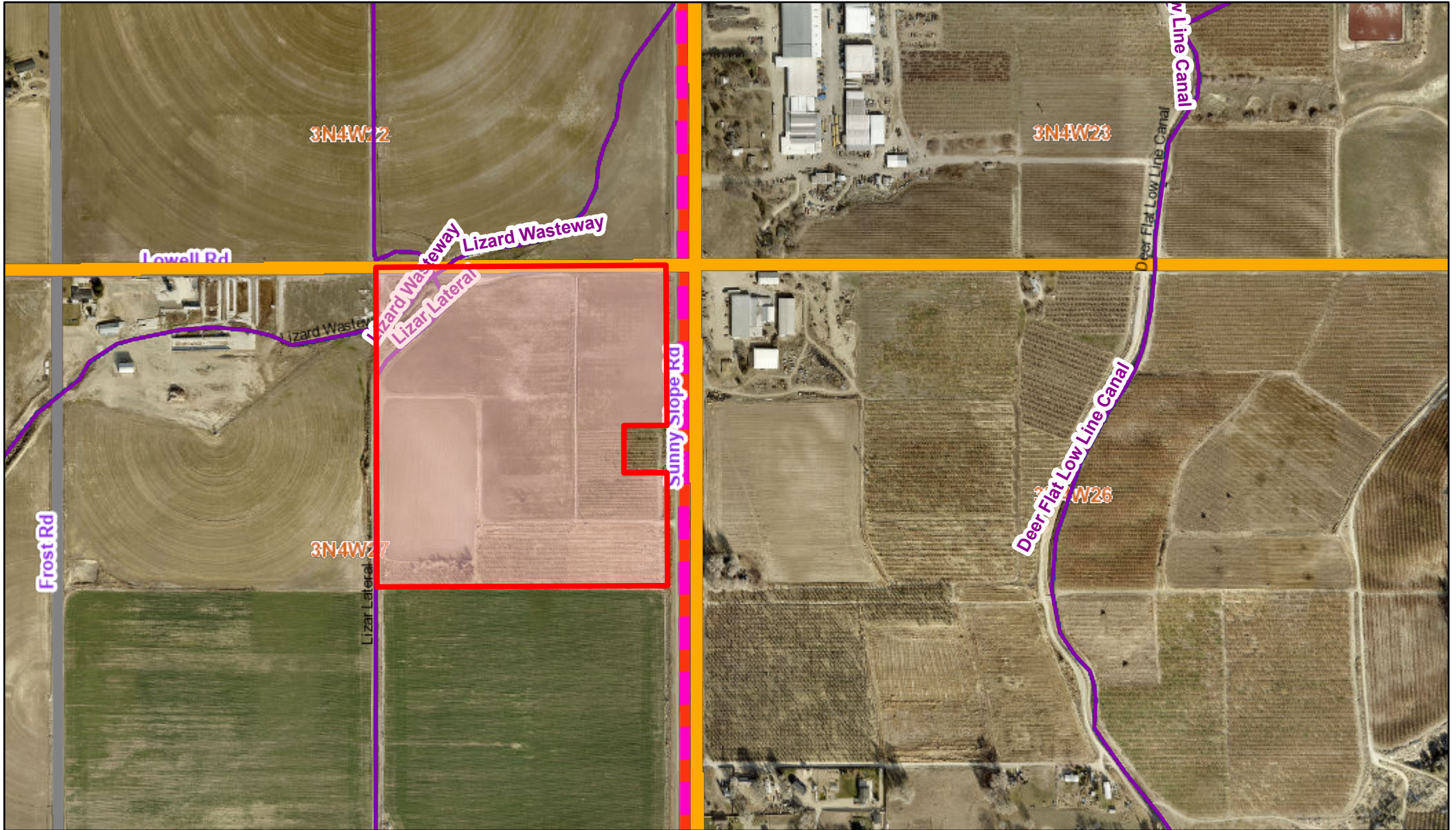
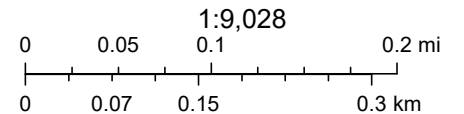


