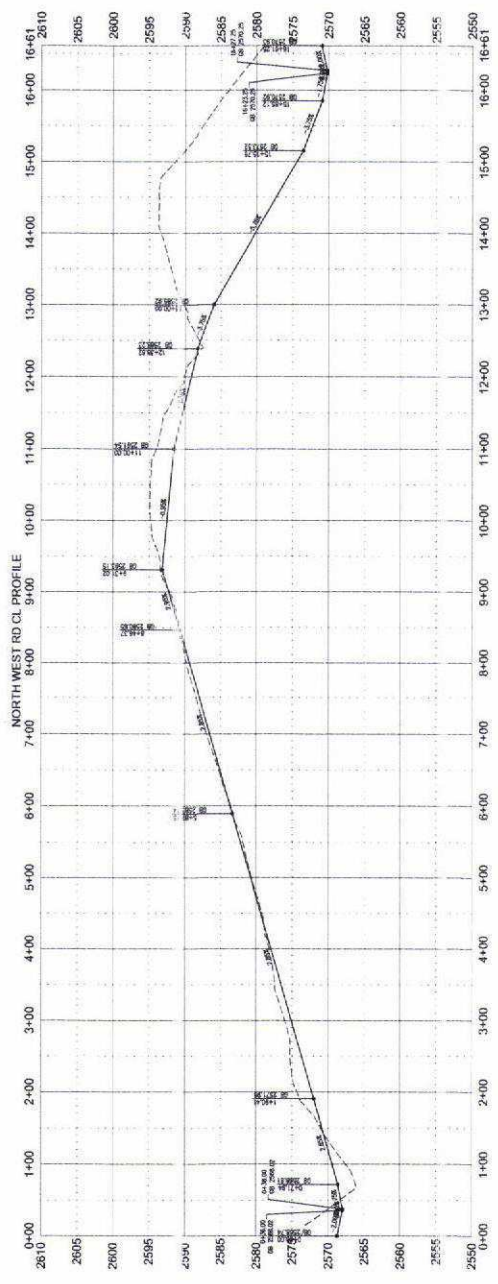
NORTHWEST ROAD
PROFILE

CK ENGINEERING
1300 E. STATE ST. SUITE 103
BOISE, ID 83720
PHONE 208-333-1992
FAX 208-333-1992
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 7/20/12
PROJECT: CANYON COUNTY, IDAHO



SHEET
C1.2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



REVISIONS:

