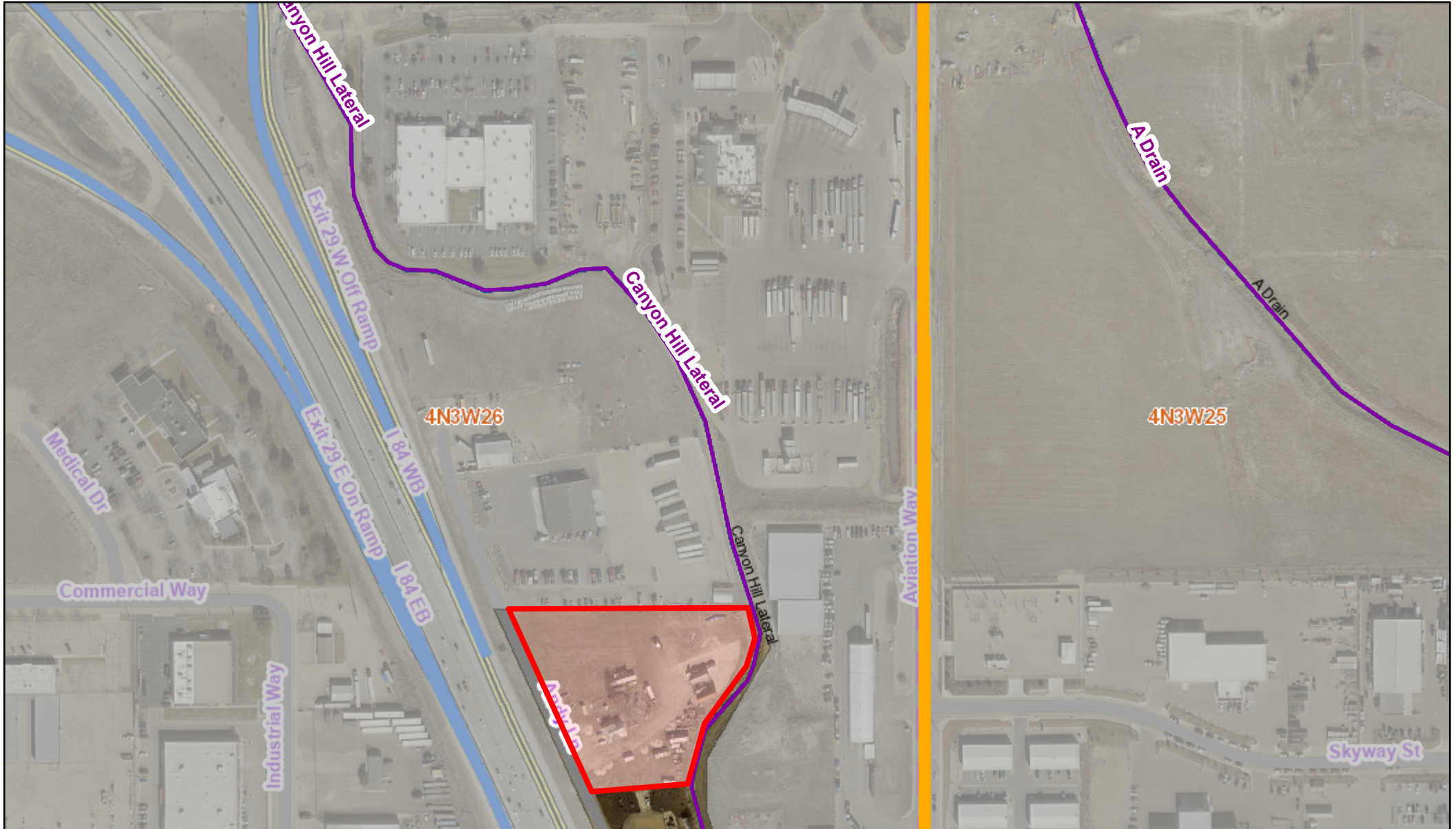
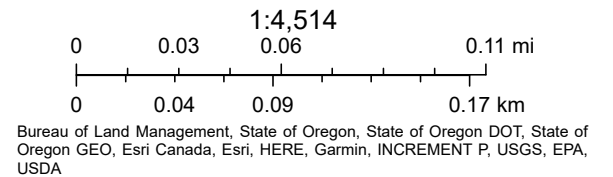


