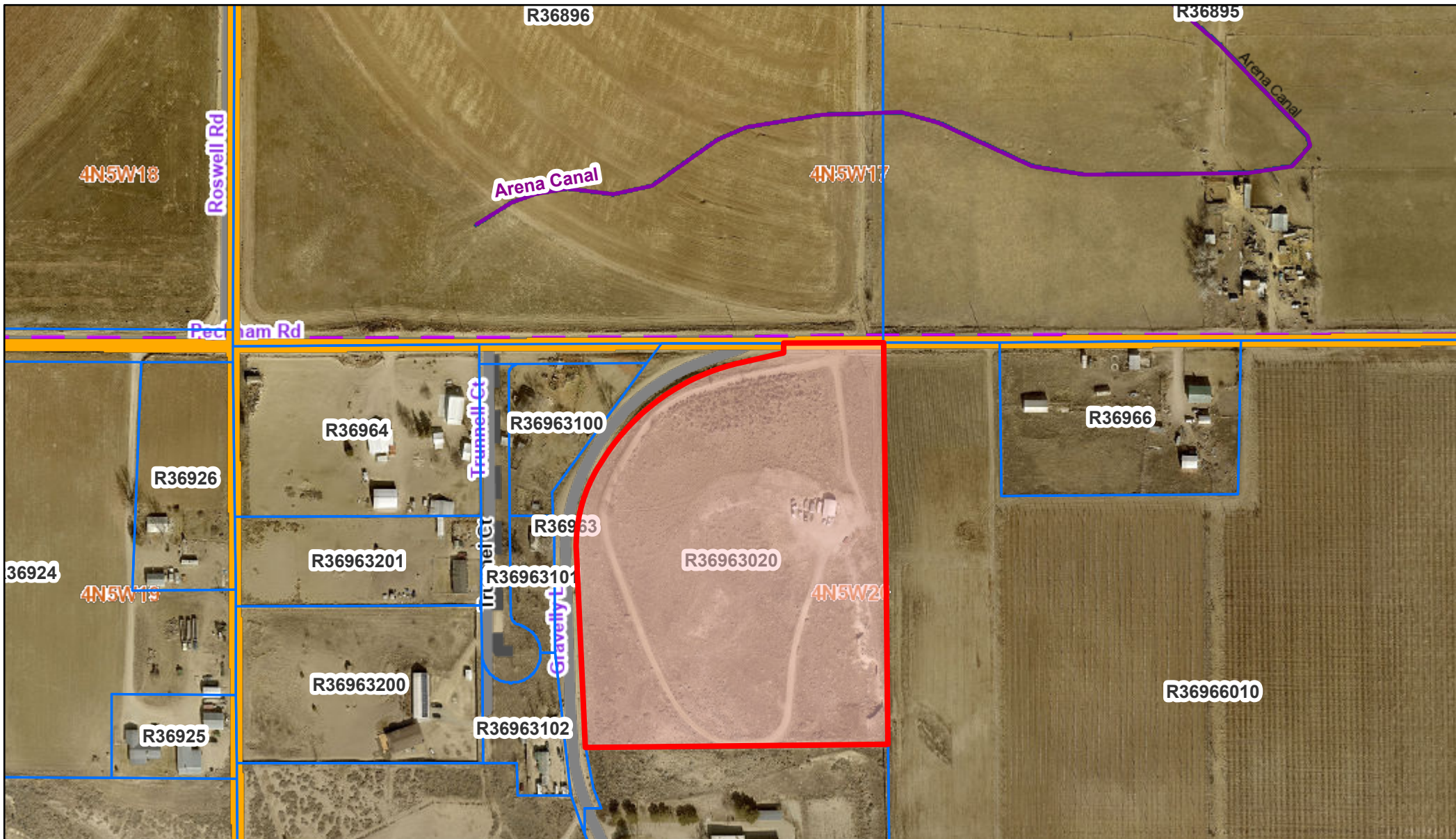
















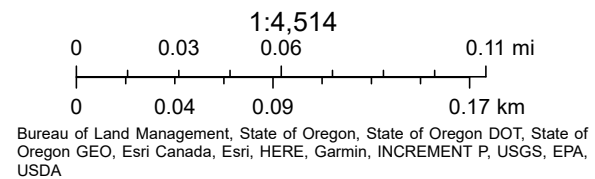


Canyon County, ID Web Map



7/31/2023, 3:55:43 PM

 Multiple Parcel Search_Query result	 Current Impact Area	 CanyonCountyRoads	 Canyon County Imagery 2022
 Hydro_NHDFlowline	 City Limits	 Roads	 Red: Band_1
 Hydro_NHDFlowline	 Sections	 ITDFunctionalClassification	 Green: Band_2
 County Boundary	 CC_PrivateRoads	 Major Collector	 Blue: Band_3



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: MARGARET L PERSON
	MAILING ADDRESS: PO Box 213 Ft Harrison MT 59636
	PHONE: [REDACTED] EMAIL: [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: 3/19/21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Org. Amy / Kurt Smith <i>Intermountain Engineering, P.C.</i>
	COMPANY NAME: Civil Dynamics P.C. / Now Intermtn Engineer
	MAILING ADDRESS: 2587 Southside Blvd/Melba ID, 83641
	PHONE: 208-941-1245 EMAIL: Kurt@IntermountainEngineering.NET

SITE INFO	STREET ADDRESS: 28753 Peckham Rd - wilder, ID, 83676	
	PARCEL #: R36963020	LOT SIZE/AREA: 1 Acre min.
	LOT: BLOCK: SUBDIVISION: Valley River View Estates	
	QUARTER: SECTION: TOWNSHIP: RANGE:	
	ZONING DISTRICT: FLOODZONE (YES/NO):	

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

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: OR 2022-0005	DATE RECEIVED: 4/14/2022
RECEIVED BY: Sage	APPLICATION FEE: 2,500 (C) MO CC CASH

4-19-2021

Letter Of Intent

Steve Law Construction Company Inc. Plans to develop 10.66 acres into approx. 1.01 to 1.34 the 7th top lot approx.. 2.80-acre 7 total lots with private road. Road name will be Law River View Dr. Develop AG land to residential Rezone to R-1. Parcel # R3696-020/R3696302000.

