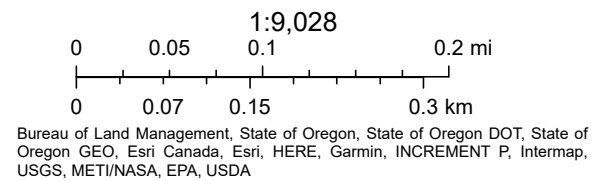


Canyon County, ID Web Map



2/21/2024, 8:41:46 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- ITDFunctionalClassification
- Minor Arterial
- Other Principal Arterials
- Urban_2023
- Red: Red
- Green: Green





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeff Ransom</u>
	MAILING ADDRESS: <u>116480 Goodson Road Caldwell ID 83607</u>
	PHONE: [REDACTED]
<p style="text-align: center;">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: <u>Jeff Ransom</u> Date: <u>1/18/24</u></p>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Jeff Ransom</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>116480 Goodson Road Caldwell ID 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>22845 Ballard Lane Caldwell Idaho 83607</u>	
	PARCEL NUMBER: <u>R34719010A</u>	
	PARCEL SIZE: <u>2 Acres</u>	
	REQUESTED USE: <u>RV storage, storage units</u>	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>C2</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2024-0008</u>	DATE RECEIVED: <u>2/20/24</u>
RECEIVED BY: <u>Madelyn VanderVeen</u>	APPLICATION FEE: <u>\$950</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

CONDITIONAL USE PERMIT 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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed
- Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
- Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
- Land Use Worksheet
- Site Plan showing existing and proposed site features
- Deed or evidence of property interest to all subject properties.
- \$950 non-refundable fee, \$600 for a modification**

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

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

8



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		✓
Letter of Intent (see standards on next page)		✓
Site Plan (see standards on next page)		✓
→ Operation Plan (see standards on next page)		
Land Use Worksheet		✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with the following agencies:		✓
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact (if applicable)		
Deed or evidence of property interest to the subject property		Letter
Fee: \$950.00 \$600.00 (CUP Modification)		
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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 1/25/24

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

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: <u>Jeff Ransom</u>
	MAILING ADDRESS: <u>16480 Goodson Rd Caldwell, Id 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeff Ransom Date: 1/18/24

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: <u>27845 Ballard Ln Caldwell, Id 83607</u>
	PARCEL #: <u>R34719010A</u> LOT SIZE/AREA: <u>2 Acres</u>
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: <u>NE</u> SECTION: <u>11</u> TOWNSHIP: <u>4n</u> RANGE: <u>3w</u>
	ZONING DISTRICT: <u>C1</u> FLOODZONE (YES/NO): <u>NO</u>

HEARING LEVEL APPS	<input checked="" 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:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

February 8, 2024

Canyon County Development Services Department

To whom it may concern,

This letter of intent requests a conditional use permit for parcel number R34719010A, located at 22845 Ballard, Ln Caldwell, Idaho 83607. I would like to use this property as RV storage and according to the C1 zoning, this is an option with a conditional use permit. I believe this use is also consistent with the comprehensive plan.

I do not think the proposed use will be injurious to the other property in the immediate vicinity or negatively change the essential character of the area because several of the parcels are used for private storage.

Allowing dry storage of RV's will not be a drain on the water, sewer, irrigation, drainage &/or stormwater drainage facilities or utilities.

There is legal access to the property and the two acres allow for plenty of space for RV & Storage Units and the property is easy to enter and exit.

The entrance to my parcel is from Ballard Ln and is far enough down from Hwy 41 that I do not believe RV Storage will interfere with the flow of traffic.

I do not believe any additional public funding would be needed to have RV Storage on my parcel.

Thank you for your consideration.

Sincerely, *Jeff Ransom*

Jeff Ransom

Mailing address: 16480 Goodson Rd Caldwell, Id 83607

Email: [REDACTED]

Cell phone: [REDACTED]

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.