Canyon County, ID Web Map



7/26/2023, 4:12:04 PM

- | | | | |
|-------------------------------------|---------------------|------------------------------|--|
| Multiple Parcel Search_Query result | Current Impact Area | CanyonCountyRoads Interstate | ITDFunctionalClassification Interstate |
| Hydro_NHDFlowline | City Limits | Hwy | Major Collector |
| Hydro_NHDFlowline | Sections | Roads | Canyon County Imagery 2022 Red: Band_1 |
| County Boundary | | | |





ZONING AMENDMENT PUBLIC HEARING - APPLICATION

| | |
|--|---|
| PROPERTY OWNER | OWNER NAME: <i>Pavel S Goncharov</i> |
| | MAILING ADDRESS: <i>1419 Andy Ln Caldwell, ID 83605</i> |
| | PHONE: [REDACTED] |
| <p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <i>[Signature]</i> Date: <i>6-8-23</i></p> | |

| | |
|--|---|
| APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER | APPLICANT NAME: <i>Alexander S Goncharov</i> |
| | COMPANY NAME: <i>AAA Truck Repair LLC</i> |
| | MAILING ADDRESS: <i>1419 Andy Ln Caldwell, ID 83605</i> |
| | PHONE: [REDACTED] |

| | | |
|------------------|---|---|
| SITE INFO | STREET ADDRESS: <i>1419 Andy Ln Caldwell ID 83605</i> | |
| | PARCEL NUMBER: <i>R00698</i> | |
| | PARCEL SIZE: <i>3.02 ac</i> | |
| | CHECK THE APPLICABLE APPLICATION TYPE: | |
| | <input type="checkbox"/> REZONE | <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT |
| | CURRENT ZONING: <i>AG</i> | PROPOSED ZONING: <i>M2</i> |
| | FLOOD ZONE (YES/NO) <i>NO</i> | ZONING DISTRICT: |

FOR DSD STAFF COMPLETION ONLY:

| | |
|----------------------------------|---|
| CASE NUMBER: <i>CR 2023-0009</i> | DATE RECEIVED: <i>7-26-23</i> |
| RECEIVED BY: <i>S. Hammond</i> | APPLICATION FEE: <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH |

OR 2023-0004



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

| |
|--|
| Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07 Check the applicable application type: <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Conditional Rezone with Development Agreement |
|--|

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

| Description | Applicant | Staff |
|--|-----------|-------|
| Master Application completed and signed. | ✓ | |
| Letter of Intent (see standards on next page) | ✓ | ✓ |
| Land Use Worksheet | ✓ | ✓ |
| Neighborhood Meeting form was completed and signed | ✓ | ✓ |
| Completed Agency Acknowledgement form including: | ✓ | ✓ |
| Southwest District Health | ✓ | ✓ |
| Irrigation District | ✓ | ✓ |
| Fire District | ✓ | ✓ |
| Highway District/Idaho Transportation Dept | ✓ | ✓ |
| Area of City Impact (If applicable) <i>Caldwell</i> | ✓ | ✓ |
| Conditional Rezone: | | |
| Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing) | ✓ | ✓ |
| Deed or evidence of property interest to the subject property | ✓ | ✓ |
| Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment | | |
| **Fees are non-refundable** | | |

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

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.

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: Alexander S Goucharov Date 6-8-13

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

| LETTER OF INTENT STANDARDS | |
|----------------------------|--|
| | Description of proposed use: expand on the Land Use Worksheet |
| | Description of the existing use. |
| | Expected impacts and traffic of future development. |
| | Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria. |
| | Conditional Rezone: |
| | Explanation/Description of the Concept Plan |
| | Proposed conditions of approval |

NEIGHBORHOOD MEETING SIGN-UP

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



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: <i>1419 Andy Ln</i> | Parcel Number: <i>R0069800000</i> | |
| City: <i>Caldwell</i> | State: <i>ID</i> | ZIP Code: <i>83605</i> |
| Notices Mailed Date: | Number of Acres: | Current Zoning: |
| Description of the Request: <i>Conditional Rezone with Development Agreement</i> | | |

