



2N1W29

R29035010

R

010

R29035010A

R29035

R29034011B

Bennett Rd

2N1W32

R29035010A PARCEL INFORMATION REPORT

2/7/2024 2:44:17 PM

PARCEL NUMBER: **R29035010A**

OWNER NAME: **GOMEZ SANTIAGO CORONA**

CO-OWNER:

MAILING ADDRESS: **434 E CHAPPAROSA DR KUNA ID 83634**

SITE ADDRESS: **0 BENNETT RD**

TAX CODE: **0990000**

TWP: **2N** RNG: **1W** SEC: **29** QUARTER: **SW**

ACRES: **2.07**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **NAMPA HWY DIST**

FIRE DISTRICT: **KUNA FIRE**

SCHOOL DISTRICT: **KUNA SCHOOL DIST**

IMPACT AREA: **NOT In Impact Area**

FUTURE LAND USE 2011-2022 : **AG**

FLU Overlay Zone Desc 2030: **INTENSIVE AGRICULTURE OVERLAY**

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **INTENSIVE AGRICULTURE OVERLAY \ AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ BOISE KUNA IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0525F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2023035238**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **29-2N-1W SW TX 23543 IN E1/2 SW1/4**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: <i>Bartolo Corona Gomez</i>
	MAILING ADDRESS: <i>2419 W. Herron Loop Nampa, ID 83686</i>
	PHONE: <i>208-899-9232</i> EMAIL: <i>dferdinandii@gmail.com</i>
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: _____ Date: _____	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <i>David Ferdinand</i>
	COMPANY NAME: <i>Byme Commercial</i>
	MAILING ADDRESS: <i>2419 W. Herron Loop Nampa, ID 83686</i>
	PHONE: <i>208-899-9232</i> EMAIL: <i>dferdinandii@gmail.com</i>

SITE INFO	STREET ADDRESS: <i>D BENNETT RD</i>			
	PARCEL #: <i>R29035010A</i>	LOT SIZE/AREA: <i>2.62 AC</i>		
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
	ZONING DISTRICT:	FLOODZONE (YES/NO):		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input 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: <i>AD 2023-0133-ARL</i>	DATE RECEIVED: <i>2/2/24</i>
RECEIVED BY: <i>LISTER</i>	APPLICATION FEE: <i>4650</i> <input type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

1477

NOTICE OF APPEAL

CANYON COUNTY COMMISSIONERS

CASE NUMBER: AD2024-0133

PARCEL #: R29035010A

PROPERTY OWNER/APPLICANT: SANTIAGO CORONA GOMEZ

FEBRAURY 1, 2024

We are appealing the decision of the Canyon County Development services department director, Sabrina Minshall, signed by Carl Anderson, in an Administrative decision by not approving the available Administrative Split.

The incorrect application of the term "Conditional Use Permit" in the 5-acre parcel was inappropriately applied to the available 3rd Administrative Split rather than the remaining 75-acre parcel. The definition of a Conditional Use Permit is not synonymous with the then available Administrative Split.

A Conditional Use Permit process was the mechanism to split property in the 1980s and 1990s and is a quasi-judicial process not an Administrative process.

David Ferdinand, Agent
Ferdinand Commercial Real Estate Services
2419 W Herron Loop
Nampa, Idaho 83686
208-899-9232

APPEAL CHECKLIST

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



APPEAL: An appeal must be filed within 15 calendars days of the date the FCO's (Finding of facts, conclusions of law and order) were signed or the date the final decision for a Director's Decision was signed. **CCZO 07-05-05 & 07-05-07**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/>	Master Application completed and signed
<input checked="" type="checkbox"/>	Detailed letter fully describing the reasons for an appeal.
<input checked="" type="checkbox"/>	\$600 non-refundable fee

1. An Appeal will be heard in a public hearing before the Board of County Commissioners.

PROCESS: PUBLIC HEARING

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: <i>Santiago Corona Gomez</i>
	MAILING ADDRESS: <i>434 E. Chapparrosa Dr. Kunza, ID 83634</i>
	PHONE: <i>208-870-3182</i> EMAIL: <i>santiago@unitedlandscaping.info</i>

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: *Santiago Corona Gomez* Date: *10-31-23*

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <i>David Ferdinand</i>
	COMPANY NAME: _____
	MAILING ADDRESS: <i>2419 W. Herron Loop Nampa, ID 83686</i>
	PHONE: <i>208-999-9232</i> EMAIL: <i>dferdinandi@gmail.com</i>

SITE INFO	STREET ADDRESS: _____		
	PARCEL #: <i>? R29035 010A</i>	LOT SIZE/AREA: <i>2.07?</i>	
	LOT: _____	BLOCK: _____	SUBDIVISION: _____
	QUARTER: <i>Portion of E 1/2 SW 1/4</i>	SECTION: <i>29</i>	TOWNSHIP: <i>2</i> RANGE: <i>1W</i>
	ZONING DISTRICT: _____		FLOODZONE (YES/NO): <i>NO</i>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input 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 checked="" 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: <i>AD2023-0133</i>	DATE RECEIVED: <i>12-19-23</i>
RECEIVED BY: <i>CL x DR</i>	APPLICATION FEE: <i>330.00</i> CK MO CC CASH

ADMINISTRATIVE LAND DIVISION - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

www.canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



Check appropriate application type:

- Administrative Land Division of "A" (Agricultural) land in accordance with CCZO §07-18-01
 - Less than 80 acres: Two (2) residential parcels
 - 80 to 119 acres: Three (3) residential parcels
 - More than 120 acres: Four (4) residential parcels
- Administrative Land Division of original parcels in all other Zones in accordance with CCZO §07-18-01(1)B.
- Administrative Division and Relocation of Building Permits Between Contiguous Parcels in an Agricultural Zone in accordance with CCZO §07-18-05.
- Administrative Division of a Nonviable Parcel in an Agricultural Zone in accordance with CCZO §07-18-03.