22845 Ballard Ln, SITE INFORMATION

Site Address: <u>22845 Ballard Ln</u>	Parcel Number: <u>R34719010A</u>
City: <u>Caldwell</u>	State: <u>Id</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>Jun 29, 2024</u>	Number of Acres: <u>2</u> Current Zoning: <u>CU</u>
Description of the Request: <u>Conditional Use for RV Storage</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Jeff Ransom</u>	
Company Name:	
Current address: <u>16480 Goodson Rd</u>	
City: <u>Caldwell</u>	State: <u>Id</u> ZIP Code: <u>83607</u>
Phone:	Fax:
Email:	

MEETING INFORMATION

DATE OF MEETING: <u>2-8-24</u>	MEETING LOCATION: <u>22845 Ballard Ln</u>
MEETING START TIME: <u>8:30</u>	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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

Date January 27, 2024

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: February 8th 2024
Time: 8:30 AM
Location: 22845 Ballard Ln Caldwell, Id 83607
Property description: Conditional Use for RV Storage

The project is summarized below:

Site Location: 22845 Ballard Ln
Proposed access: OFF OF Ballard Ln
Total acreage: 2 acres
Proposed lots: Parcel R34719010A

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 (phone, email, written correspondence).

Sincerely,



Location of 22845:
From Hwy 44
South on Ballard Ln
2nd Property on Left.



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

1115 Albany Street, Caldwell, ID 83605 www.canyoncounty.org/dsg.aspx

Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE 08-026, 07-01-15 (1)

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

APPLICANT/REPRESENTATIVE NAME: Jeff Burson

STREET ADDRESS: 22845 Ballard Ln. CITY: Caldwell ZIP: 83607

TELEPHONE: [REDACTED] FAX: [REDACTED] EMAIL: [REDACTED]

DESCRIPTION OF THE REQUEST: Conditional use for RV Storage

PARCEL NO. R34719010A ACREAGE: 2 CURRENT ZONING: C1

NOTICE OF NEIGHBORHOOD MEETING MAILED TO NEIGHBORS ON: 1/29/2024

MEETING DATE: 2/8/24 TIME: 8:30 AM LOCATION: 22845 Ballard Ln.

START TIME OF MEETING: 8:30 AM END TIME OF MEETING: 9:50 AM

ATTENDEES:

NAME: (print)	SIGNATURE:	ADDRESS:
1. Dale Wood	<i>Dale Wood</i>	22810 Ballard Ln
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		

- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____
- 26. _____
- 27. _____
- 28. _____
- 29. _____
- 30. _____

NEIGHBORHOOD MEETING CERTIFICATION:

APPLICANT/REP. (print): Jeff Ransom

APPLICANT/REP. (signature): Jeff Ransom DATE: 1/27/24

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 08-026, 07-01-15.



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? one

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: Wood Height: 6 ft

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)

7

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

Water supply source: Private well

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks
- Curbs
- Gutters
- Street Lights
- None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- Monday 8 to 5
- Tuesday 8 to 5
- Wednesday 8 to 5
- Thursday 8 to 5
- Friday 8 to 5
- Saturday 8 to 5
- 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: 4 ft Width: 8 ft Height above ground: 12 ft

What type of sign: _____ Wall Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 6-8

Is there is a loading or unloading area? yes

17

ANIMAL CARE-RELATED USES	
1. MAXIMUM NUMBER OF ANIMALS:	_____
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?	<input type="checkbox"/> Building <input type="checkbox"/> Kennel <input type="checkbox"/> Individual Housing <input type="checkbox"/> Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	<input type="checkbox"/> Building <input type="checkbox"/> Enclosure <input type="checkbox"/> Barrier/Berm <input type="checkbox"/> Bark Collars
4. ANIMAL WASTE DISPOSAL	<input type="checkbox"/> Individual Domestic Septic System <input type="checkbox"/> Animal Waste Only Septic System <input type="checkbox"/> Other: _____



8

AGENCY ACKNOWLEDGMENT

Date: 11/27/2024
 Applicant: Jeff Ransom
 Parcel Number: B34719010A
 Site Address: 22845 Ballard Lane Caldwell, Idaho 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 02/13/2024 Signed: Anthony Lee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for official review.

Date: 2/13/24 Signed: [Signature]
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

District: SWDH

Highway District:

Applicant submitted/met for official review.

Date: 2/15/24 Signed: [Signature]
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

District: Highway District #4

Notes attached

Irrigation District:

Applicant submitted/met for official review.

Date: 2/15/2024 Signed: [Signature]
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

District: _____

Area of City Impact:

Applicant submitted/met for official review.