APPLICANT / REPRESENTATIVE INFORMATION

| | | |
|---|-------------------|--------------------------|
| Contact Name: <i>Alexander S Goveharov</i> | | |
| Company Name: <i>AAA Truck Repair LLC</i> | | |
| Current address: <i>10733 Coeoon St</i> | | |
| City: <i>Nampa</i> | State: <i>ID</i> | ZIP Code: <i>83687</i> |
|  | Cell: <i>same</i> | Fax: <i>253.302.4687</i> |

MEETING INFORMATION

| | | |
|---------------------------------|--|---------------------------------------|
| DATE OF MEETING: <i>5-4-23</i> | MEETING LOCATION: <i>901 Specht Ave, Caldwell ID 83605</i> | |
| MEETING START TIME: <i>3pm</i> | MEETING END TIME: <i>4pm</i> | |
| ATTENDEES: | | |
| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
| 1. <i>Alexander S Goveharov</i> | <i>AlexS</i> | <i>10733 Coeoon St Nampa ID 83687</i> |
| 2. <i>Samed CERIC</i> | | <i>1002 Andy Ln Caldwell ID 83605</i> |
| 3. | | |
| 4. | | |
| 5. | | |
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| 14. |
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| 16. |
| 17. |
| 18. |
| 19. |
| 20. |

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alexander S Goncharov

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 5 / 4 / 23

LAND USE WORKSHEET

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? current 1 well

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 50 wide 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: metal sheeting, metal bars Height: 6'-8'

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: see plan

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
canal pioneer dist

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 1 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: City water N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Semi-truck repair

2. DAYS AND HOURS OF OPERATION:

- Monday 8 am to 6 pm
 Tuesday 8 am to 6 pm
 Wednesday 8 am to 6 pm
 Thursday 8 am to 6 pm
 Friday 8 am to 6 pm
 Saturday closed to _____
 Sunday closed to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 1-9 No

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

Height: 3 ft Width: 10 ft. Height above ground: 14 ft

What type of sign: Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 14-20

Is there is a loading or unloading area? NA

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 1

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: compost

LETTER OF INTENT STANDARDS

DESCRIPTION OF PROPOSED USE: WE ARE A SEMI TRUCK REPAIR COMPANY AAA TRUCK REPAIR LLC AND TRYING TO BUILD A SHOP ON SITE TO WORK ON TRUCKS.

DESCRIPTION OF EXISTING USE: CURRENTLY WE USE THE LAND TO STORE OUR EUPMENT.

EXPECTED IMPACTS AND TRAFFIC OF FUTURE DEVELOPMENT: WE EXPECT LOW TO MIDIMUM TRAFFIC IN FUTURE AS WE OPEN.

EXPLANATION OF HOW THE PROPOSED REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SPECIFIC ZONING CRITERIA:WE HAVE A TRUCKING AND TRUCK REPAIR COMPANYS SURONDING OUR PROPERTY AND OUR COMPANY IS THE SAME TYPE OF BUSSINESS CATEGORY.

EXPLANATION/DESCRIPTION OF THE CONCEPT PLAN: WE HAVER A PLAN THAT IS ATTACHED WITH THE PAPERWORK.

PROPOSED CONDITIONS OF APPROVAL: FUTURE LAND USE CANYON COUNTY



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - APPLICATION

| | |
|--|--|
| PROPERTY OWNER | OWNER NAME: <i>Ravel S Goncharov</i> |
| | MAILING ADDRESS: <i>1419 Andy Ln Caldwell ID 83605</i> |
| <p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <i>[Signature]</i> Date: <i>6-8-23</i></p> | |

| | |
|--|--|
| APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER | APPLICANT NAME: <i>Alexander S Goncharov</i> |
| | COMPANY NAME: <i>AAA Truck Repair LLC</i> |
| | MAILING ADDRESS: <i>1419 Andy Ln Caldwell ID 83605</i> |
| | PH: [Redacted] |

| | | |
|------------------|---|--------------------|
| SITE INFO | STREET ADDRESS: <i>1419 Andy Ln Caldwell ID 83605</i> | |
| | PARCEL NUMBER: <i>R00698</i> | |
| | PARCEL SIZE: <i>3.02</i> | |
| | CURRENT COMPREHENSIVE PLAN DESIGNATION: | |
| | REQUESTED COMPREHENSIVE PLAN DESIGNATION: | |
| | FLOOD ZONE (YES/NO) <i>NO</i> | ZONING DISTRICT: . |