# Canyon County, ID Web Map



1/11/2024, 2:17:45 PM

- |                                     |                     |                   |                             |
|-------------------------------------|---------------------|-------------------|-----------------------------|
| Multiple Parcel Search_Query result | Current Impact Area | CanyonCountyRoads | ITDFunctionalClassification |
| Hydro_NHDFlowline                   | City Limits         | Hwy               | Urban_2023                  |
| Hydro_NHDFlowline                   | Sections            | Roads             | Green: Green                |
| County Boundary                     |                     | CC_PrivateRoads   |                             |



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





# CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <i>Symm's Fruit Ranch Inc</i>	
	MAILING ADDRESS: <i>14068 Sunny Slope Rd, Caldwell, ID 83607</i>	
	PHONE: [REDACTED]	EMAIL: [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>12-12-23</i></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <i>Tim John</i>	
	COMPANY NAME: <i>Canyon Creek Gardens LLC</i>	
	MAILING ADDRESS: <i>13845 Mesa St, Caldwell, ID 83607</i>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: <i>20087 Lowell Rd, Caldwell, ID 83607</i>	
	PARCEL NUMBER: <i>33566000</i>	
	PARCEL SIZE: <i>35.49 acres</i>	
	REQUESTED USE: <i>Retail Greenhouse</i>	
	FLOOD ZONE (YES/NO) <i>NO</i>	ZONING DISTRICT: <i>Ag</i>

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <i>CU 2024-0002</i>	DATE RECEIVED: <i>1/11/24</i>
RECEIVED BY: <i>[Signature]</i>	APPLICATION FEE: <i>950.00</i> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH # <i>1362</i>



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

**CONDITIONAL USE PERMIT - CCZO Section 07-07-05**

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	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with (varies per application):		✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact	—	N/A
Deed or evidence of property interest to the subject property	✓	✓
<b>Fee: \$950.00</b> <b>\$600.00 (CUP Modification)</b>		✓
**Fees are non-refundable**		

**An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:**

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

**\*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.

# Canyon Creek Gardens, LLC

## Letter of Intent

**Date:** 12/11/2023

**Address:** 20087 Lowell, Rd  
Caldwell, ID 83607

- Request:** Canyon Creek Gardens is requesting the ability to sell hanging baskets and flower containers from a retail greenhouse.
- Canyon Creek Gardens is building one large retail greenhouse and six smaller greenhouses. The large retail greenhouse will be approximately 22,400 square feet. Each of the six smaller greenhouses will be 1,900 square feet. Customers will not be permitted access to the six smaller greenhouses.
- Operation:** Canyon Creek Gardens, LLC grows beautiful hanging baskets and flower containers. We also grow individual flowers and vegetable plants for retail. We are looking to expand our retail business by selling trees, shrubs, and locally grown fruits and vegetables. Employees will work at the greenhouses every year starting in January. We will receive 5-6 semi loads of dirt and greenhouse supplies between January and April of each year.
- We hire all local individuals, including a lot of local high school students, to work in our greenhouses. In our busiest times (April and May), we will have at most 10-15 employees working simultaneously.
- Water will be provided from sources already located on the property. We will use portable bathrooms for both employees and customers.
- Hours:** The business will be open to customers from April through October. When open, the greenhouse will be available to customers Monday through Friday, from 9:00 AM to 6:00 PM. Peak season is a three week stretch from the last week of April through the first two weeks of May.

- Impacts:
- General: This parcel is already zoned agriculture and the area is popular for agriculture tourism. Our greenhouses will compliment, and increase the agritourism for this area.
  - Traffic: We anticipate very little to no impact on local traffic patterns. During our peak season we anticipate approximately 30-40 customers per hour for 2-3 weeks.
  - Services: Our retail greenhouse will have minimal to no impact on local schools, irrigations districts, and emergency services.

