








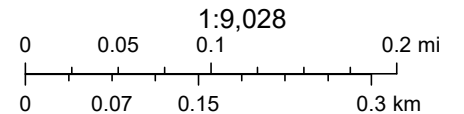


Canyon County, ID Web Map



6/22/2023, 3:09:42 PM

	Multiple Parcel Search _Query result		CC_PrivateRoads	Canyon County Imagery_2019	
	Hydro_NHDFlowline		CanyonCountyRoads		Red: Band_1
	Hydro_NHDFlowline		Roads		Green: Band_2
					Blue: Band_3



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

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: Darren Goldberg / LGD Ventures, LLC
	MAILING ADDRESS: P.O. Box 9325, Boise, ID 83707
	PHONE: (208) 870-0827 EMAIL: goldberg.darren@gmail.com

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: 04-21-2021

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Alec Egurrola
	COMPANY NAME: T-O Engineers
	MAILING ADDRESS: 332 N. Broadmore Way, Nampa, ID 83687
	PHONE: (208) 442-6300 EMAIL: aegurrola@to-engineers.com

SITE INFO	STREET ADDRESS: 0 Lewis Ln, Nampa, ID 83686
	PARCEL #: R3011700000 LOT SIZE/AREA: 78.55
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Portion of N 1/2 SECTION: 13 TOWNSHIP: 2N RANGE: 3W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input 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 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>220021-0000/500000000</u>	DATE RECEIVED: <u>4/29/21</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: CK MO <input checked="" type="checkbox"/> CASH

December 3, 2021

Canyon County
Development Services
111 N. 11th Ave
Caldwell, ID 83605

RE: Lewis Heights Subdivision - Preliminary Plat, Conditional Rezone & Development Agreement

Dear Canyon County Development Services Department, Planning and Zoning Commission, and Board of County Commissioners,

Darren Goldberg is pleased to submit the attached application for consideration of the proposed Lewis Heights Subdivision. The submittal includes the preliminary plat, conditional rezone application, a development agreement, and supplemental information as required by Canyon County.

The subdivision is comprised of one parcel located southeast of Lewis Ln and Rim Rd. The +/- 78.55-acre subdivision parcel (R3011700000) is planned to have 41 total lots – 34 buildable lots with an average size of 2.00 acres with 6 common lots and 1 right-of-way lot. The subject property is within Canyon County jurisdiction, but outside of any city impact area. This proposed request is to provide residential, single-family homes to the growing rural community in the county. Currently, this site is a water well irrigated crop field.

The subdivision will be accessed from Lewis Lane. The current layout depicts two proposed public roads heading south off existing intersections of Kingdom Lane & Mallard Drive at Lewis Ln. The two local streets will intersect to the main drive throughout the development, ending as cul-de-sacs to the general east and west. Landscaping will be provided as a dense vegetation buffer between the development and Lewis Ln and along the entry points of Kingdom & Mallard.

The current plan is to provide pressure irrigation from the existing irrigation well on the property. A pump station will be placed in the common lot 39C located center-west on the property. Individual septic and water well services will be provided to each lot. Storm Drainage will be directed north to bioswales located in Lots 34C, 35C, 36C, and 37C. Overflow from the bioswales will flow into historical drainage of borrow ditches to the north. Storm drainage will also be directed south to two retention ponds located in Lot

38C. In a large storm event, overflow of the retention ponds will flow south into the Mora Canal. Lot 38C will also exist as a pedestrian trail, providing a closed-loop walkway for residents.

Please note, this site does not trigger a traffic impact study in accordance with Nampa Highway District as there is to be minimal traffic impact with low density single-family residential.

There is to be no phasing of the development.

A pre-app meeting with Southwest District Health was held Friday, May 21st, 2021.

Also, in discussions with the County, the developer, and residents, we agree that the proposed zoning of the development, R-R, is suitable. There are existing zoned and non-zoned residential developments surrounding the property that are of similar density and size to this proposal. Therefore, development will be compatibly reflective of the existing landscape and community. The proposed development aligns with Canyon County's Comprehensive Plan as this area is zoned Residential. The application includes a conditional rezone with a development agreement.

The site does not intend to have any business operations, including reported requirements for such operations. No other non-residential uses are proposed for use.