Check the applicable application type:

Comprehensive Plan **Map** Amendment (change the future land use designation)

Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

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



AGENCY ACKNOWLEDGMENT

Date: 6-8-23
Applicant: Alexander & Boneharov
Parcel Number: 200698
Site Address: 1419 Andy Ln Caldwell, ID 83605

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 07/07/2023 Signed: Anthony Gee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: SWDH

Applicant submitted/met for official review.

Date: 7/6/23 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: NA

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: See copy

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

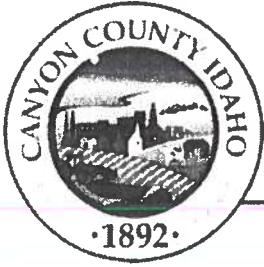
City: Caldwell

Applicant submitted/met for official review.

Date: 6/21/23 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 6-8-23
 Applicant: Alexander S Goncharov
 Parcel Number: R00698
 Site Address: 1419 Andy Ln Caldwell ID 83605

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health: Applicant reviewed the project with staff.

Date: 07/07/2023 Signed: Anthony Lee
 Authorized Southwest District Health Representative

Fire District:District: SWDH Applicant submitted/met for official review.

Date: 7/6/23 Signed: Alex Perry
 Authorized Fire District Representative

Highway District: NA

District: _____

 Applicant submitted/met for official review.

Date: _____ Signed: _____
 Authorized Highway District Representative

Irrigation District:District: Pioneer Irrigation District Applicant submitted/met for official review.

Date: 7/24/23 Signed: [Signature]
 Authorized Irrigation Representative

Area of City Impact:City: Caldwell Applicant submitted/met for official review.

Date: 6/21/23 Signed: [Signature]
 Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff

February 22nd, 2023

Attn: Jack Nygard
Southwest District Health
13307 Miami Lane
Caldwell, Idaho 83607

Letter of Design – AAA Trucking Repair LLC – 1419 Andy Lane, Caldwell, ID – Eljen GSF System Design and Calculations

Dear Jack,

The on-site test pits showed us that the soil in the area can be classified as B-2 silty loam soil under the USDA field test textural classification. A limiting impermeable rock layer was found at about 3 – 3.25 ft. depth below the surface. This depth restriction would not allow standard drain fields to be installed for this site. The Eljen Geotextile Sand Filter was chosen as the alternative wastewater disposal system as it requires a reduced separation distance from the limiting rock layer per TGM Table 4-19. An above-grade capping fill system following the guidance of the TGM section 4.3.3. will be required.

The system was sized per section 4.0 of Eljen's Idaho Design & Installation Manual for the Geotextile Sand Filter. This section gives installation sizing and guidelines for bed systems. Table 3 specifies an application rate of 0.6 GPD/SF to be applied to the Design flow for B2 soil to determine the minimum absorption area. A design flow of 711 GPD was used, the estimated peak daily flow, yielding an absorption area of 1185 SF ($711 \div 0.6 = 1185$). Since this is not a residential project with bedrooms, the "Minimum Units per Bedroom" column shall be ignored.

The primary bed area designed for this site will be 61 ft long to maintain the needed separation from the irrigation pipe at the edge of road and the temporary surface water of the storm basin. By dividing the min. absorption area by the length of the bed, the bed width becomes 20 ft ($1185 \text{ SF} / 61 \text{ LF} = 19.42$, rounded up to 20 ft. needed). Next, 4 rows of modules were chosen to maintain lateral spacing requirements (5' Lateral to Lateral, 2.5' Lateral to Edge).