X Timothy W. Gilm 12/29/23

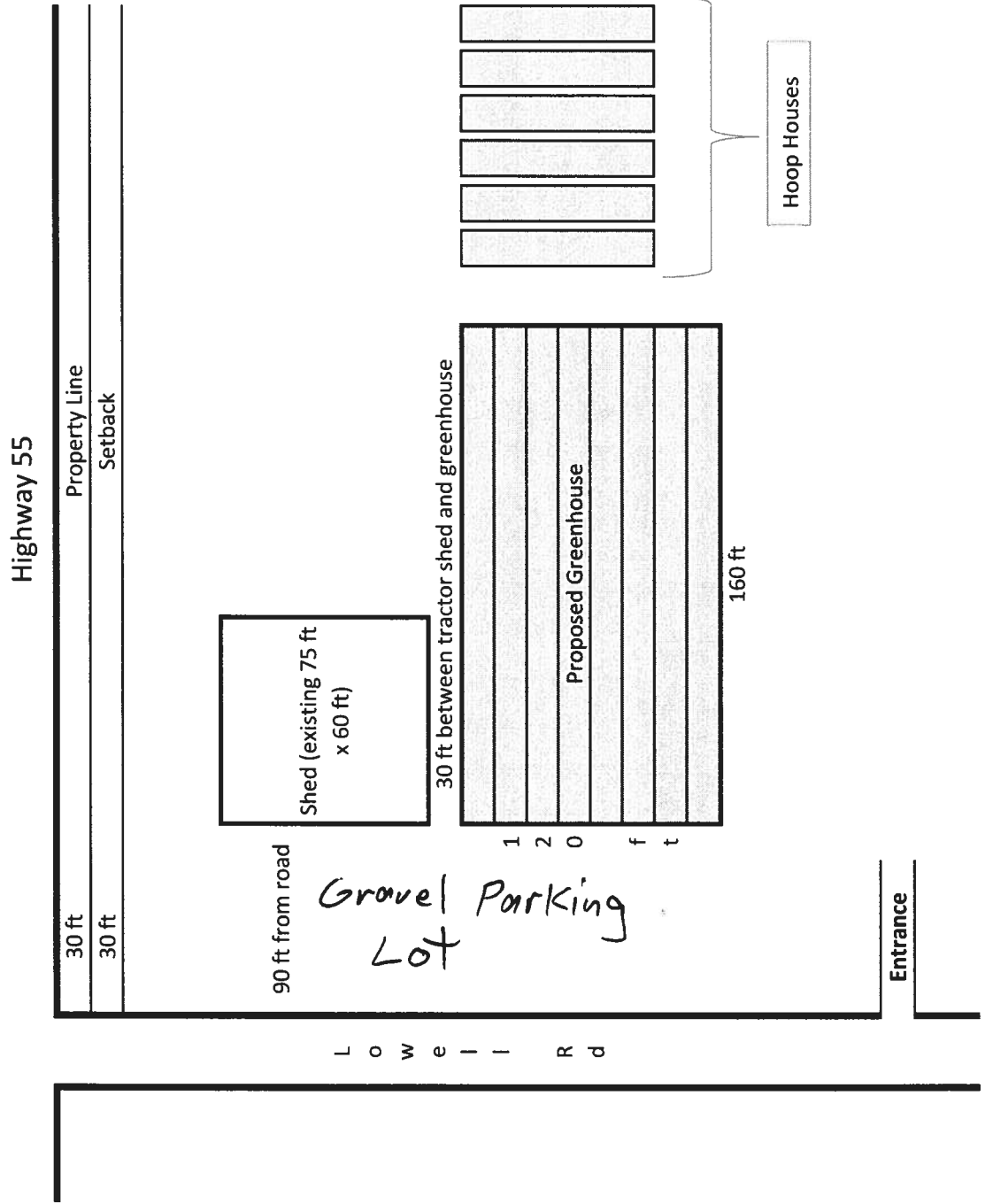
# Canyon Creek Gardens, LLC

Site Plan: Greenhouse construction

Date: 12/5/2023

Address: 20087 Lowell, Rd

Caldwell, ID 83607



# 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: water provided by land owner.  
 How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: Landowner will install septic system (already has permits). We will use portable bathrooms until then.