THE FOLLOWING ITEM MUST BE SUBMITTED WITH THIS CHECKLIST:

- Completed Parcel Inquiry verifying eligibility Case # 112023-0182 or provide evidence the parcel is eligible for land division.
- Master Application completed and signed.
- Site Plan showing existing and proposed property lines and sizes, easements, irrigation, access, and setbacks from existing structures, north arrow, and contours.
- Detailed Letter fully describing the request and required findings. The following findings must be included:
 - Does the property contain 15% slopes or greater?
 - Provide an irrigation plan (if applicable); and
 - Provide proof that any required conditions from previous County approvals are met or will be met as part of this request.
 - Additional information for Relocation of Building Permits: Demonstrate how the request promotes effective or efficient farming and/or promotes the clustering of structures.
 - Additional Information for Nonviable Parcels in the "A" Zone: (1) Demonstrate how the site constraints/resource issues on the property makes agricultural use extremely difficult; and (2) Demonstrate how the request does not create a negative impact to surrounding agricultural uses.
- Deed or evidence of property interest to all subject properties
- Draft record of survey with metes and bounds descriptions of all lots, that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all required utility easements.
- Road User's Maintenance Agreement (if applicable)
- \$330 (lot split) or \$600 (building permit transfer/non-viable division) non-refundable fee**

ADDITIONAL APPROVALS COMBINED WITH THIS REQUEST:

- Private Road application **\$80 fee**
- Easement reduction request (The reduction cannot be less than 28 feet wide) **\$80 fee**
- Property Boundary Adjustment **\$80 fee**

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

SITE PLAN & LETTER OF INTENT - 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