The reserve bed area designed for this site will be 69 ft long to maintain the needed separation from the irrigation pipe at the edge of road and the temporary surface water of the storm basin. By dividing the min. absorption area by the length of the bed, the bed width becomes 18 ft ($1185 \text{ SF} / 69 \text{ LF} = 17.17$, rounded up to 18 ft. needed). Next, 3 rows of modules were chosen to maintain lateral spacing requirements (6' Lateral to Lateral, 3' Lateral to Edge).

Each module is 4 ft. long. The GSF system requires 6 inches of sand at the beginning and end of each bed. For this project the final dimensions of the primary and reserve bed are as follows:

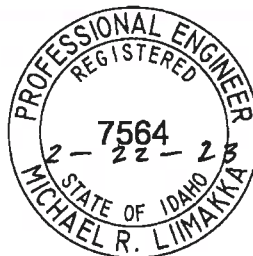
Primary - 20 ft wide by 61 ft long with 15 modules for each row. ($15 * 4 + 1 = 61$)

Reserve - 18 ft wide by 69 ft long with 17 modules for each row. ($17 * 4 + 1 = 61$)

Sincerely,



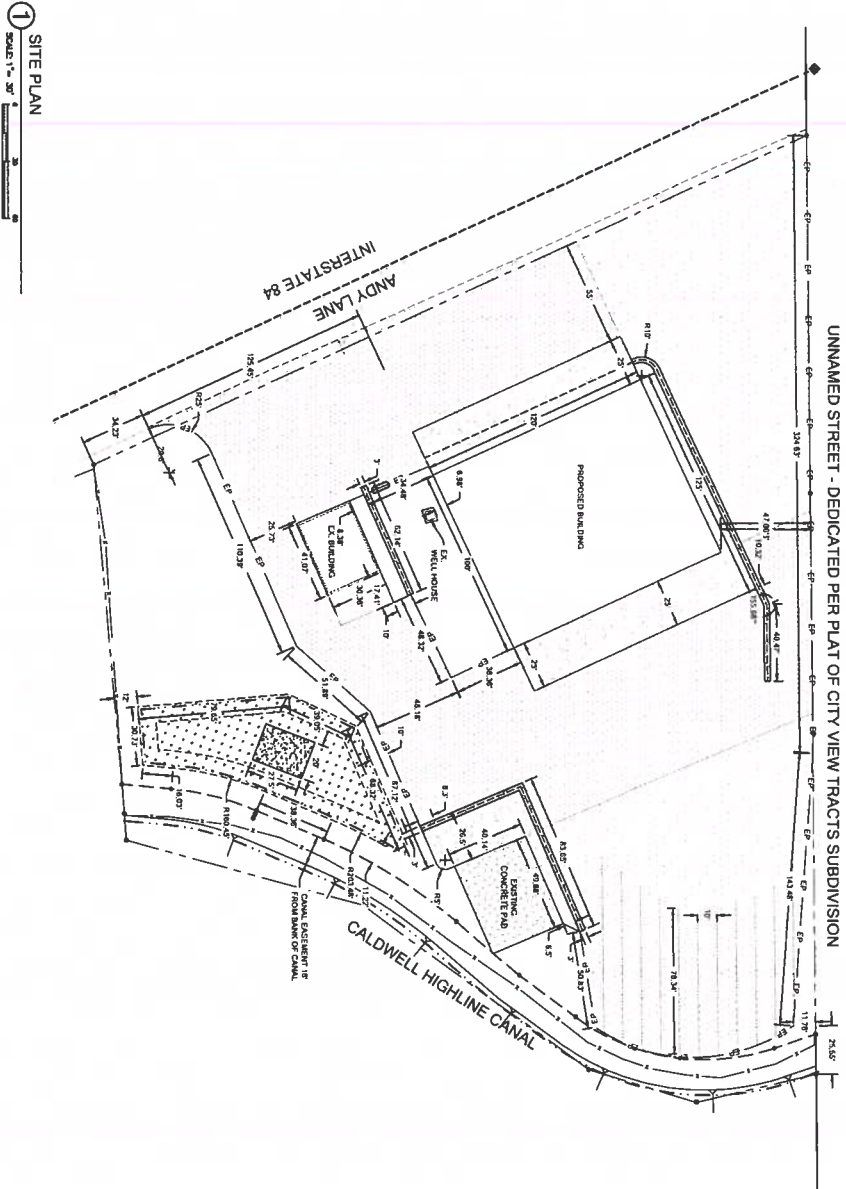
Mike Liimakka, P.E.