CLOUD NINE ESTATES,
MIDDLETON, CANYON COUNTY, IDAHO

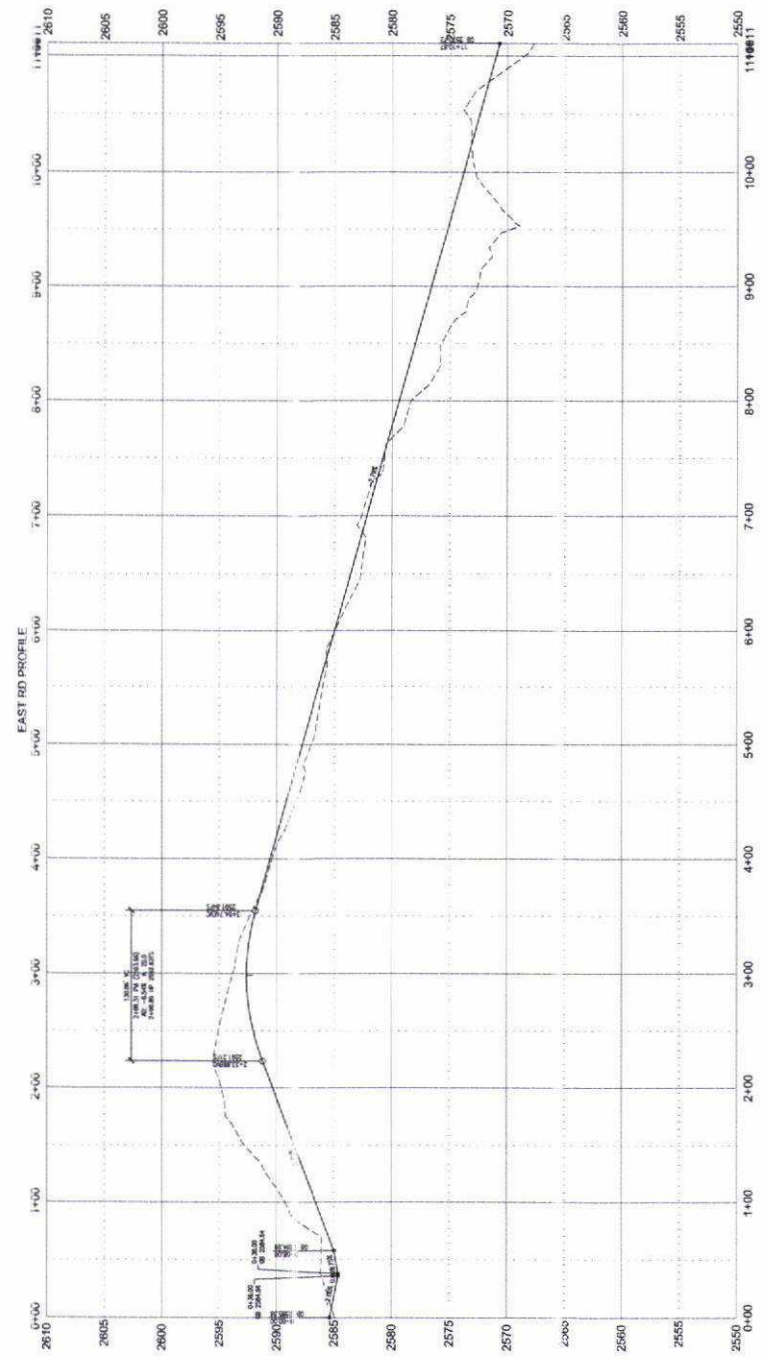
EAST ROAD
PROFILE

CK ENGINEERING
1300 E. STATE ST., SUITE 102
BOISE, IDAHO 83720
PHONE: 208-333-1982
FAX: 208-333-1983
DRAWN BY: JAE
CHECKED BY: JAE
DATE: 1/1/01
FILE: MIDDLETON-2001-1-15-01-01-01
DATE: 1/1/01



SHEET
C1.3

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



REVISIONS:

CLOUD NINE ESTATES,
MIDDLETON, CANYON COUNTY, IDAHO

SOUTHWEST ROAD
PROFILE

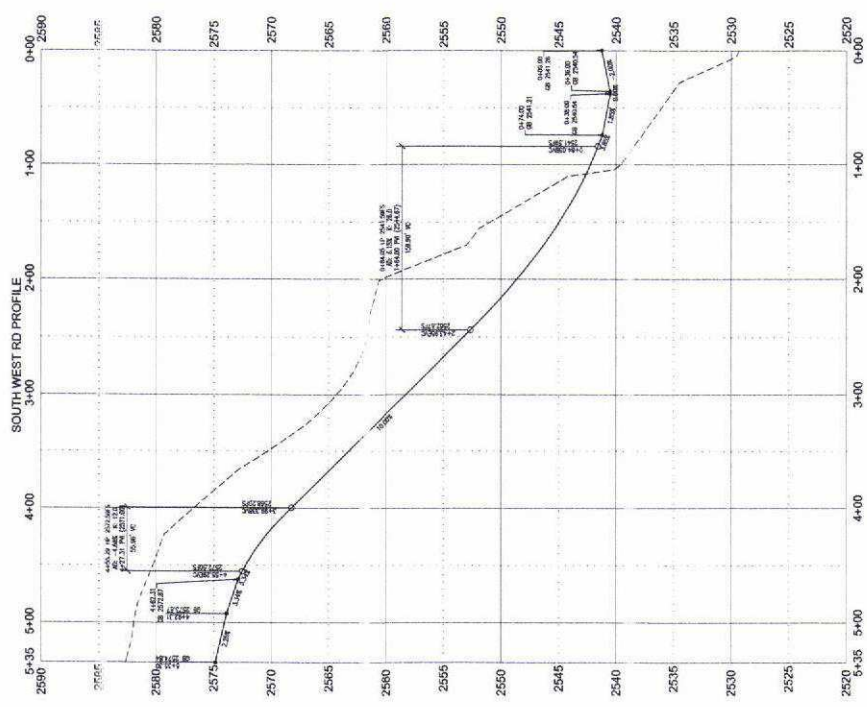
CK ENGINEERING
1500 E. BAY ST. SUITE 102
PHOENIX, AZ 85016
PHONE: 602-998-1881

DRAWN BY: JAB
CHECKED BY: JAB
DATE: 4/15/21
PROJECT NO: 1801-01-01-01-01-01-01



SHEET
C16

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



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: 73227

Date: 3/4/2022

Date Created: 3/4/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Mills & Co. Realty, Inc. & LWD Development Inc.

Comments: CR2022-0003 & SD2022-0011 Cloud Nine Estates

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0003	\$1,235.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0011	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0011	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0011	\$470.00	\$0.00	\$0.00

Sub Total: \$3,245.00

Sales Tax: \$0.00

Total Charges: \$3,245.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	8067	\$435.00
Check	1001	\$2,810.00

Total Payments: \$3,245.00

ADJUSTMENTS

Receipt Balance: \$0.00