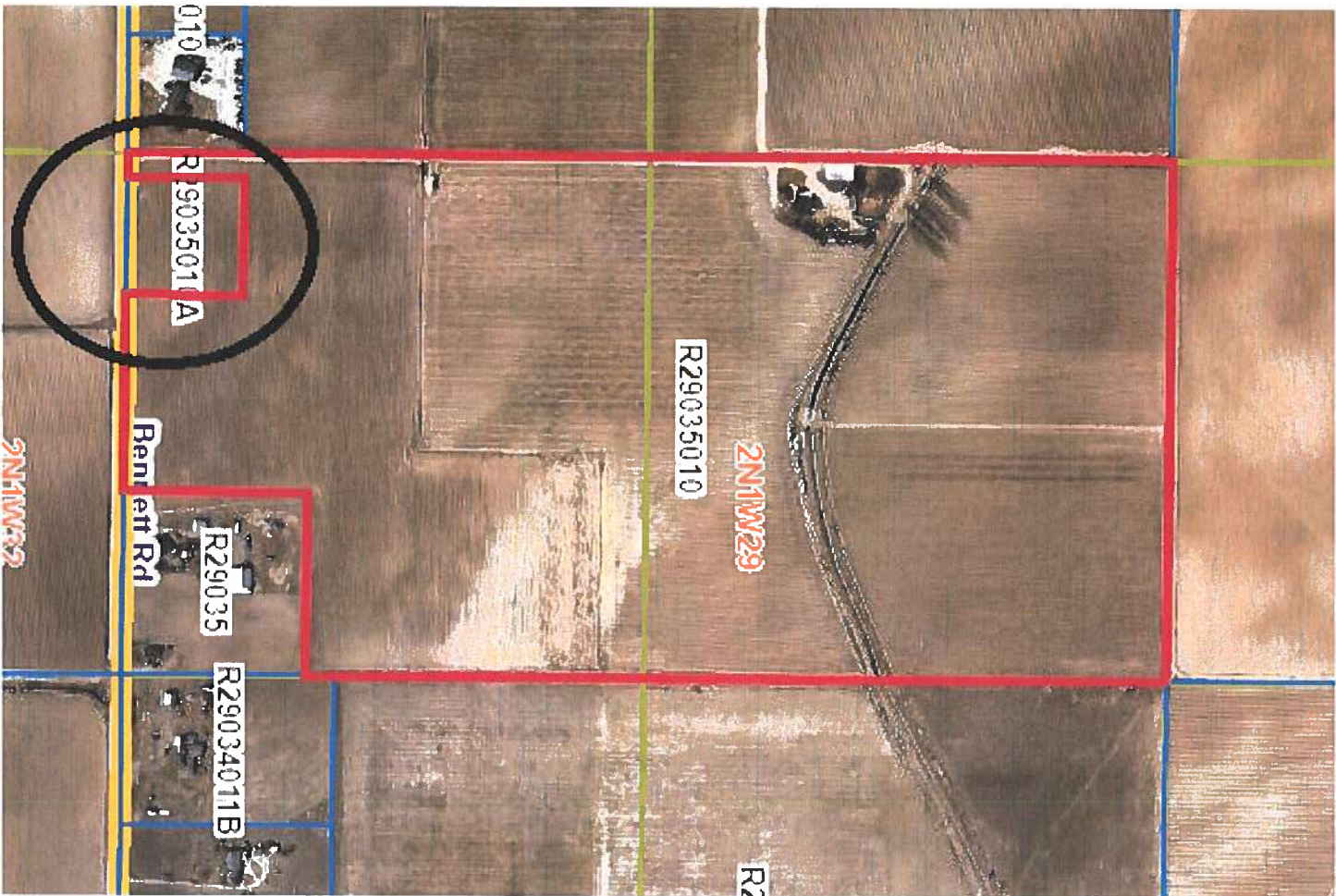


The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
- Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- Easement locations and dimensions
- Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- Areas of steep slopes, wetlands, and/or floodplain
- Existing or proposed fences
- Signs
- Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- A description of the proposed use and existing uses
- A description of the proposed request and why it is being requested
- Expected traffic counts and patterns
- Phasing of development
- How proposed use may affect neighboring uses
- A description or further explanation of the site features (see site plan list above)
- Explanation of any other permits through other agencies that may be required
- Description of business operations, such as number of employees, hours of operation, delivery and shipping
- A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- Any other items which may require further explanation



R2

R29035010

2N1W29

R29035

R29034011B

R2903501A

Banlett Rd

2N1W29

R29035010A PARCEL INFORMATION REPORT

12/15/2023 1:03:35 PM

PARCEL NUMBER: R29035010A

OWNER NAME: GOMEZ SANTIAGO CORONA

CO-OWNER:

MAILING ADDRESS: 434 E CHAPPAROSA DR KUNA ID 83634

SITE ADDRESS: 0 BENNETT RD

TAX CODE: 0990000

TWP: 2N **RNG:** 1W **SEC:** 29 **QUARTER:** SW

ACRES: 2.07

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: KUNA FIRE

SCHOOL DISTRICT: KUNA SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ BOISE KUNA IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0525F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2023035238

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-2N-1W SW TX 23543 IN E1/2 SW1/4

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



Canyon County

Development Services Department

111 North 11th Ave., Suite 310, Caldwell, ID 83605

Phone 454-7458 Fax 454-6633

www.canyoncounty.id.gov/dsd

Tracking Number:

PI2023-0182

Office Visit Date:

9/5/2023

Parcel Inquiry/Research Summary

Site Address: 4754 BENNETT RD
Kuna ID 83634

Property Owner: RELK JOHN MICHAEL

KUNA ID 83634

Assessor Account #: 29035010 0

Person Inquiring:

Phone Number:

Section: 29

City Impact Area:

Township: 2N

Flood Zone: Zone X – Outside SFHA.

Range: 1W

Subdivision:

1/4 Sec: SW

Lot:

Staff Member:

Acres: 76.11

Block:

IVAN KOWALCZYK

Zone: A

Discussion Summary

Specific Question Detail: Splits Available, Building Permits.

Specific Answer Detail: Parcel R29035010 was created legally and a building permit for a dwelling has been issued (ZC2004-1060/BP2003-259). Parcel R29035010 was originally 80 acres until divided in 1982 creating R29035 (5 acres). In 1986, A conditional use permit (CUP) was granted to R29035 allowing another division. The CUP does not have an expiration date. Therefore, Parcel R29035010 does not have a land division available in accordance with CCZO Section 07-18-07.

The following options are available to divide the parcel further:

- 1) Land Division – Nonviable (\$600 application fee). The parcel may be divided one more time subject to the requirements of CCZO Section 07-18-09.
- 2) Land Division – Relocation (\$600 application fee). The owner can purchase the division from the owner of R29035 and transfer it to Parcel R29035010 subject to the requirements of CCZO Section 07-18-11.
- 3) Comprehensive Plan Map Amendment (\$2,800 application fee), Conditional Rezone (\$1,400 application fee), and, depending on approval and number of splits, Land Division (\$330 application fee per CCZO Section 07-18-13) or platting (approx. \$2,000+ application fee).

The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then 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.

Director/Staff: _____

Date: October 16, 2023

R29035010 PARCEL INFORMATION REPORT

10/16/2023 2:26:45 PM

PARCEL NUMBER: R29035010

OWNER NAME: RELK JOHN MICHAEL

CO-OWNER:

MAILING ADDRESS: 4754 BENNETT RD KUNA ID 83634

SITE ADDRESS: 4754 BENNETT RD

TAX CODE: 0990000

TWP: 2Nth RNG: 1W SEC: 29 QUARTER: SW

ACRES: 76.08

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: KUNA FIRE

SCHOOL DISTRICT: KUNA SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ BOISE KUNA IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0525F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. :

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-2N-1W SW E1/2 SW1/4 LESS TX 7



Tax 7, 1st split creating R29035 in 1982

In 1986, a CUP was approved that allowed the 5-acre to be divided (Parcel R29035). The CUP does not expire. The owner of R29035 has not taken the split.

CANYON COUNTY
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
JULY 17, 1986

All Members Present:

Dick Winder called the meeting to order at 8:00 p.m. and presided over hearings.

Item No. 1: Continued public hearing for the request by Robert Bell for a Conditional Use Permit to subdivide approximately 10 acres into 5 parcels. Located on the West side of Track Road, approximately 3/4 of a mile South of Deer Flat Road.

Staff Report Presented By: Lori Walker

Witnesses Who Testified In Favor of Application: Shirley Bell and Greg Skinner.

Witnesses Who Testified In Opposition to Application: David Jones representing Mr. Lowell Jones.