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:** not applicable  
 Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**  Fencing will be provided (Please show location on site plan)  
Type: not applicable 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)  
Not applicable

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial one  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

Water supply source: Not Applicable

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Retail Greenhouse

**2. DAYS AND HOURS OF OPERATION:**

- Monday 9:00 AM to 6:00 PM  
 Tuesday 9:00 AM to 6:00 PM  
 Wednesday 9:00 AM to 6:00 PM  
 Thursday 9:00 AM to 6:00 PM  
 Friday 9:00 AM to 6:00 PM  
 Saturday 9:00 AM to 6:00 PM  
 Sunday NA to NA

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 10-20  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? Gravel parking lot (20-30 cars)

Is there is a loading or unloading area? \_\_\_\_\_



**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

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: \_\_\_\_\_

Letters were  
mailed on December 12,  
2023.

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

December 11, 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:** December 27, 2023

**Time:** 4:00 PM

**Location:** 20087 Lowell Rd, Caldwell, ID 83607

**Property description:** Ag building located on property

The project is summarized below:

**Site Location:** 20087 Lowell Rd, Caldwell, ID 83607

**Proposed access:** Retail greenhouse utilizing current property access

**Total acreage:** Approximately .75 acres of greenhouse

**Proposed lots:** Not applicable

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) 991-8751.

Sincerely,

Timothy W. John

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> 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>20087 Lowell Rd</i>	Parcel Number:
City: <i>Caldwell, ID</i>	State: <i>ID</i> ZIP Code: <i>83607</i>
Notices Mailed Date: <i>Dec. 12, 2023</i>	Number of Acres: <i>35.49</i> Current Zoning: <i>Ag</i>
Description of the Request: <i>Retail greenhouse on ag zoned property.</i>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <i>Timothy W. John</i>
Company Name: <i>Canyon Creek Gardens LLC</i>
Current address: <i>13845 Mesa St</i>
City: <i>Caldwell</i> State: <i>ID</i> ZIP Code: <i>83607</i>
Phone: [REDACTED] Cell: [REDACTED] Fax:
Email: [REDACTED]

#### MEETING INFORMATION

DATE OF MEETING: <i>Dec. 27, 23</i>	MEETING LOCATION: <i>20087 Lowell, Rd</i>	
MEETING START TIME: <i>4:00 PM</i>	MEETING END TIME: <i>4:30 PM</i>	
ATTENDEES: <i>1</i>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
<i>1. Timothy W. John</i>	<i>Timothy W. John</i>	<i>13845 mesa st., Caldwell, ID 83607</i>
<i>2.</i>		
<i>3.</i>		
<i>4.</i>		
<i>5.</i>		
<i>6.</i>		
<i>7.</i>		
<i>8.</i>		
<i>9.</i>		


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

Timothy W. John

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 27 / 2023



**SOUTHWEST**  
DISTRICT HEALTH

**ACCESSORY USE**  
**APPROVAL**

THIS ACCESSORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO: **Tim John** EST. #: **017454**  
FOR THE APPROVAL OF AN: **Accessory Use**  
LOCATED AT: **20087 Lowell Rd**  
**Caldwell ID 83607**

**Parcel #: 33566000**  
**Legal Township: 3N**  
**Description: Range: 4W**  
**Section: 27**

HEALTH AUTHORITY

*Anthony Lee*

**Conditions of Approval:**

The proposal for a 120'x200' retail greenhouse structure is approved to utilize portable sanitization units without a subsurface sewage disposal system. This approval is for a non-dwelling unit only. The portable sanitization unit must be serviced at least once per week by a licensed pumper and permitted through a health district per IDAPA 58.01.03.