Date: 2/9/2024 Signed: [Signature]
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

City: _____

Received by Canyon County Development Services:

Date: _____ Signed: _____
 Canyon County Development Services Staff



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Ballard-Ransom-Storage Units
Project Owner/Representative: Jeff and Christy Ransom
Phone: [REDACTED]
Email: [REDACTED]

Project Location: R34719010A

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Ballard	Local	50' prescriptive; 25' half-width from cl	60' (30' half width from centerline or ¼ section line)	

Access:

Proposed approach 390' south of Highway 44. Review longest vehicle (truck and trailer, RV and trailer) does not encroach within ROW (measure ROW 30' from existing CL)

Improvement Requirements:

- May be responsible for cash deposit equal to ½ of lengthening pipe segment on east side of Ballard
- Paved approach per SD-106
- Flatten Foreslopes to 4:1
- If mailboxes on Ballard, mail turnout required
- Dedication of ROW from centerline or ¼ section line required

Other Comments:

- Current impact fee (subject to change) \$265/1000 SF
- TIS not required

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.



SOUTHWEST
DISTRICT HEALTH

APPLICATION-Acknowledgement Notice

Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

(Official Use Only)

Parcel #: R34719010A Acres: _____

Property Address: 22845 Ballard Lane City Caldwell Zip Code 83607

Legal Description: Township 4N Range 3W Section 11 County Canyon

Subdivision: NA Lot NA Block NA

Applicants Name: Jeff Ransom Email: _____

Mailing Address: 16480 Goodson Rd. Phone #: _____

City: Caldwell State: Idaho Zip Code: 83607

Applicant is: Landowner Contractor Installer Other _____ Date: 2/13/2024

Owners Name: Jeff Ransom

Mailing Address: 16480 Goodson Road Phone #: _____

City: Caldwell State: Idaho Zip Code: 83607

The proposed use will be: Residential Commercial

Is there an existing structure(s) on this parcel? Yes No * But will be removed.

Is a Letter of Intended Use provided? Yes No

The proposed change will be: Land Split Land Use Changes (i.e., zoning)
 Preliminary Plat Review Other (See below description of proposal)

Number of lots on the parcel (if applicable): 2 acres

Property is located in: City Impact Zone County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? Yes No

Water supply: Private Well Shared Well Public Water System
 Potential future well

Description of proposal:
Intent use is for a RV storage, storage units.

SIGNATURE: Jeff Ransom DATE: 2/13/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Canyon County Water Company, LTD

P.O. Box 11

Star, ID 83669

Irr.water.3@gmail.com

Date: 2/15/2024

Property at: 22845 Ballard – Caldwell, ID 83607 Parcel # R34719010 A

Current Owner:

Jeff Ransom

16480 Goodson Rd

Caldwell, ID 83607

- This property is current with irrigation assessments.
- This property will be bill next 2/1 NOV. 2024
- Be aware, pursuant to Idaho Code, Canyon County Water has a 25-foot easement from the top of the ditch bank on both sides of the ditch. By law, this easement cannot be obstructed, altered, improved, or modified without the permission of Canyon County Water Company, LTD.

Signature Current Owner: Jeff Ransom 2/15/24 Date:

Signature Canyon County Water Company: Danny Joss, Sr. Date: 2/15/24



13461 / 22845 Ballard
Hwy 44



To: Canyon County Planning and Zoning Personnel
From: Tradition Capital Partners
Date: December 6, 2023
Re: Canyon County Parcel # 34719010A0 (2 acre commercially zoned lot)

This letter is to confirm to County officials that Jeff Ransom owns the above referenced parcel and Tradition Capital Partners is a lien holder on the property. As the owner, Jeff has full authority to develop the property as he desires and to enter into any and all agreements he wishes to as part of the development process.

Please contact me with any questions or concerns.