Motion By Johnson to grant with conditions, seconded by Brock passed without dissenting vote.

Special Conditions Imposed:

1. The Conditional Use Permit be approved along with the Restrictive Covenants as amended and the water users agreement.

Item No. 2: Request by Jeff Sherfick for a Conditional Use Permit to subdivide 5 acres into two parcels. Located on the North side of Bennett Road, approximately 1/2 mile East of Robinson Boulevard.

Staff Report Presented by: Lori Walker

Witnesses Who Testified in Favor of Application: Marlene Sherfick

Witnesses Who Testified in Opposition to Application: None.

Committee Members: David Lenz, Wes Schober and Marlen Pywell, presented their reports as evidence.

Documents Admitted Into Evidence: None.

Motion by Pywell to grant application with conditions, seconded by Norman.

Special Conditions Imposed:

1. The applicant allow for a proper method of measuring the irrigation water to the 2 parcels.

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

YEAR 19 82

Section 29-2-1

NUMBER	DESCRIPTION
Tax 7-	<p style="text-align: center;"><u>THIS IS AN EXCEPTION</u></p> <p>A part of the Southeast Quarter of the Southwest Quarter, Section 29, Township 2 North, Range 1 West, Boise Meridian more particularly described as follows:</p> <p>Beginning at the Southeast corner of said SE¹/₄ SW¹/₄ (South ¹/₄ corner) monumented with a rebar, 30 ins. long, 5/8 ins. diam., with an aluminum cap mkd. LS-832 1981;</p> <p>Thence N 89°45'00" W., 466.38 feet along the South boundary of said SE¹/₄ SW¹/₄;</p> <p>Thence N 0°04'22" W., 467.00 feet parallel with the East boundary of said SE¹/₄ SW¹/₄;</p> <p>Thence S 89°45'00" E., 466.38 feet parallel with the South boundary of said SE¹/₄ SW¹/₄;</p> <p>Thence S 0°04'22" E., 467.00 feet along the East boundary to the POINT OF BEGINNING.</p> <p>Notice of Escrow sent in by Brandt Agency March 5, 1982 Between Lionel E. Lowe & John Michael Relk</p> <p>Calculated to be 4.999 acres more or less</p>

In 1995, Parcel R29035010 replaced a mobile home with a log home (ZC2004-1060). In 2003, a residential addition was issued (BP2003-259).