**01/09/2024**





# RECEIPT

Paid By:

For:

Tim John

Tim John

Talked with Brandon  
SW District Health  
(208) 899-1277

Account Number: 015354

Date	Service(s)	Charges	Payments
29-Dec-23	Accessory Use - Office Review	55.00	
29-Dec-23	Payment Accessory Use - Office Review -		-55.00

Amount Due 0.00

Payment method Credit Portal

Receipt Number 239659

Facility/Nexus #

Message Payment from portal user

Printed on December 29, 2023 1:36 PM

PortalUser

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

## 4.18 Portable Sanitation Units

Revision: March 20, 2015

Installer registration permit: Not applicable

Licensed professional engineer required: No

### 4.18.1 Description

Portable sanitation units are prefabricated, portable, self-contained toilets that may be housed in trailers or as stand-alone units used for special or temporary events, construction sites, parks, and other events or locations with restroom needs.

### 4.18.2 Approval Conditions

1. Permanent sewage disposal facilities are not available.
2. All units must be serviced by a pumper with equipment that is permitted through a health district under IDAPA 58.01.03.
3. Units must be manufactured to meet the most current version of ANSI standard Z4.3.
4. Chemicals and biologicals, if used in the waste container, must be compatible with the final disposal site. Chemicals considered hazardous wastes must not be used.
5. Toilets must contain an adequate supply of toilet paper and hand sanitizer (potable water hand-washing stations may be supplied instead of hand sanitizer).

### 4.18.3 Units Required

1. Table 4-14 and Table 4-15 provide work site requirements.
2. Table 4-16 provides special event requirements.
3. Campouts and overnight event requirements are at least 1 unit for every 50 participants.
4. The following should be taken into consideration when selecting the number of units for an event:
  - a. If the units are serving an event with food and beverage service 10%–20% more units should be added to the recommended totals in Table 4-15.
  - b. Traffic flow.
  - c. Outside temperature (i.e., on warmer days attendees will take in more liquids).
  - d. Special needs (e.g., changing tables, children use, handicapped accessibility).
  - e. Urinals may be substituted for one-third of the total units specified if facilities will not serve women.

**Table 4-14. Portable units required per number of employees if the units are serviced once per week.**

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–10	1
11–20	2
21–30	3
31–40	4
Over 40	1 additional unit for each 10 additional employees.

**Table 4-15. Portable units required per number of employees if the units are serviced more than once per week.**

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–15	1
16–35	2
36–55	3
56–75	4
76–95	5
Over 95	1 additional unit for each 20 additional employees.

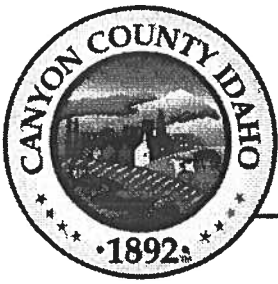
**Table 4-16. Portable unit requirements for number of people per event hours based on a 50/50 mix of men and women.**

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
0–500	2	4	4	5	6	7	9	9	10	12
501–1,000	4	6	8	8	9	9	11	12	13	13
1,001–2,000	5	6	9	12	14	16	18	20	23	25
2,001–3,000	6	9	12	16	20	24	26	30	34	38
3,001–4,000	8	13	16	22	25	30	35	40	45	50
4,001–5,000	12	15	20	25	31	38	44	50	56	63
5,001–10,000	15	25	38	50	63	75	88	100	113	125
10,000–15,000	20	38	56	75	94	113	131	150	169	188

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
15,000–20,000	25	50	75	100	125	150	175	200	225	250
20,000–25,000	38	69	99	130	160	191	221	252	282	313
25,000–30,000	46	82	119	156	192	229	266	302	339	376
30,000–35,000	53	96	139	181	224	267	310	352	395	438
35,000–40,000	61	109	158	207	256	305	354	403	452	501
40,000–45,000	68	123	178	233	288	343	398	453	508	563
45,000–50,000	76	137	198	259	320	381	442	503	564	626

#### 4.18.4 Service Requirements

1. Work site units should be serviced weekly.
2. Special events with more than 500 people in attendance should have a service attendant on site during the event.
3. The employer, event promoter, or manager must be responsible for the hygiene and use of each portable sanitation unit.
4. Units should be serviced and removed from a site as soon as possible after the completion of an event.
5. All equipment used to pump or transport sewage from a portable sanitation unit must be permitted by an Idaho health district under the requirements of IDAPA 58.01.03.
6. All sewage removed from a portable sanitation unit must be disposed of at a location approved by the health district or DEQ through the pumper’s permit application.