Thank you for consideration of our application. We feel the proposed Goldberg Country Subdivision will be an attractive and successful project for Canyon County. We respectfully request that you approve our preliminary plat. We have been as thorough as possible in preparation of this application. If there is any additional information or clarification that would be helpful in the timely review of our application, please do not hesitate to give me a call or email at the contact provided below.

Sincerely,



Alec Egurrola
T-O Engineers
Land Use Planner
aegurrola@to-engineers.com
(208) 442-6300

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? 33

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: N/A 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)

Mora Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 33 Commercial _____ Industrial _____
 Common 7 Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

N/A

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? _____

N/A **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: _____

March 4, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held onsite across from the intersection of Lewis Ln and Mallard Dr (see site map) on **Tuesday, March 16, 2021 at 5:30 PM**. Formal hearings will follow at the Canyon County Planning & Zoning Commission with such notices sent to you from Canyon County when the hearing date approaches.

Project Summary:

The preliminary plat application concerns parcel R3011700000 (+/- 78.53 acres) in Nampa, Idaho located at the south side of Lewis Ln, between Sky Ranch Rd & Rim Rd. Zoning is proposed to change from agricultural (AG) to rural-residential (R-R). A preliminary plat is required for the planned development of the parcel.

The 78.53-acre lot is planned to be split into 64.88 +/- acres of residential area, 8.69 +/- acres of right-of-way dedication, 1.98 +/- acres of common lots, 2.36 +/- acres of irrigation easement, and 0.62 +/- acres of non-accessible land. The average lot size will be 2.00 +/- acres in size, with each lot supplied with an individual well, pressure irrigation service, and private septic system.

Please see the attached project site location and preliminary plat sheet for your reference. We look forward to your comments/questions at our meeting. Thank you and please contact me for additional information.

Sincerely,

Alec Egurrola

Land Use Planner

aeegurrola@to-engineers.com

(208) 442-6300

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: 0 Lewis LN	Parcel Number: R3011700000	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 03/04/2021	Number of Acres: 78.55	Current Zoning: AG
Description of the Request: subdivision pre plat, rezone to R-R		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alec Egurrola		
Company Name: T-O Engineers		
Current address: 332 N Broadmore Way		
City: Nampa	State: ID	ZIP Code: 83687
Phone: (208) 442-6300	Cell:	Fax:
Email: aegurrola@to-engineers.com		

MEETING INFORMATION

DATE OF MEETING: 03/16/2021	MEETING LOCATION: On site
MEETING START TIME: 5:30 PM	MEETING END TIME: 6:45

ATTENDEES: 12

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS
1. Cretia Simonson	<i>[Signature]</i>	10050 Mallard Dr.
2. Traci Brock	<i>[Signature]</i>	10097 Kingdom Ln
3. Brent Harris	<i>[Signature]</i>	10046 Mallard Dr
4. Kara Williams	<i>[Signature]</i>	12202 Ranchview Dr.
5. Ed Cochenour	<i>[Signature]</i>	12804 ANALATSE CN
6. Melodee Davies	<i>[Signature]</i>	10049 Mallard Dr
7. Richard Davies	<i>[Signature]</i>	10049 Mallard Dr.
8. Jennifer Kestner	<i>[Signature]</i>	12698 Lewis St
9. Kurt Greenfield	<i>[Signature]</i>	12243 " "
Ken Bucknell	<i>[Signature]</i>	12133 Lewis St

10.
11.
12. Todd Deck Tom Cook 17900 FEATHERSTONE
13. Mark C. Smith Mark Smith 12951 Fire-Houston Dec 20
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):

Alec Egurrola

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 3 / 16 / 21



T-O ENGINEERS

Consulting Engineers, Surveyors and Planners

332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300
FAX: (208) 466-0944

LETTER OF TRANSMITTAL

Date April 29, 2021	Job No. 200500
ATTENTION <i>Dan Lister</i>	
RE: Lewis Heights Subdivision	

TO:
Canyon County
Development Services
111 11th Ave
Caldwell, ID 83605

WE ARE SENDING Attached Under separate cover _____ the following:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change _____

COPIES	DATE	NO.	DESCRIPTION
1	4-29-21		1 Preliminary Plat Application
1			1 Zoning Map Amendment Application
1			1 Set of Full-Size Preliminary Plat

THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED BY: _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

PRELIMINARY PLAT SUBMITTAL LIST

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 FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Irrigation Plan
<input checked="" type="checkbox"/> Review and approval by Idaho Department of Water Resources and Southwest District Health *SWDH pre-app meeting to be held 05/21/2021
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Neighborhood Meeting Sign-Up sheet and copy of neighbor letter
<input type="checkbox"/> Private Road Name application (if internal roads are private) N/A
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) N/A
<input checked="" type="checkbox"/> Preliminary Drainage Plan
<input checked="" type="checkbox"/> Preliminary Irrigation Plan
<input type="checkbox"/> Preliminary Grading plan N/A
<input checked="" type="checkbox"/> Copy of Preliminary Plat
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

NOTES:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

PROCESS: PUBLIC HEARING

57



Order No.: C0511610

REQUEST TYPE Warranty FEE 6.00

TITLEONE

CANYON COUNTY RECORDER
G. NOELL HALE
G. Noell Hales
AP

2005 NOV 8 PM 4 32

RECORDED

200574698

WARRANTY DEED

FOR VALUE RECEIVED,

JOHN P. HOWARD and PATRICIA HOWARD, husband and wife, the Grantors, do hereby grant, bargain sell and convey unto LGD VENTURES, L.L.C., an Idaho limited liability company whose current address is 702 West Idaho Street, Suite 330, Boise, ID 83702 the Grantee, the following described premises, in Canyon County, Idaho, TO WIT:

The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho;

Excepting therefrom:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT of this road right-of-way; thence South 0°05'02" East (formerly stated at South 0°13'25" West) 1,325.25 feet along the East line of the said Northwest Quarter of the Northeast Quarter, to the Southeast corner thereof; thence South 89°44'01" West 60.00 feet along the South line of the said Northwest Quarter of the Northeast Quarter; thence North 0°05'02" West 1,325.22 feet parallel with the said East line to a point on the North line of said Northwest Quarter of the Northeast Quarter; thence North 89°42'12" East 60.00 feet along the said North line to the INITIAL POINT of this road right-of-way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners 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(s); 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,

Jennifer Almeida

From: Jennifer Almeida
Sent: Wednesday, December 1, 2021 1:06 PM
To: 'Alec Egurrola'
Cc: Zane Cradic; Dan Lister
Subject: RE: [External] RE: Revisions for Lewis Heights

Yes, the revised plat was sent to Keller yesterday. As soon as the plat is ok'd by Keller, I will schedule it for public hearing.

The Board has preferred conditional rezones with development agreements vs straight rezones. In reviewing the file, it appears that only a straight rezone was applied for. I would recommend considering applying for a conditional rezone with development agreement. This gives the hearing bodies the ability to assign conditions of approval to the rezone. If your client wishes to proceed in this manner I would need the following:

- An updated letter of intent indicating you are applying for a conditional rezone.
- A \$385.00 development agreement fee

Applying for the conditional rezone will not delay any hearings at this point as we are still working through plat revisions. I would however, recommend that if your client opts for a conditional rezone that the materials/fee be sent to me as soon as possible so we can update our records accordingly.

Currently, our schedule for both hearing bodies are scheduled out to February.



Jennifer Almeida, PCED

Planner III

Canyon County Development Services Department

111 N. 11th Ave., #140, Caldwell, ID 83605

Direct Line: 208-455-5957

Fax: 208-454-6633

Email: Jennifer.Almeida@canyoncounty.id.gov

www.canyonco.org/dsd

The property research information presented today by the Development Services Department (DSD) is based on the current ordinances and policies, in effect on the date of this summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

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: 61672

Date: 12/6/2021

Date Created: 12/6/2021

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Darren Goldberg

Comments: RZ2021-0030

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Development Agreement	RZ2021-0030	\$385.00	\$0.00	\$0.00

Sub Total: \$385.00

Sales Tax: \$0.00

Total Charges: \$385.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	104760886	\$385.00

Total Payments: \$385.00

ADJUSTMENTS

Receipt Balance: \$0.00

017 fee for 12/6/21
Case NO
RZ2021-0030
Print Receipt
for me to put in
file please.
The Jennelle