CANYON COUNTY		2C2004-1060	ZONING COMPLIANCE/ BUILDING PERMIT APPLICATION																							
TO BE FILLED OUT BY APPLICANT DATE: <u>3/24/95</u>		PERMIT NO. <u>13550</u>																								
PROPERTY OWNER: <u>J. Michael Belk</u>																										
ADDRESS: <u>4754 Bennett Rd.</u>		PHONE: <u>466-0428</u>																								
CITY: <u>Kuna Idaho</u>		ZIP: <u>83634</u>																								
PROPERTY ADDRESS: <u>Same</u>																										
CITY: _____ ZIP: _____																										
SUBDIVISION: _____ LOT: _____ BLK: _____																										
LEGAL: <u>Sec 29 Twp 2 N Range 1 W 1/4 Sec SW</u> ASSR ACCT NO: <u>R29035-010</u> (Attach Long Legal)																										
CONTRACTOR: <u>SAME AS ABOVE</u> PHONE: _____																										
ADDRESS: _____																										
CITY: _____ ZIP: _____																										
PROJECT TYPE: <u>Replace MH w/site Blt Log Home</u>																										
FOR OFFICE USE ONLY																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> ITEM NO. <u>101</u> </td> </tr> <tr> <td style="text-align: center;"> BUILDING DEPARTMENT PROJECT INFORMATION </td> </tr> <tr> <td> Project Type: <u>Key</u> </td> </tr> <tr> <td> Occupancy Type: <u>Residence</u> </td> </tr> <tr> <td> Occupancy Group: <u>R-3</u> </td> </tr> <tr> <td> Occupancy Load: _____ </td> </tr> <tr> <td> Type Construction: <u>VN</u> </td> </tr> <tr> <td> PROJECT NOTES </td> </tr> <tr> <td> SETBACKS: <u>60'-10'-20'</u> </td> </tr> <tr> <td> <u>Log construction</u> <u>with 455 sq ft lot.</u> </td> </tr> </table>	ITEM NO. <u>101</u>	BUILDING DEPARTMENT PROJECT INFORMATION	Project Type: <u>Key</u>	Occupancy Type: <u>Residence</u>	Occupancy Group: <u>R-3</u>	Occupancy Load: _____	Type Construction: <u>VN</u>	PROJECT NOTES	SETBACKS: <u>60'-10'-20'</u>	<u>Log construction</u> <u>with 455 sq ft lot.</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> ZONING COMPLIANCE PERMIT CONDITIONS </td> </tr> <tr> <td> Proposed Use: Agri < > Res <input checked="" type="checkbox"/> </td> </tr> <tr> <td> Comm < > Indust < > Public < > </td> </tr> <tr> <td> ZONING CLASS: <u>(A)</u> R-R R-1 R-2 R-3 </td> </tr> <tr> <td> R-2T C-1 C-2 C-3 I-P A-P M-1 M-2 </td> </tr> <tr> <td> Setback Requirements: </td> </tr> <tr> <td> <u>60'</u> ft <u>10'</u> ft <u>20'</u> ft <u>N/A</u> </td> </tr> <tr> <td style="text-align: center;"> FRONT SIDE REAR CORNER </td> </tr> <tr> <td> AIRPORT ZONING: <Y> <input checked="" type="checkbox"/> </td> </tr> <tr> <td> DOES PROPERTY BORDER A SECTION LINE OR 1/4 SEC LINE? <input checked="" type="checkbox"/> <N> </td> </tr> <tr> <td> < > CHECK HERE IF IN AREA OF CITY IMPACT </td> </tr> <tr> <td> <input checked="" type="checkbox"/> OUTSIDE OF FLOOD AREA </td> </tr> <tr> <td> < > IN FLOODWAY FRINGE (100 YR) </td> </tr> <tr> <td> < > WITHIN FLOODWAY </td> </tr> <tr> <td> DOES PROPERTY HAVE EXISTING ROAD FRONTAGE OR A PERPETUAL EASEMENT? <Y> <N> </td> </tr> </table>	ZONING COMPLIANCE PERMIT CONDITIONS	Proposed Use: Agri < > Res <input checked="" type="checkbox"/>	Comm < > Indust < > Public < >	ZONING CLASS: <u>(A)</u> R-R R-1 R-2 R-3	R-2T C-1 C-2 C-3 I-P A-P M-1 M-2	Setback Requirements:	<u>60'</u> ft <u>10'</u> ft <u>20'</u> ft <u>N/A</u>	FRONT SIDE REAR CORNER	AIRPORT ZONING: <Y> <input checked="" type="checkbox"/>	DOES PROPERTY BORDER A SECTION LINE OR 1/4 SEC LINE? <input checked="" type="checkbox"/> <N>	< > CHECK HERE IF IN AREA OF CITY IMPACT	<input checked="" type="checkbox"/> OUTSIDE OF FLOOD AREA	< > IN FLOODWAY FRINGE (100 YR)	< > WITHIN FLOODWAY	DOES PROPERTY HAVE EXISTING ROAD FRONTAGE OR A PERPETUAL EASEMENT? <Y> <N>
ITEM NO. <u>101</u>																										
BUILDING DEPARTMENT PROJECT INFORMATION																										
Project Type: <u>Key</u>																										
Occupancy Type: <u>Residence</u>																										
Occupancy Group: <u>R-3</u>																										
Occupancy Load: _____																										
Type Construction: <u>VN</u>																										
PROJECT NOTES																										
SETBACKS: <u>60'-10'-20'</u>																										
<u>Log construction</u> <u>with 455 sq ft lot.</u>																										
ZONING COMPLIANCE PERMIT CONDITIONS																										
Proposed Use: Agri < > Res <input checked="" type="checkbox"/>																										
Comm < > Indust < > Public < >																										
ZONING CLASS: <u>(A)</u> R-R R-1 R-2 R-3																										
R-2T C-1 C-2 C-3 I-P A-P M-1 M-2																										
Setback Requirements:																										
<u>60'</u> ft <u>10'</u> ft <u>20'</u> ft <u>N/A</u>																										
FRONT SIDE REAR CORNER																										
AIRPORT ZONING: <Y> <input checked="" type="checkbox"/>																										
DOES PROPERTY BORDER A SECTION LINE OR 1/4 SEC LINE? <input checked="" type="checkbox"/> <N>																										
< > CHECK HERE IF IN AREA OF CITY IMPACT																										
<input checked="" type="checkbox"/> OUTSIDE OF FLOOD AREA																										
< > IN FLOODWAY FRINGE (100 YR)																										
< > WITHIN FLOODWAY																										
DOES PROPERTY HAVE EXISTING ROAD FRONTAGE OR A PERPETUAL EASEMENT? <Y> <N>																										