Homes will be built with rear loading garages off private road around perimeter & 1 on top. Private road will be built to meet county specs paved blacktop. Also plan to add greenbelt walk around perimeter of Subdivision. Valley River View Estates will have an HOA and Covenants.

Valley River View Estates will have an upscale Country Style Living.

Doing Comprehensive Plan For Map Amendment. In order to Rezone. To R-1 Zone Also do Conditional Rezone. Preliminary Plat Submission. 8 ~~7~~ Total Lots. Land Does Not have water Rights.

Steve Law

Conditional Rezone willing To discuss Conditions of Approval.

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



LAND USE WORKSHEET

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 7 Commercial _____ Industrial _____
 Common 1 Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

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: _____

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: 28753 Peckham Rd	Parcel Number: R3696302000	
City: Wilder	State: Idaho	ZIP Code: 83676
Notices Mailed Date: 3/9/2021	Number of Acres: 10.66	Current Zoning: AG
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: STEVE LAW		
Company Name: STEVE LAW Construction Co. Inc.		
Current address: 28753 Peckham Road		
City: Wilder	State: Idaho	ZIP Code: 83676
Phone: 208-890-5460-	Cell: Same-	Fax:
Email: N2CONSTRUCTION42@Gmail.COM		

MEETING INFORMATION

DATE OF MEETING: 3/18/2021	MEETING LOCATION: ON SITE	
MEETING START TIME: 5:30pm	MEETING END TIME: 7:00 PM	
ATTENDEES: No one showed up.		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
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):

STEVE LAW

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 03 / 18 / 2021

COMPREHENSIVE PLAN AMENDMENT 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



CHECK APPLICATION TYPE:

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

*Ag to Residential
And
Rezone to
R-1*

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

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

NOTE:

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

PROCESS: PUBLIC HEARING

PUBLIC HEARING LEVEL APPLICATION PROCESS

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



- 1 • DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)
- 2 • NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) *Done 3/18/2021-*
- 3 • SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES *4/9/2021-*
- 4 • STAFF REVIEW OF APPLICATION AND SCHEDULE FOR PLANNING AND ZONING COMMISSION HEARING
- 5 • NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC (30-60 DAYS)
- 6 • STAFF REPORT PREPARATION
- 7 • PLANNING & ZONING COMMISSION HEARING (THURSDAY EVENINGS)
- 8 • SCHEDULE BOARD OF COUNTY COMMISSIONER'S HEARING (~4 WEEKS)
- 9 • RE-NOTIFICATION PERIOD TO AGENCIES, NEIGHBORS AND PUBLIC
- 10 • BOARD OF COUNTY COMMISSIONERS HEARING (DAY MEETINGS)
- 11 • REQUEST FOR RECONSIDERATION

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: 73938

Date: 4/15/2022

Date Created: 4/15/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Steve Law

Comments: OR2022-0005, CR2022-0011, & SD2022-0019 location 28753 Peckham Rd Wilder

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Comprehensive Plan Amendment	OR2022-0005	\$2,500.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2022-0011	\$1,235.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0019	\$1,440.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0019	\$80.00	\$0.00	\$0.00

Sub Total: \$5,255.00

Sales Tax: \$0.00

Total Charges: \$5,255.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7056	\$5,255.00

Total Payments: \$5,255.00

ADJUSTMENTS

Receipt Balance: \$0.00



REQUEST _____
TYPE Doc FEE 0.00
FIDELITY

2009041069

RECORDED

2009 AUG 10 PM 3 53

WILLIAM H. HURST
CANYON CNTY RECORDER
BY Ma Brown

WARRANTY DEED

FOR VALUE RECEIVED

Steve Law, an unmarried man

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

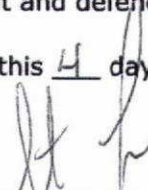
Margaret L Person, a single person

GRANTEES(s), whose current address is: **PO Box 213, Fort Harrison, MT 59636**
the following described real property in Canyon County, State of Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 4 day of August, 2009



Steve Law

3-3-2021

Your Presents is Requested

Steve Law Construction Company Inc. Is requesting your presents for the purposed project located at 28753 Peckham Road, Wilder Idaho 83676. The proposed project consists of splitting the 10.66 acres into 7 sep. sections. 6 lower view lots of est. 1.0 to 1.2 in size. Leaving the bal. as the 7th split.

I would like my future neighbors to be present so i may address any questions or concerns regarding this proposed project. Meeting will be held on site 28753 Peckham Road, Wilder Idaho 83676. Meeting is set for March 18th 2021 at 5:30 pm to 7:00 pm hope to see you there.

Thank you in Advance,

Steve Law