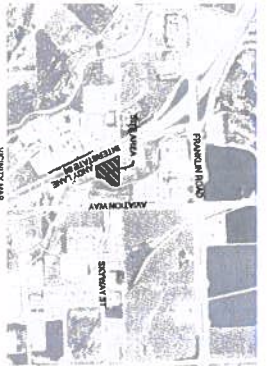
AAA TRUCKING REPAIR SHOP

1419 ANDY LN CALDWELL, ID

UNNAMED STREET - DEDICATED PER PLAT OF CITY VIEW TRACTS SUBDIVISION



1 SITE PLAN
SCALE: 1" = 30'



LEGEND:

| | |
|----------------------------------|-----|
| PROPERTY LINE | --- |
| EXIST. CONCRETE | --- |
| PROP. CONCRETE | --- |
| EXIST. ASPHALT | --- |
| PROP. ASPHALT | --- |
| PROP. CANAL | --- |
| PROP. LANDSCAPING | --- |
| EXISTING CONTROL POINT | --- |
| PROPOSED CONTROL POINT | --- |
| PROPOSED CONTROL POINT INTERVALS | --- |
| GRADE BREAK | --- |
| EXIST. WATER | --- |
| PROPOSED WATER | --- |
| EXIST. SANITARY SEWER | --- |
| PROPOSED SANITARY SEWER | --- |
| EXIST. STORM SEWER | --- |
| PROPOSED STORM SEWER | --- |
| FIRE WATER | --- |
| PMS (PROPANE) | --- |
| DATA / REVISION | --- |
| UD TOWER | --- |
| TELECOM | --- |
| PRESSURIZED SAN SEWER | --- |
| WATER SERVICE | --- |
| FIRE RISK CON. | --- |
| PROP. SAN. VALVE | --- |
| ASPHALT | --- |
| CONCRETE | --- |
| EXISTING CONCRETE | --- |
| EXISTING ASPHALT | --- |
| PROP. ASPHALT | --- |
| PROP. LANDSCAPING | --- |
| EXISTING CONTROL POINT | --- |
| PROPOSED CONTROL POINT | --- |
| PROPOSED CONTROL POINT INTERVALS | --- |
| GRADE BREAK | --- |
| EXIST. WATER | --- |
| PROPOSED WATER | --- |
| EXIST. SANITARY SEWER | --- |
| PROPOSED SANITARY SEWER | --- |
| EXIST. STORM SEWER | --- |
| PROPOSED STORM SEWER | --- |
| FIRE WATER | --- |
| PMS (PROPANE) | --- |
| DATA / REVISION | --- |
| UD TOWER | --- |
| TELECOM | --- |
| PRESSURIZED SAN SEWER | --- |
| WATER SERVICE | --- |
| FIRE RISK CON. | --- |
| PROP. SAN. VALVE | --- |

OWNER:

AAA TRUCKING REPAIR SHOP
1419 ANDY LN
CALDWELL, ID 83724

CIVIL ENGINEER:

ALPHA OMEGA ENGINEERING
1014 S. LA POINTE DR. SUITE 2
BOISE, ID 83725
(208) 252-5252
www.alphaomegaengineering.com

SURVEYOR:

BOISE SURVEYING, LLC
1014 S. LA POINTE DR. SUITE 2
BOISE, ID 83725
PHONE: 208.252.5252
EMAIL: info@boisesurveying.com

LEGAL DESCRIPTION:

SECTION 13, T4N, R11E, S20E, BOISE MERIDIAN, IDAHO COUNTY, IDAHO

BENCHMARK:

CONCRETE / ZINC BARS CAP ROW
ELEVATION: 2421.896

ELEVATION DATUM:

ALL SURVEY DATA AND PROPOSED ELEVATIONS ARE BASED ON NAVD 83 AND SHOWN TO ALL ELEVATIONS SHOWN IN THIS DRAWING

SHEET INDEX:

| | |
|-----|----------------------------|
| C00 | COVER & DIMENSION PLAN |
| C01 | SITE PLAN |
| C10 | GRADING & DRAINAGE PLAN |
| C11 | CHANNEL & DRAINAGE DETAILS |
| C20 | UTILITY PLAN |
| C21 | UTILITY DETAILS |