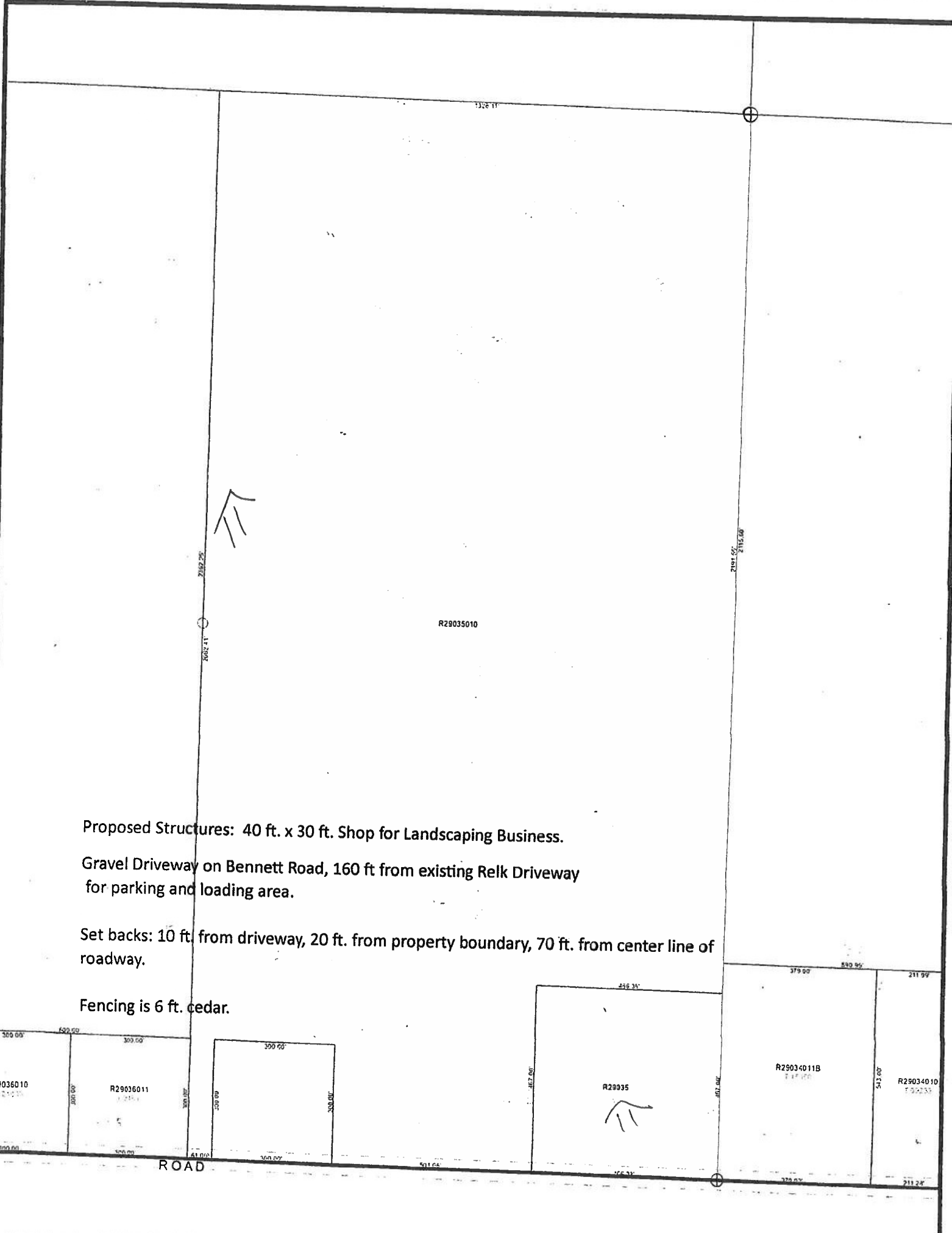
Canyon County
Development Services Department
Certificate of Zoning Compliance/Permit
 Zoning 454-7458 Building 454-7460
Permit Number: BP2003-259

Permit Record Report

Page 1 of 3
 Printed: 3/18/2003

✓

Parcel Number: R29035-010 Section: 29 Township: 2N Range: 1W 1/4 Section SW Zone: A Flood Hazard Zone/Use: X - Outside SFHA Subdivision: Lot: Block: County Set Backs: <input checked="" type="checkbox"/> Front: 30 Side: 10 Rear: 20 Corner Lot F/S:	Site Address: 4754 BENNETT ROAD Kuna, ID 83634 Address Assigned By City: Permit Is For: Residence Addition/Alteration Land Use Case #: Acreeage of Parcel: SCANNED City Impact Area: NO Initial _____ Date: _____ City Set Backs: <input type="checkbox"/> Front: Side: Rear: Corner S/F:	Sec Line: 60 Feet 1/4 Sec Line: 60 Feet # of Perm Residence: 1 # of Temp Residence:
Applicant: JOE WILLIAMS Address: 18682 FRANKLIN ROAD Nampa, ID 83687		Applicant Role: Contractor Phone: 989-7184
Property Owner: Mr. JOHN M RELK Address: 4754 BENNETT ROAD Kuna, ID 83634 Phone: 486-0428		
Contractors: JOE WILLIAMS Address: 18682 FRANKLIN ROAD Nampa, ID 83687		Phone: 989-7184 Primary? <input checked="" type="checkbox"/>
App Accepted By: Susan Hunsperger Filing Date: Status: Incomplete On Hold By: Comments: ADDITION TO HOME		



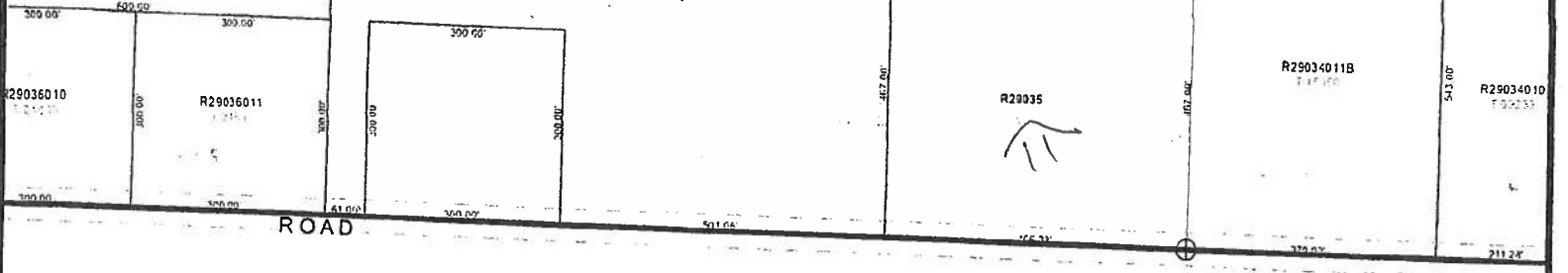
R29035010

Proposed Structures: 40 ft. x 30 ft. Shop for Landscaping Business.

Gravel Driveway on Bennett Road, 160 ft from existing Relk Driveway for parking and loading area.

Set backs: 10 ft. from driveway, 20 ft. from property boundary, 70 ft. from center line of roadway.

