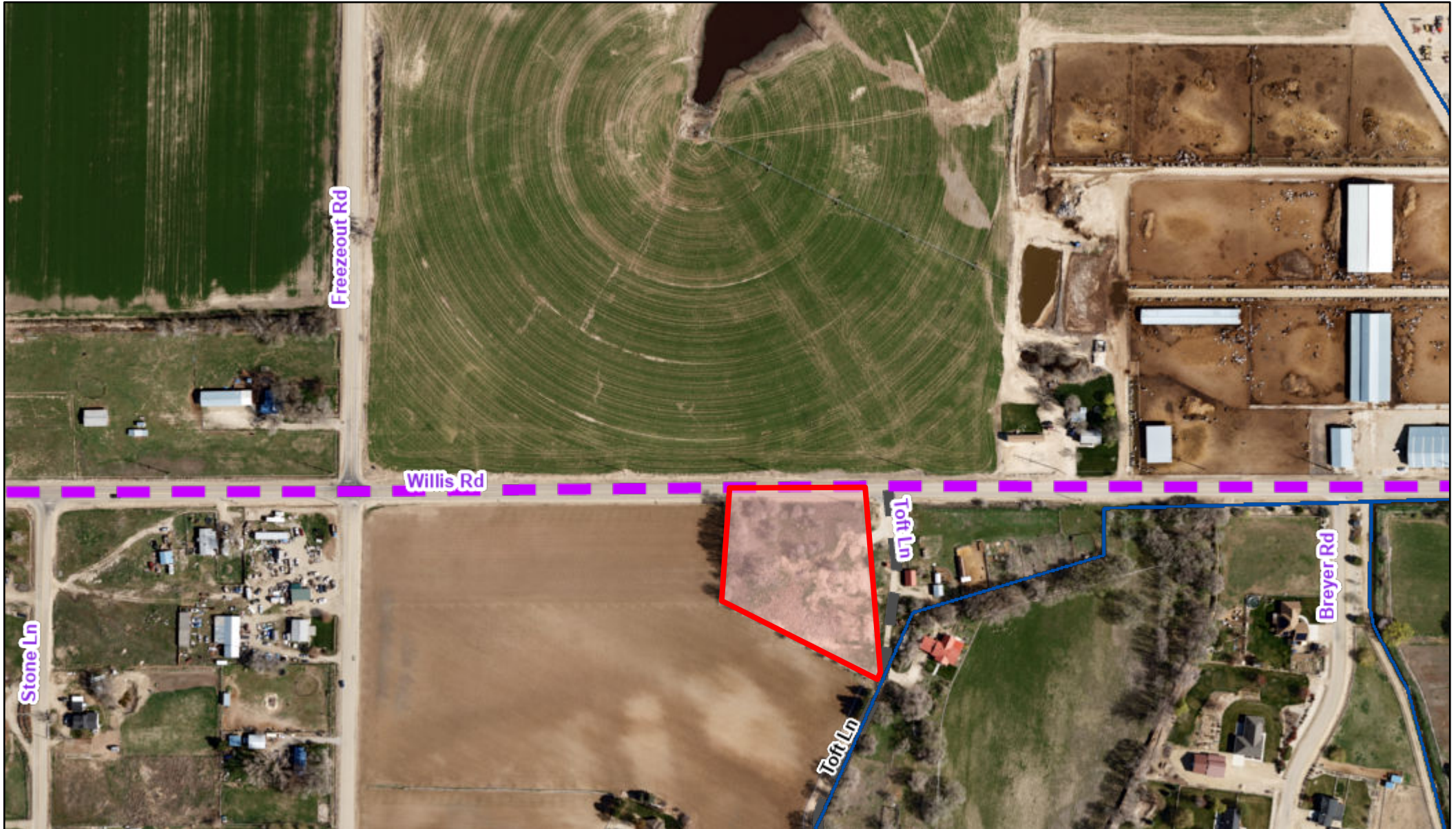
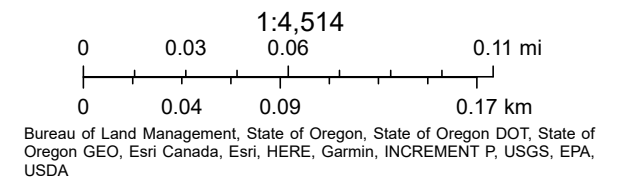