Alpha Omega ENGINEERING
1014 S. La Pointe Dr. Ste 2 • 208.322.5250
Boise, Idaho 83708 • info@alphaomegaengineering.com

AAA Truck Repair LLC

1419 Andy Lane, Caldwell, ID

| <p>PROJECT # 22018 DRAWN BY 6402 JMS CHECKED BY</p> | <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | DESCRIPTION | | | |
|--|---|-------------|------|-------------|--|--|--|
| NO. | DATE | DESCRIPTION | | | | | |
| | | | | | | | |
| <p>COVER SHEET</p> <p style="font-size: 2em; font-weight: bold;">C0.0</p> | | | | | | | |

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date 4/21/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 5/4/2023

Time: 3:00pm

Location: 901 Specht Ave, Caldwell, ID 83605

Property description: La Quinta Inn

The project is summarized below:

Site Location: AAA Truck Repair LLC

1419 Andy Ln, Caldwell, ID 83605

Proposed access: Andy Ln, Private road E

Total acreage: 3.02

Proposed lots: R00698

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208-779-7040 or service@aaatruckrepairllc.com

Sincerely,

Alexander Goncharov

AAA Truck Repair LLC

5/4/23

3pm

Neighborhood Meeting attending sign up.

| name: | address | phone number |
|---------------------|-----------------------|--------------|
| Alexander Govehoren | 10733 Cocoon St Nampa | 253 226-2078 |
| Samed Ceric | 1002 Andy Ln Caldwell | 83605 |

New Individual Sewage Permit

Subsurface Sewage Disposal



Southwest District Health

13307 Miami Ln
Caldwell ID 83607
United States

Permit #: 013717

Date: 02/24/2023

Parcel #: R00698

Applicants Name: ALEXANDER S GONCHAROV

Land Owner Name: PAVEL S GONCHAROV

Property Address: 1419 ANDY LN
CALDWELL ID 83605

Legal Description

Township: 4N Range: 3W Section: 26

Subdivision:

Lot: Block: Size (acres):

Type of Installation:

Individual System Permit - New

Complex

Type of System: Other

Additional System Type:

Optional System Type:

Water Supply:

Private

Water Source:

Well

Conditions of Approval

- Install between test hole 1 and test hole 2
Install per approved Eljen GSF Module Plans
Minimum effective area is 1,185 square feet
Install system no deeper than 14"
- Absorption bed authorized due to limited space.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Pump start up inspection required.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations.
- Modifications to an approved plot plan must be submitted prior to septic system installation.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Capping fill cover must be 3:1 slope from edge of system.
- Follow install per approved proposed plot plan

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms: N/A Bedroom(s)

Design Flow: 711 Gallons Per Day

Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-2 / 0.45 Adjusted Loading Rate:

The minimum septic tank capacity is: 1500 Gallons

The minimum effective drainfield absorption area is: 1580 Square Feet

The drainfield can be no closer to permanent/ intermittent surface water than: 200 Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By:

Jack Nygaard

02/24/2023

Permit Issue Date:



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

November 13, 2020

Pavel Goncharov and Nataliya Sluchych
1419 Andy Lane
Caldwell, ID 83605

File No. 741072
Property Address: 1419 Andy Lane, Caldwell, ID 83605

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Carrie Homburg, Escrow Officer
Ph: (208) 442-4807
Email: chomburg@pioneertitleco.com

Enclosures

This document was prepared by:

Philip A. Peterson
WHITE, PETERSON, GIGRAY & NICHOLS, P.A.
Attorneys at Law
5700 East Franklin Road, Suite 200
Post Office Box 247
Nampa, Idaho (ID) 83653-0247

| | |
|---------------------------------|---------|
| 2020-067363 | |
| RECORDED | |
| 11/13/2020 12:57 PM | |
| CHRIS YAMAMOTO | |
| CANYON COUNTY RECORDER | |
| Pgs=4 EHOWELL | \$15.00 |
| TYPE: DEED | |
| PIONEER TITLE CANYON - CALDWELL | |
| ELECTRONICALLY RECORDED | |

741072.CH

[The space above is for Recorder's use.]