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Site Address: \_\_\_\_\_

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

Applicant submitted/met for official review.

Date: 12/19/23 Signed: \_\_\_\_\_

District: \_\_\_\_\_

*Lisa Deit Secretary Treasurer*  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact:**

City: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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



# ACCESS ROAD PERMIT

TO:

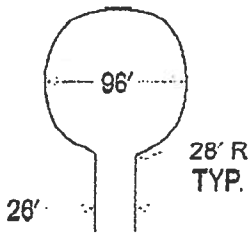
Canyon County Development Services

Owyhee County Planning and Zoning

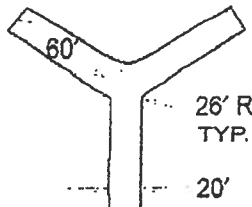
The access road for the Marsing Fire District must be a minimum of 20' wide with a good gravel base.

One of the following turnarounds can be used but cannot be closer than 135' from the house.

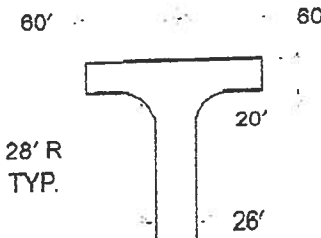
## STEP 2 OF 2



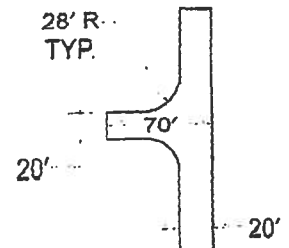
96-FOOT DIAMETER  
CUL-DE-SAC



60-FOOT "Y"



120-FOOT HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120-FOOT HAMMERHEAD

Concerning the property of

Name of Owner Canyon Creek Gardens

Address of Property 20087 Lowell RD

- The access road and turnaround meets Marsing Fire District requirements.
- The access road and turnaround does **NOT** meet Marsing Fire District requirements.

Marsing Fire District  
Marsing, Idaho

Signed

Jerry March

Date 2-19-23

#1396

# GOLDEN GATE HIGHWAY DISTRICT No. 3 APPROACH PERMIT & APPLICATION

GGHD-001  
Mar 2017  
Page 1 of 2

### SECTION I - APPLICANT/PERMITTEE INFORMATION (TO BE COMPLETED BY APPLICANT/PERMITTEE)

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Timothy W. John  
NAME OF APPLICANT/PERMITTEE

Timothy W. John  
SIGNATURE OF APPLICANT/PERMITTEE

13845 Mesa St  
ADDRESS

Dec. 12, 2023  
DATE

Caldwell ID 83607  
CITY STATE ZIP

[REDACTED]  
PHONE (CELL NUMBER PREFERRED)

33566000  
PARCEL NUMBER or LOT/BLOCK

[REDACTED]  
EMAIL ADDRESS

ROAD NAME: Lowell Rd BETWEEN Sunny Slope & Frost Rd  
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD:	TYPE:	USE:	CIRCLE DRIVEWAY:
<input checked="" type="checkbox"/> North	<input type="checkbox"/> New	<input type="checkbox"/> Residential	<input type="checkbox"/> Yes
<input type="checkbox"/> East	<input checked="" type="checkbox"/> Use of existing	<input checked="" type="checkbox"/> Commerical	<input checked="" type="checkbox"/> No
<input type="checkbox"/> South	<input type="checkbox"/> Upgrade of existing	<input type="checkbox"/> Farmyard	
<input type="checkbox"/> West		<input type="checkbox"/> Field	

### SECTION II - WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

SPEED LIMIT: \_\_\_\_\_ SIGHT DISTANCE: \_\_\_\_\_ (LEFT) \_\_\_\_\_ (RIGHT)