# Canyon County, ID Web Map



9/27/2024, 11:08:10 AM

- |  |  |   |
|--|--|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> Multiple Parcel Search_Query result            | ITDFunctionalClassification  | <span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> Green: Green |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span> Hydro_NHDFlowline | <span style="border-bottom: 2px solid purple; width: 20px; display: inline-block;"></span> Major Collector | <span style="background-color: blue; border: 1px solid black; padding: 2px;"> </span> Blue: Blue    |
| <span style="border-bottom: 2px solid gray; width: 20px; display: inline-block;"></span> CC_PrivateRoads   | Urban_2023   | <span style="background-color: red; border: 1px solid black; padding: 2px;"> </span> Imagery_2022   |
|  | <span style="background-color: red; border: 1px solid black; padding: 2px;"> </span> Red: Red              | <span style="background-color: red; border: 1px solid black; padding: 2px;"> </span> Red: Band_1    |





## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Kyle Jay Steadman</u>	
	MAILING ADDRESS: <u>14755 Hillside Drive, Caldwell, ID 83607</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
<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: <u>Kyle Steadman</u> Date: <u>8/15</u></p>		

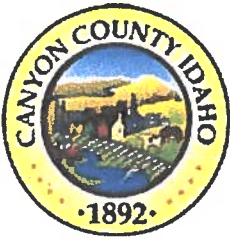
<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>TBD Toft Ln.</u>	
	PARCEL NUMBER: <u>R 34474012</u>	
	PARCEL SIZE: <u>2.17 acres +/-</u>	
	REQUESTED USE: <u>Contractor shop &amp; staging area</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>A9</u>

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024.0019</u>	DATE RECEIVED:	<u>9.24.24</u>
RECEIVED BY:	<u>LISTER</u>	APPLICATION FEE:	<u>950.00</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH





RECEIVED  
SEP 24 2024  
BY: Lo

## 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)	N/A	
Deed or evidence of property interest to the subject property	✓	✓
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.

*explained within letter of intent*

### 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.

*Ks*

*✓*

*letter of intent*

#### 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.

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 gates 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.	KS	✓

★

→ explained within letter of intent

---

**STEADY EARTHWORKS LLC**

██████████  
████████████████████  
August 20, 2024

Letter of Intent  
Conditional Use Permit

14755 Hillside Drive  
Caldwell, ID  
83607

To whom it may concern:

We are applying for conditional use permit for our small family owned business to use as a staging area and contractor shop. Our business is excavation and contracting. Our impact should be minimal on the area and the surrounding neighbors because we are a small operation. Depending on the time of the year, we have 2-4 employees and hours of operation are typically 7am-5pm Monday-Friday, with occasional times outside of those hours as needed for certain jobs. On average, there will be 3-4 pick up trucks and trailers entering and exiting premises at various times of the day. Access is available by existing easement off of Toft Lane.

The site would be used to park and store equipment and business trucks as well as a contractor shop structure (not yet built). These trucks and pieces of equipment will be operational and will be parked on premises for the use of employees needing them for jobs that are off site. The shop will be used as a place to maintain, repair and store equipment, trucks and materials needed to run the business efficiently.

We have plans to build a berm around the vicinity of the area along with a 6ft privacy fence. There could be potential for some noise while trucks are loading and unloading in which the berm will also serve as a mitigation attempt to lessen the noise coupled with the fence that will help shield area from view (see site plan for details). There is access to Idaho Power on/along the property and a private well is close by as well as a portable water truck on site to provide water when necessary.

To prepare for use of the property, we will clear some brush and trees to allow for a gravel parking area and a site for the building of the shop structure. We will leave some trees and foliage in the process to allow for some natural coverage and to keep the site looking similar to its current appearance.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Kyle Steadman', followed by a horizontal line.