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed on the date set forth immediately above the signature of the Grantor (as hereinafter defined) by:

- T. ANDREW GILLESPIE, as personal representative of THE ESTATE OF GEORGE D. GILLESPIE, JR., a/k/a GEORGE DIXON GILLESPIE, JR., DECEASED,¹ (sometimes hereinafter the "Estate"), 6455 South Potomac Court, Centennial, Colorado (CO) 80111-244055, being the "Grantor" herein,

in favor of:

- PAVEL GONCHAROV and NATALIYA SLUCHYCH, husband and wife, 1419 Andy Lane, Caldwell, Idaho (ID) 83605-814119, being, collectively, the "Grantee."

¹In the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon, Magistrate Division, Caldwell Section, *In the Matter of the Estate of GEORGE D. GILLESPIE, JR., a/k/a GEORGE DIXON GILLESPIE, JR., Deceased*, Case No. CV 14-19-09963: Letters Testamentary recorded in records of Canyon County, Idaho, October 28, 2019, 11:21 A.M., Instrument No. 2019-051595.

WHEREAS, T. ANDREW GILLESPIE, is the qualified personal representative of the Estate; and

WHEREAS, the Estate, for \$10.00 and other good and valuable consideration, has negotiated a sale to Grantee of the real property hereinafter described;

NOW, THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor does hereby convey, remise, release, confirm and forever quitclaim unto Grantee all of Grantor's right, title and interest in and to the following Canyon County, Idaho, real property commonly known as 1419 Andy Lane, Caldwell, Canyon County, Idaho (ID) 83605-814119, and more particularly described as follows, to wit:

**Please see Exhibit A, attached hereto and incorporated herein
by this reference,**

together with all appurtenances.

Grantor executes this instrument solely in Grantor's fiduciary capacity as personal representative of the Estate and covenants only that Grantor is authorized to make this conveyance in such fiduciary capacity. Grantor hereby disclaims any and all other warranties and covenants, whether express or implied; and any further recourse hereunder is to be only against the said Estate.

[Signature page follows.]

EXHIBIT A

A part of CITY VIEW TRACTS NOS. 17 AND 18, Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 0° 07' 20" West 1,325.40 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence

South 89° 27' 40" West 363.39 feet to a point in the centerline of a ditch of Caldwell Irrigation District, the INITIAL POINT of this description; thence continuing

South 89° 27' 40" West 492.56 feet along the North boundaries of Tracts 17 and 18 to a point 30 feet at right angles Easterly from the Easterly right of way line of Highway Interstate 80 North; thence

South 24° 47' 50" East (shown as South 24° 11' 59" East on the highway map) 410.22 feet parallel to said Easterly right of way line; thence

North 85° 30' 40" East 198.94 feet to the centerline of said Caldwell Irrigation Ditch; thence along the ditch centerline as follows:

North 15° 20' 36" East 128.23 feet;

North 36° 00' 40" East 146.25 feet;

North 16° 47' 40" East 59.40 feet;

North 15° 09' 20" West 64.73 feet to the INITIAL POINT of this description.

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

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

Receipt Number: 79933

Date: 7/26/2023

Date Created: 7/26/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Pavel Goncharov
Comments: OR2023-0004 & CR2023-0009

CHARGES

| Item Being Paid For: | Application Number: | Amount Paid: | Prevs Pymnts: | Unpaid Amnt: |
|--|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Rezone with Development Agreement | CR2023-0009 | \$1,400.00 | \$0.00 | \$0.00 |
| Planning - Comprehensive Plan Amendment | CR2023-0009 | \$2,800.00 | \$0.00 | \$0.00 |

Sub Total: \$4,200.00
Sales Tax: \$0.00

Total Charges: \$4,200.00

PAYMENTS

| Type of Payment: | Check/Ref Number: | Amount: |
|-------------------------|--------------------------|----------------|
| Check | 0441 | \$4,200.00 |

Total Payments: \$4,200.00

ADJUSTMENTS

Receipt Balance: \$0.00