ROAD CLASSIFICATION:	CULVERT(S) REQUIRED:
<input type="checkbox"/> Minor Arterial	<input checked="" type="checkbox"/> Yes, <u>12"</u> diameter, length TBD
<input type="checkbox"/> Major Collector	<input type="checkbox"/> No culvert required at this time
<input type="checkbox"/> Minor Collector	
<input checked="" type="checkbox"/> Local Road	<input type="checkbox"/> Local Road (Low Volume)

**NOTICE:**  
This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.  
**CALL DIGLINE PRIOR TO EXCAVATION**  
**1 (800) 342-1585 or 811**

PAYMENTS MADE: Check # 1356  
 Permit Fee 150.00 ad. PAVED APPROACH REQUIRED?  
 Deposit 2500.00 12/12/23  Yes  No

SPECIAL PROVISIONS: \_\_\_\_\_

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

[Signature]  
SIGNATURE - HIGHWAY DISTRICT OFFICIAL

12-13-23  
DATE

**A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION**

### SECTION III - FINAL APPROVAL

This Permit expires 120 days from issue date unless extension is granted. Permittee must complete work and call for final inspection at (208) 482-6267 prior to Permit expiration, or forfeit deposit.

FINAL APPROVAL GRANTED BY: \_\_\_\_\_  
SIGNATURE - HIGHWAY DISTRICT OFFICIAL DATE

Deposit Refunded?  Yes, date \_\_\_\_\_  No, basis for forfeiture: \_\_\_\_\_

AT 92019812

INSTRUMENT NO. 9847616

2

**SPECIAL WARRANTY DEED**

**SUNNY SLOPE ORCHARDS PARTNERSHIP**, an Idaho general partnership with its principal office at P.O. Box 27, Boise, Idaho 83707, of the County of Ada, State of Idaho ("Grantor"), hereby **CONVEYS** and **WARRANTS** to **SYMMS FRUIT RANCH, INC.**, an Idaho corporation whose address is 14068 Sunnyslope Road, Caldwell, Idaho 83605 ("Grantee"), for the sum of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, the real property described in the attached **Exhibit A** located in Canyon County, Idaho.

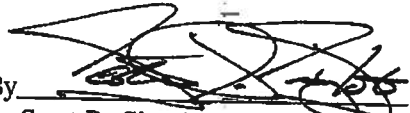
Subject to all covenants, restrictions, rights of way and easements of record or based upon the premises, and subject the taxes for the current year and thereafter.

With respect to the condition of any improvements on the property, this conveyance is made and accepted **AS IS, WHERE IS, AND GRANTOR SPECIFICALLY DISCLAIMS ALL WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY OF THE IMPROVEMENTS.**

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of December, 1998.

**SUNNY SLOPE ORCHARDS  
PARTNERSHIP**

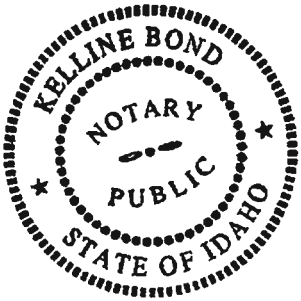
By: SRS Properties LP  
Its: General Partner

By   
Scott R. Simplot, General Partner

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 2nd day of December, 1998, before me, a Notary Public in and for said State, personally appeared **SCOTT R. SIMPLOT**, the General Partner of SRS Properties LP, known or identified to me to be one of the partners in the partnership of **SUNNY SLOPE ORCHARDS PARTNERSHIP** and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he/she executed the same in said partnership name.

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



Kelline Bond  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My Commission Expires: 10-13-04

ORDER NO. 980198912 PW

## EXHIBIT "A"

## PARCEL D

The Northeast Quarter of the Southeast quarter; the Southeast Quarter of the Southeast Quarter; and all that part of the Southwest Quarter of the Southeast Quarter lying East of the Mora Canal as now located and constructed; all being in Section 4, Township 3 North, Range 4 West of the Boise Meridian in Canyon County, Idaho.