Kyle Steadman, Owner, Steady Earthworks LLC

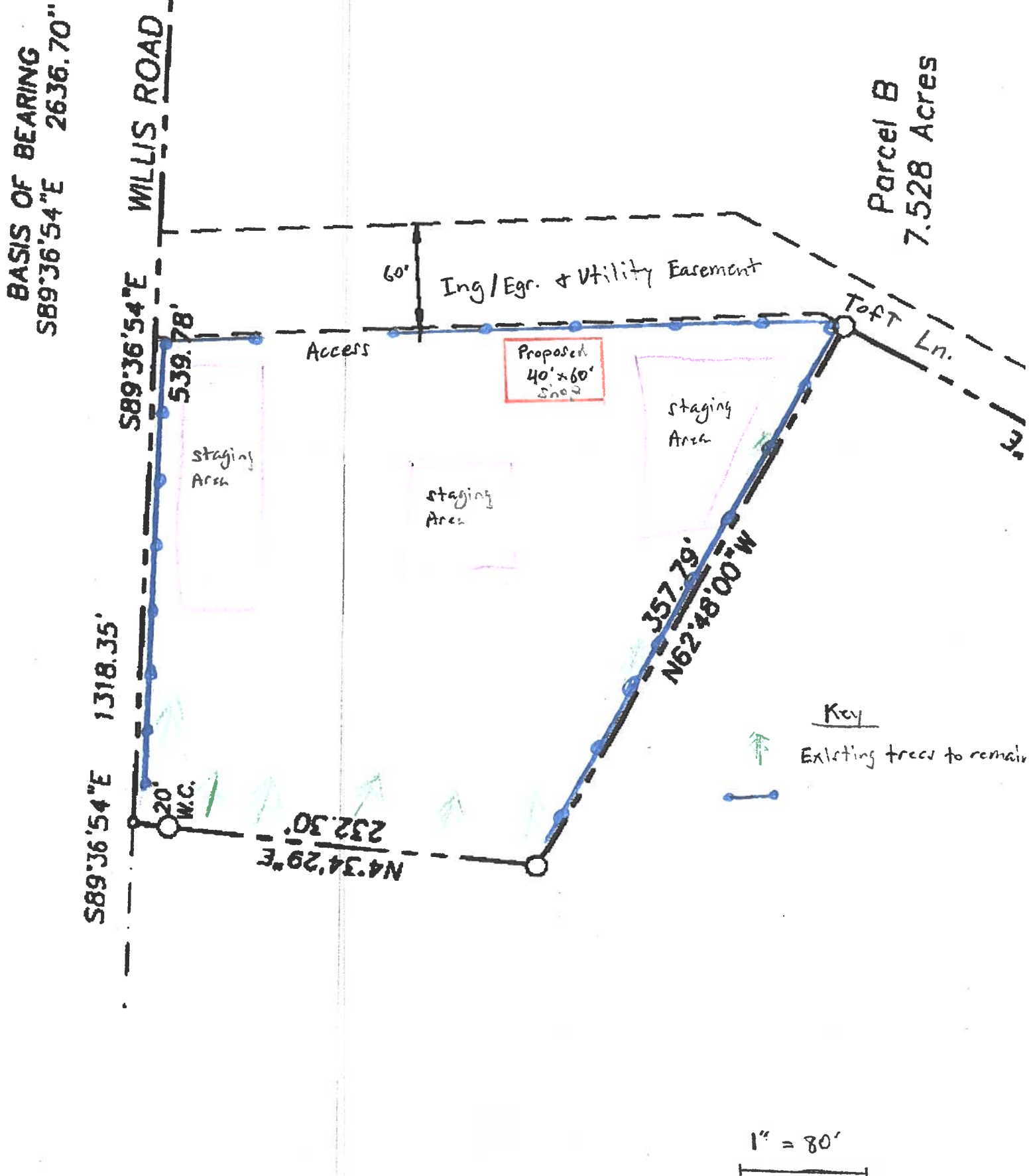
---



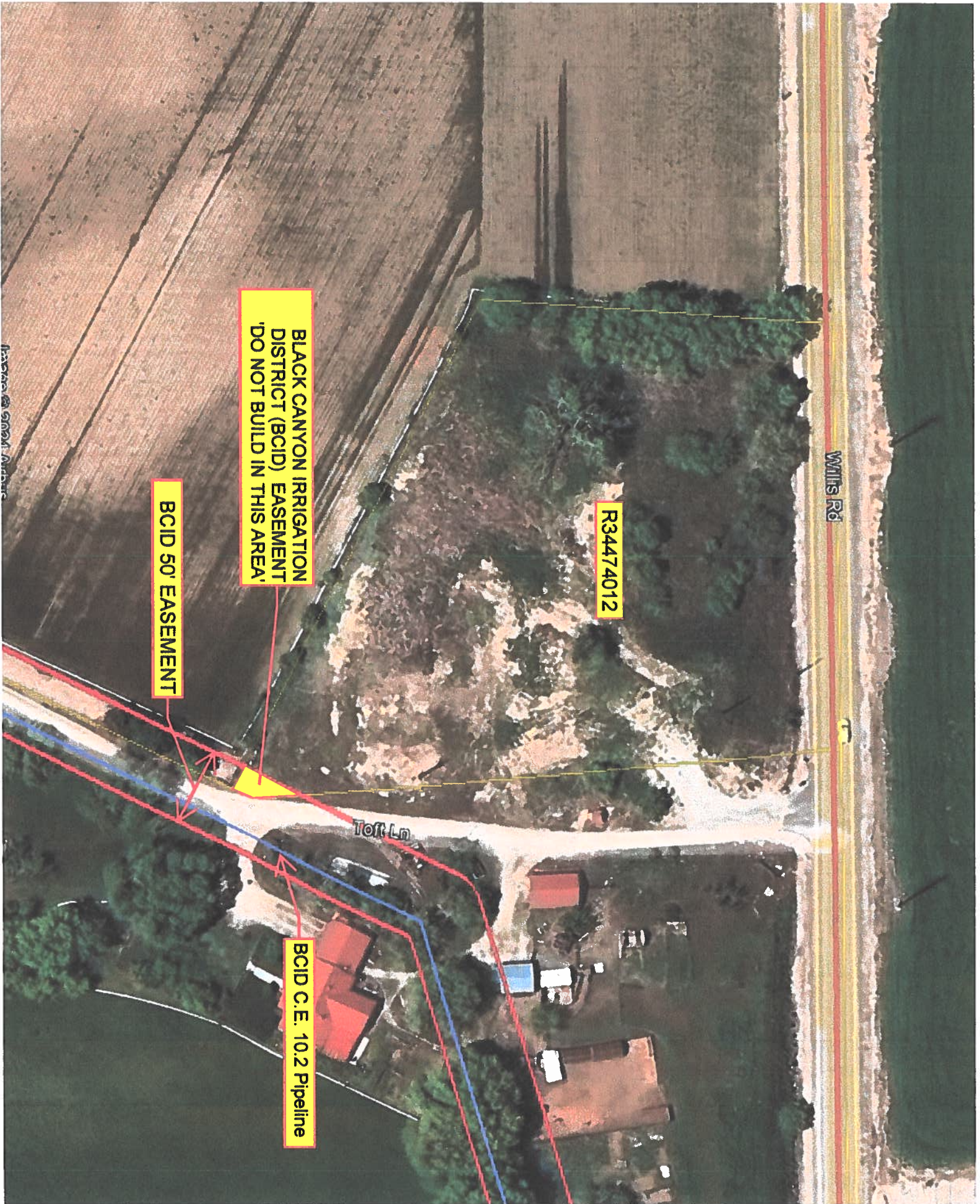
# Site Plan

TBD Toft Ln.  
Caldwell, ID 83607

Provided By owner:  
Kyle Steadman









## R34474012 PARCEL INFORMATION REPORT

9/4/2024 8:54:37 AM

**PARCEL NUMBER:** R34474012

**OWNER NAME:** STEADMAN KYLE

**CO-OWNER:**

**MAILING ADDRESS:** 14755 HILLSIDE DR CALDWELL ID 83607

**SITE ADDRESS:** 0 TOFT LN

**TAX CODE:** 0320000

**TWP:** 4N **RNG:** 3W **SEC:** 03 **QUARTER:** NE

**ACRES:** 2.18

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** No

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4

**FIRE DISTRICT:** MIDDLETON FIRE

**SCHOOL DISTRICT:** MIDDLETON SCHOOL DIST #134

**IMPACT AREA:** MIDDLETON

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

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** Res

**IRRIGATION DISTRICT:** BLACK CANYON IRRIGATION DIST

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0235F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** NE CANYON CO.