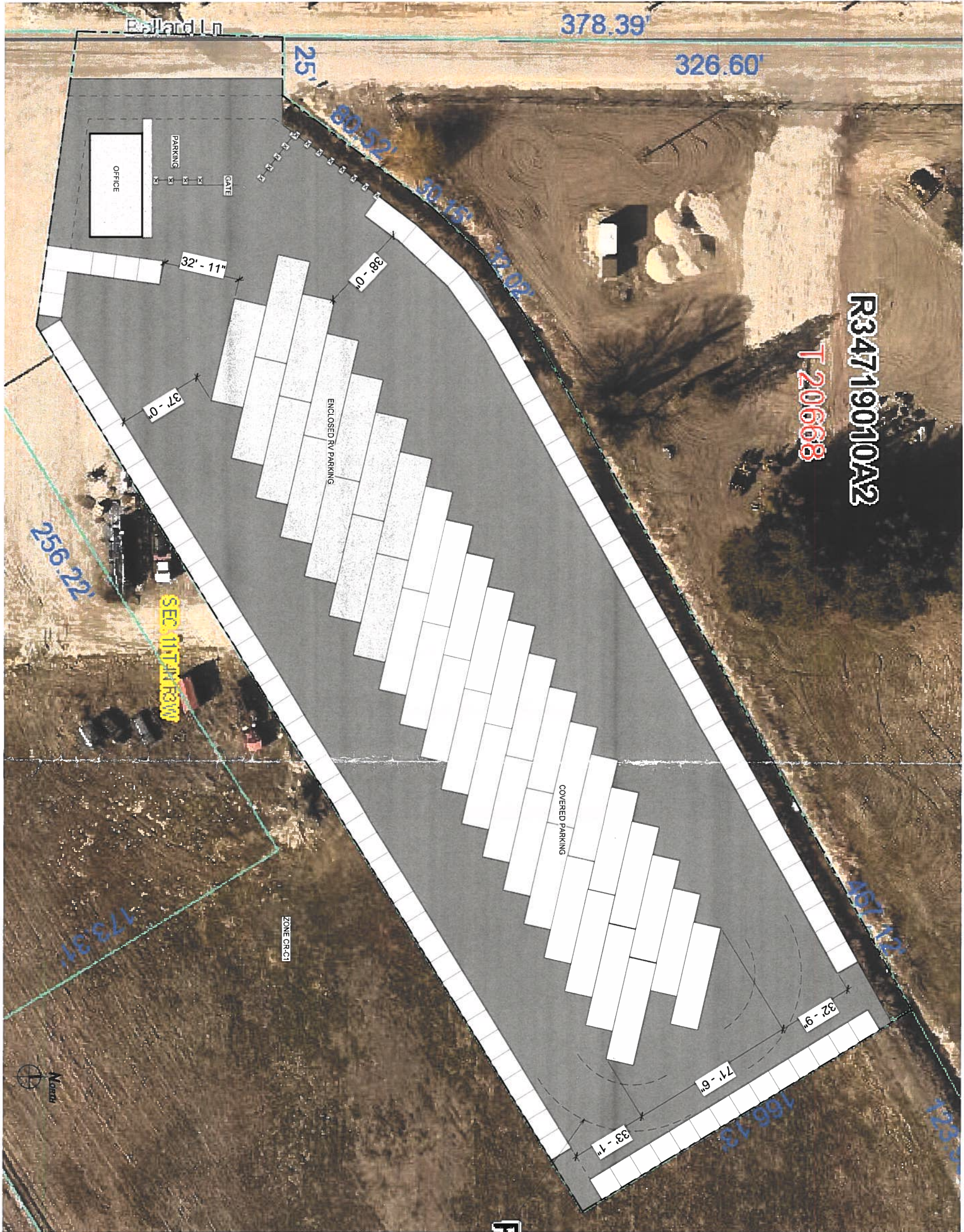
Regards,

A handwritten signature in black ink, appearing to read "Spencer Kofoed", with a long horizontal flourish extending to the right.

Spencer Kofoed
President, Tradition Capital Partners
spencer@tcpidaho.com
208-863-5164

- (13) 14 X 45 ENCLOSED RV STORAGE
- (26) 12 X 45 COVERED RV PARKING
- (92) 10 X 10 STORAGE
- (5) 10 X 15 STORAGE
- (2) 10 X 20 STORAGE

F FIRE TRUCK TURNING RADIUS



R34719010A2

T 20668

Ballard Ln

378.39'

326.60'

256.22'

32'-11"

38'-0"

37'-0"

ZONE CR-C1

SEC. 117.11(3)(M)



jgt architecture
 1135 12th avenue road, nampa, idaho 83686
 phone: (208) 463-9295 . fax: (208) 463-9299
 email: jgt@jgt-architecture.com



STAMP
 NOT FOR CONSTRUCTION

NEW RV STORAGE
 FOR
JEFF RANSOM
 Enter address here

DRAWN BY/DATE:
 DDP 12/21/23
 CHECKED/ JOB NO.:
 ... 2394

RV STORAGE OPTION 3

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: 81851

Date: 2/20/2024

Date Created: 2/20/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jeff Ransom - Precision Excavation Drilling Inc

Comments: CU2024-0008

Site Address: 0 HWY 44, Caldwell ID 83607 / Parcel Number: 34719010A0

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	CU2024-0008	\$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	1630	\$950.00
	Total Payments:	\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00