## PARCEL E

The Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 4 West of the Boise Meridian.

EXCEPTING therefrom a part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Rang 4 West of the Boise Meridian, more particularly described to-wit:

COMMENCING at the Northwest corner of Section 26, Township 3 North, Range 4 West of the Boise Meridian, running thence South 310 feet on the West line of said Section 26 to the INITIAL PINT; thence continuing South 195 feet along the said West line; thence East 300 feet at right angles to the said West line; thence North 195 feet parallel to the said West line; thence West 300 feet to the INITIAL POINT.

ALSO EXCEPTING therefrom a part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 4 West of the Boise Meridian, particularly described as follows:

BEGINNING at the point which constitutes the corner of Sections 22, 23, 26 and 27 of said Township and Range, running thence South 25 feet; thence East 25 feet to the TRUE POINT OF BEGINNING; thence continuing East a distance of 75 feet; thence Southwesterly to a point 75 feet South of the TRUE POINT OF BEGINNING; thence North 75 feet to the POINT OF BEGINNING.

## PARCEL F

The South Half of the Northeast Quarter of Section 16, Township 3 North, Range 4 West of the Boise Meridian.

EXCEPTING a part of the Southeast Quarter of the Northeast quarter of Section 16, Township 3 North, Range 4 West of



## Continuation of Exhibit A

Order No.: 980198912 PW

the Boise Meridian; thence  
North 310 feet along the East line of the said  
Southeast Quarter of the Northeast Quarter; thence  
West 185 feet parallel to the South line of the said  
Southeast Quarter of the Northeast Quarter; thence  
South 310 feet parallel to the said East line to  
a point in the South line of the said Southeast  
Quarter of the Northeast Quarter; thence  
East 185 feet along the said South line to the POINT  
OF BEGINNING.

## PARCEL G

The Northeast Quarter of the Northeast Quarter of Section  
27, Township 3 North, Range 4 West of the Boise Meridian.

EXCEPTING therefrom a part of the Northeast Quarter of the  
Northeast Quarter of Section 27, Township 3 North, Range 4  
West of the Boise Meridian, more particularly described  
to-wit:

COMMENCING at the Northeast corner of Section 27, Township  
3 North, Range 4 West of the Boise Meridian; running thence  
South 660 feet along the East line of said Section 27  
to the INITIAL POINT; thence continuing  
South 195 feet along the said East line; thence  
West 300 feet at right angles to the said East line;  
thence  
North 195 feet parallel to the said East line; thence  
East 300 feet to the INITIAL POINT.

## PARCEL H

COMMENCING at the West Quarter corner of Section 14,  
Township 3 North, Range 4 West of the Boise Meridian; thence  
East 492 feet along the South line of the Southwest  
Quarter of the Northwest Quarter of said Section  
14 to the REAL POINT OF BEGINNING; thence  
North on a line parallel with the West boundary line  
of said Section 14, a distance of 920 feet;  
thence  
East 828 feet, more or less, to a point in the East  
boundary line of said Southwest Quarter of the  
Northwest quarter 400 feet South of the Northeast

Continuation of Exhibit A

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corner thereof; thence  
South 920 feet, more or less, to the Southeast corner  
of said Southwest Quarter of the Northwest  
quarter; thence  
West 828 feet, more or less, to the REAL POINT OF  
BEGINNING.

PARCEL I

The Northwest Quarter of the Northwest Quarter of Section  
23, Township 3 North, Range 4 West of the Boise Meridian.

98 DEC 23 PM 1 51  
NED J KERR  
CANYON CNTY RECORDER  
BY *[Signature]*  
REQUEST ALLIANCE - NAMPA  
FEE 15.00

RECORDED

9847616

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

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 81491

**Date:** 1/11/2024

**Date Created:** 1/11/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Tim John - Canyon Creek Gardens LLC

**Comments:** CU2024-0002

**Site Address:** 0 LOWELL RD, Caldwell ID / Parcel Number: 33566000 0

**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 Use Permit	CU2024-0002	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1362	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00