**FUNCTIONAL Classification:** Major Collector

**INSTRUMENT NO. :** 2024013569

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 03-4N-3W NE TX 22238 IN GOVT LT 2

**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.

September 11, 2024

Plan of Operation  
Conditional Use Permit

14755 Hillside Drive  
Caldwell, ID  
83607

To whom it may concern:

We are applying for a conditional use permit for our small family owned business to use as a staging area and contractor shop. Our business is excavation and contracting. Our day to day operations consist of entering property in our personal vehicles and parking them on site. We start the day by gathering tools and equipment for various jobs and then leaving the property for the majority of the day. Occasionally we will return to return/replace tools, maintain equipment or drop off/ pick up a trailer, but generally speaking, we return at the end of the day to park trucks and equipment and then drive our personal vehicles home.

We have plans to build a contractor shop in the future. This building would be used for storing, repairing and maintaining various tools and equipment as needed for the business.

Depending on the time of the year, we have 2-4 employees and hours of operation are typically 7am-5pm Monday-Friday, with occasional times outside of those hours as needed for certain jobs. On average, there will be 3-4 pick up trucks and trailers entering and exiting premises at various times of the day. Access is available by existing easement off of Toft Lane.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Kyle Steadman". The signature is fluid and cursive, with a large, sweeping loop at the end.

Kyle Steadman, Owner, Steady Earthworks LLC



# 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? \_\_\_\_\_

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 N/A

5. **ACCESS:**  
☐ Frontage ☒ Easement Easement width 60 Ft. Inst. # 2018-016816

6. **INTERNAL ROADS:**  
☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2018-016816

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)  
Type: Berm with privacy fence 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)  
N/A

**RESIDENTIAL USES**N/A**1. NUMBER OF LOTS REQUESTED:**

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

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: \_\_\_\_\_

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

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:** Contractor shop & staging area**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 7am to 5pm  
☒ Tuesday 7am to 5pm  
☒ Wednesday 7am to 5pm  
☒ Thursday 7am to 5pm  
☒ Friday 7am to 5pm  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 2-4 ☐ 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? N/A

Is there is a loading or unloading area? N/A



	ANIMAL CARE-RELATED USES	N   A
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: _____		

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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: <u>TBD Toft Lane</u>	Parcel Number: <u>R 34474012</u>
City: <u>Caldwell</u>	State: <u>Idaho</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>June 3, 2024</u>	Number of Acres: <u>2.17</u> Current Zoning: <u>Ag.</u>
Description of the Request: <u>Conditional Use permit for contractor shop &amp; staging area</u>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Kyle Steadman</u>		
Company Name: <u>Steady Earthworks</u>		
Current address: <u>14755 Hillside Drive</u>		
City: <u>Caldwell</u>	State: <u>Idaho</u>	ZIP Code: <u>83607</u>
Phone: [REDACTED]	Cell: <u>same</u>	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: <u>June 14, 2024</u>	MEETING LOCATION: <u>on site</u>	
MEETING START TIME: <u>6:30 pm</u>	MEETING END TIME: <u>7:00 pm</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	email or home ADDRESS:
1. <u>ALBERTA duc JARDIN</u>	<u>[Signature]</u>	[REDACTED]
2. <u>Amy Roberts</u>	<u>[Signature]</u>	[REDACTED]
3. <u>AUDRA COFFELT</u>	<u>[Signature]</u>	[REDACTED]
4. <u>Jacquelyn Orcutt</u>	<u>[Signature]</u>	<u>N/A</u>
5. <u>Charles McPherson</u>	<u>[Signature]</u>	[REDACTED]
6.		
7.		
8.		
9.		



PARCEL_NO	OwnerName	Address	City	State	ZipCode
R34477102	EVANS J NEIL	23857 BREYER RD	CALDWELL	ID	83607
R34477103	ROBERTS AMY	23833 BREYER RD	CALDWELL	ID	83607
R34478	DUJARDIN FAMILY TRUST	23850 FREEZEOUT RD	CALDWELL	ID	83607
R34474012	SOTELO ARNULFO S	6930 HWY 44	STAR	ID	83669
R34474	ORCUTT JACQUOLYN C	23948 TOFT LN	CALDWELL	ID	83607
R34474010	COFFELT AUDRA A	23832 TOFT LN	CALDWELL	ID	83607
R34478010	DU JARDIN FAMILY TRUST TRUST B	23850 FREEZEOUT RD	CALDWELL	ID	83607
R34474011	COFFELT CARL	14291 WILLIS RD	CALDWELL	ID	83607
R34477104	ABEL ANDREA ARNAE	23809 BREYER RD	CALDWELL	ID	83607
R38172	DOORNENBAL FARMS	26956 CEMETERY RD	MIDDLETON	ID	83644
R38173	DOORNENBAL FARMS	26956 CEMETERY RD	MIDDLETON	ID	83644