Fencing is 6 ft. cedar.



ROAD



LETTER OF INTENT – Santiago Corona Gomez 4754 Bennett Rd Kuna, ID 83634

The original 80-acre parcel is located at 4754 Bennett Rd, Kuna, ID 83634 and has been surveyed into two parcels including the 2-acre parcel which is the subject of this request to take advantage of the split available. Two building permits have been designated of the three available.

The survey has been recorded and is located directly to the East of the driveway to the homesite owned by John Michael Relk. The 2-acre parcel will be identified with the number R29035-00-A and has been sold to Santiago Corona Gomez.

The intent is to use the parcel to park his trucks and possibly landscaping use and build a Shop; and sometime in the future build a home, however because of the ditch system and location of the weirs, this parcel does not have access to a water delivery system.

The location of the 2-acre parcel is across the driveway from a newly constructed home and shop on parcel R29036011, which has increased concerns about farming near this parcel. This was the impetus to sell a matching parcel. The parcel will be accessible by a driveway, 160 feet east of the current Relk driveway.

The new owner will be required to have a 6" casing well drilled for any irrigation or water to this property. The well driller has experience in drilling wells in this area and plans a 218 ft. well.

06-01-07: DEFINITIONS:

All words and phrases used in this article shall be given their ordinary, commonly understood and accepted meanings unless otherwise noted. The following terms shall have the following meanings in the interpretation and construction of this article:

AGRICULTURAL BUILDING: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products on Agriculturally zoned land which Agriculturally zoned land shall consist of at least a single parcel of land of more than five (5) acres in size, exclusive of any public right-of-way. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, packaged or sold, nor shall it be a place used by the public. Notwithstanding this definition, the Director or Director's designee has the discretion to determine that an agricultural building, proposed to be located on Agriculturally zoned land of less acreage than provided herein, qualifies for inclusion in this definition.



Thomas J. Wellard, PLS
Rodney Clark, PE

October 19, 2023

Legal Description for
Mike Relk
Job No. SE0323

Parcel 1

This parcel is a portion of the E ½ SW ¼ of Section 29 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼, (SW Section Corner, Section 29), a found aluminum cap monument;

thence South 88°53'04" East along the South boundary of the W ½ SW ¼ a distance of 1328.45 feet to the **TRUE POINT OF BEGINNING**, the Southwest corner of the E ½ SW ¼, witnessed by a found 5/8 inch diameter rebar bearing North 00°46'58" East a distance of 25.00 feet;

thence North 00°46'58" East along the West boundary of the E ½ SW ¼ a distance of 2662.41 feet to the Northwest corner of the E ½ SW ¼, a found 5/8 inch diameter rebar;

thence South 88°43'03" East along the North boundary of the E ½ SW ¼ a distance of 1328.11 feet to the Northeast corner of the E ½ SW ¼, a found 5/8 inch diameter rebar;

thence South 00°46'29" West along the East boundary of the E ½ SW ¼ a distance of 2191.55 feet to a found 5/8 inch diameter rebar;

thence North 88°53'04" West, parallel with the South boundary of the E ½ SW ¼, a distance of 466.38 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°46'29" West, parallel with the East boundary of the E ½ SW ¼, a distance of 467.00 feet to a point on the South boundary of the E ½ SW ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°46'29" East a distance of 20.00 feet;

thence North 88°53'04" West along said South boundary a distance of 501.06 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°46'58" East a distance of 25.00 feet;

thence North 00°46'58" East, parallel with the West boundary of the E ½ SW ¼, a distance of 300.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88°53'04" West, parallel with the South boundary of the E ½ SW ¼, a distance of 300.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;



Thomas J. Wellard, PLS
Rodney Clark, PE

Relk Legal Description
Parcel 1, Page 2 of 2

thence South 00°46'58" West, parallel with the West boundary of the E ½ SW ¼, a distance of 300.00 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°46'58" East a distance of 25.00 feet;

thence North 88°53'04" West along said South boundary a distance of 61.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 74.058 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

October 19, 2023

Legal Description for
Mike Relk
Job No. SE0323

Parcel 2

This parcel is a portion of the E ½ SW ¼ of Section 29 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼, (SW Section Corner, Section 29), a found aluminum cap monument;

thence South 88°53'04" East along the South boundary of the W ½ SW ¼ a distance of 1328.45 feet to the Southwest corner of the E ½ SW ¼, witnessed by a found 5/8 inch diameter rebar bearing North 00°46'58" East a distance of 25.00 feet;

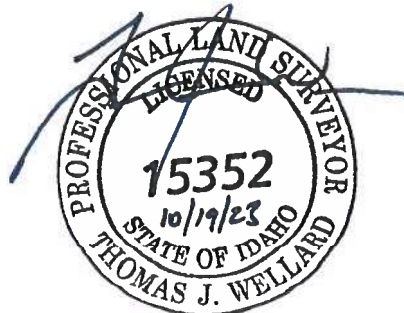
thence South 88°53'04" East along the South boundary of the E ½ SW ¼ a distance of 61.00 feet to the **TRUE POINT OF BEGINNING**, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°46'58" East a distance of 25.00 feet;

thence North 00°46'58" East, parallel with the West boundary of the E ½ SW ¼, a distance of 300.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88°53'04" East, parallel with the South boundary of the E ½ SW ¼, a distance of 300.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°46'58" West, parallel with the West boundary of the E ½ SW ¼, a distance of 300.00 feet to a point on the South boundary of the E ½ SW ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°46'58" East a distance of 25.00 feet;

thence North 88°53'04" West along said South boundary a distance of 300.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 2.066 acres more or less, and being subject to any and all easements and rights of way of record or implied.