Letters sent 6/4

Date/Time of Meeting

6/14 6:30-7pm



## AGENCY ACKNOWLEDGMENT

Date: September 23, 2024

Applicant: Kyle Steadman

Parcel Number: R34474012

Site Address: Toft Lane Caldwell, Idaho 83607

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/09/2024 Signed: \_\_\_\_\_

Anthony Jee  
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: HD4

☒ Applicant submitted/met for official review.

Date: 9/4/24 Signed: \_\_\_\_\_

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

#### Irrigation District:

District: Black Canyon Irrigation

☒ Applicant submitted/met for official review.

Date: 9/23/24 Signed: \_\_\_\_\_

[Signature]  
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: 9.24.24 Signed: \_\_\_\_\_

[Signature]  
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED





## AGENCY ACKNOWLEDGMENT

Date: Sept. 2, 2024  
Applicant: Kyle Steadman  
Parcel Number: R34474012  
Site Address: TBD Toft Lane Caldwell, ID 83607

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/09/2024 Signed: Anthony Jee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

☒ Applicant submitted/met for official review.

Date: 9/23/24 Signed: Victor Telas, Deputy Chief  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

District: Middleton RFD

#### Highway District:

☒ Applicant submitted/met for official review.

Date: 9/4/24 Signed: Z. Neas  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

District: HD4

#### Irrigation District:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

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

#### Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 9/11/2024 Signed: N/A  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

City: Middleton

*Received by Canyon County Development Services:*

Date: 9.24.24 Signed: \_\_\_\_\_  
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



**2024-013569**  
RECORDED  
**05/03/2024 02:23 PM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pgs=2 EHOWELL \$15.00  
TYPE: DEED  
EMPIRE TITLE, LLC  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

**FOR VALUE RECEIVED**

**Arnulfo S. Sotelo and Reyna A. Sotelo, husband and wife** GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

**Kyle Steadman, a married man as his sole and separate property** GRANTEE(s),

whose current address is: 14755 Hillside Dr., Caldwell ID 83607

the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

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

Dated this 05-02-24

Arnulfo S. Sotelo  
Arnulfo S. Sotelo

Reyna A. Sotelo  
Reyna A. Sotelo

State of North Dakota  
County Duan

On this 2nd day of May, in the year of 2024, before me the undersigned Notary Public in and for said State, personally appeared **Arnulfo S. Sotelo and Reyna A. Sotelo**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public for North Dakota  
Residing at: Dickinson ND  
My Commission Expires: Nov 24, 2025

**MICHAEL SCHWAB**  
NOTARY PUBLIC, STATE OF NORTH DAKOTA  
MY COMMISSION EXPIRES NOV 24, 2025

### **EXHIBIT A**

A parcel of land being a portion of the Government Lot 2 of Section 3, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Government Lot 1;  
Thence N 89°36'51" W a distance of 1318.32 feet along the north boundary of Government Lot 1 to the northeast corner of Government Lot 2;  
Thence N 89°36'51" W a distance of 260.41 feet along the north boundary of Government Lot 2 to the POINT OF BEGINNING;  
Thence S 04°05'06" Ea distance of 380.58 feet;  
Thence S 26°22'54" W a distance of 15.25 feet;  
Thence N 62°48'02" W a distance of 357.79 feet;  
Thence N 04°34'27" Ea distance of 232.35 feet to a point on the North boundary of Government Lot 2;  
Thence S 89°36'51" Ea distance of 279.37 feet along the north boundary of Government Lot 2 to the POINT OF BEGINNING.



**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:** 83669

**Date:** 9/24/2024

**Date Created:** 9/24/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Steady Earthworks LLC

**Comments:** CU2024-0019

**Site Address:** 0 TOFT LN, Caldwell ID 83607 / Parcel Number: 34474012 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2024-0019	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	2136	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00