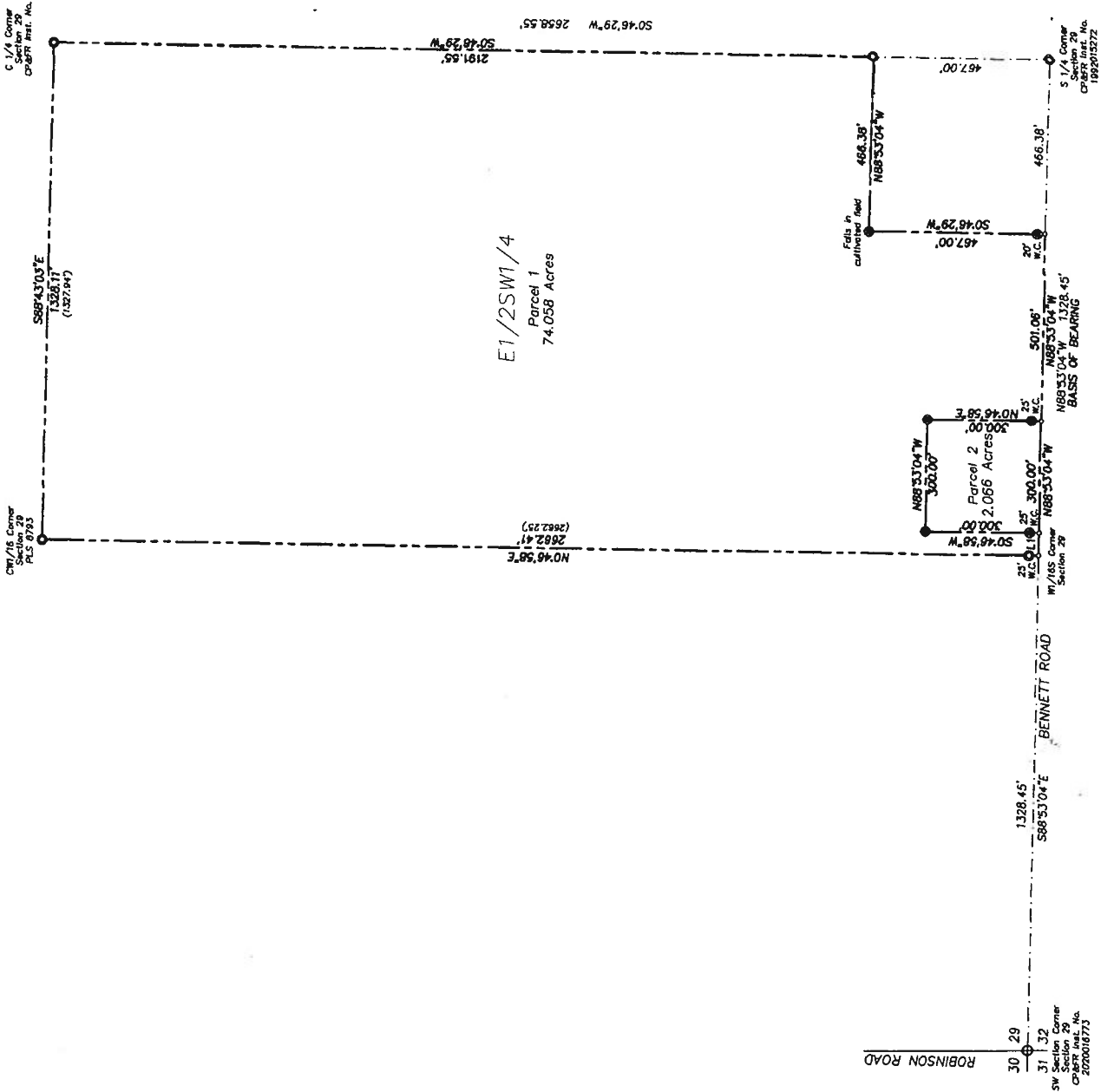


RECORD OF SURVEY

A PORTION OF THE E 1/2 SW 1/4 OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

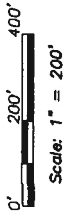
LINE TABLE

NO	BEARING	LENGTH
L1	N88°53'04"W	61.00'



Reference Surveys:
 Inst. No. 2021044746
 Inst. No. 2013032882
 Inst. No. 2007080799
 Inst. No. 2007025474
 Inst. No. 1994020150

Reference Deeds:
 Inst. No. 8605222



LEGEND

- ALUMINUM CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/AJQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER
- (xxxx) DATA OF RECORD

Surveyor's Narrative:
 This survey was performed at the request of Mike Relk to divide the parcel as shown. Section control and existing property corner monuments were located, verified and held as shown. Missing corners were reset holding the controlling deed coils and retracing reference surveys. The parcel was then divided of the client direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground or project elevation.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 214-29-9-0-0-00-00

MIKE RELK

**Skinner
Land Survey**

17442 Sand Hollow Road
Caldwell, Idaho 83407

(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
survey@skinnerlandsurvey.com

Drawn By: ZCL
Date: Oct. 19, 2023
Surveyed By: ZCL
Job No. SEC0323



Imagery ©2023 Airbus, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO