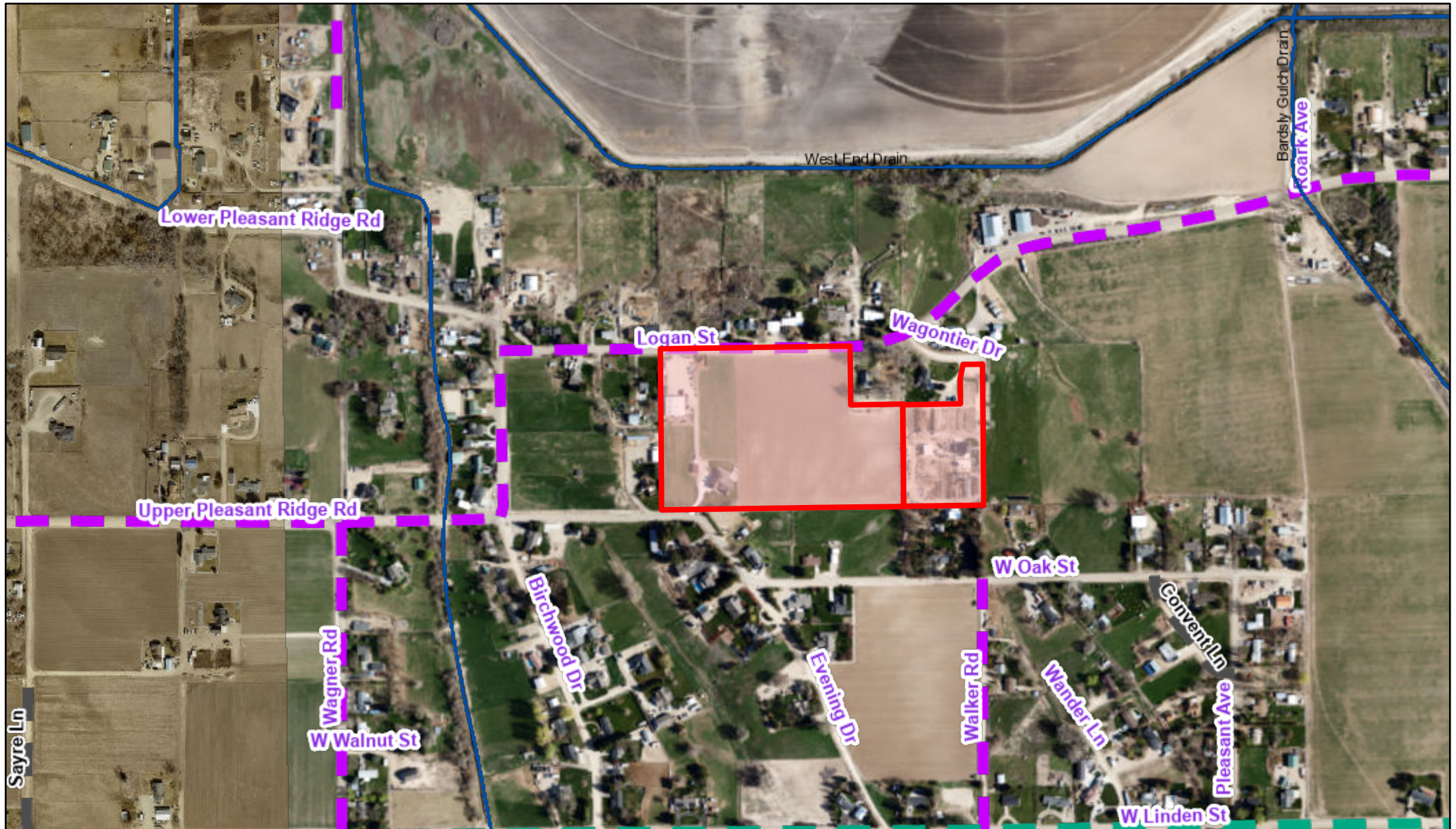


Canyon County, ID Web Map



9/27/2024, 4:06:25 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



CC_PrivateRoads

ITDFunctionalClassification

Major Collector

Minor Arterial

Urban_2023

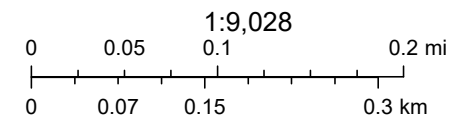
Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1



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



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

208 941 6520

PROPERTY OWNER	OWNER NAME:	Jose I Cervantes	
	MAILING ADDRESS:	16503 Wagonier dr Caldwell	
	PHONE	[REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>06/18/24</u></p>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	same	
	COMPANY NAME:	Mike's Grading Plus	
	MAILING ADDRESS:	16503 Wagonier dr. Caldwell	
	PHONE	[REDACTED]	[REDACTED]

SITE INFO	STREET ADDRESS:	16503 Wagonier dr Caldwell	
	PARCEL NUMBER:	R35479011 and R35477	
	PARCEL SIZE:		
	REQUESTED USE:	Retail/wholesale Nursery/staging area	
	FLOOD ZONE (YES/NO)		ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	W2024-0020	DATE RECEIVED:	9/27/24
RECEIVED BY:	Madelyn Vander Ven	APPLICATION FEE:	\$950
		CK MO	<input checked="" type="radio"/> CASH



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Shellye Wilson, 16731 Logan St.
(name) (address)

Caldwell, ID 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jose L. Cervantes Sylvia Cervantes
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 23rd day of September, 20 24.

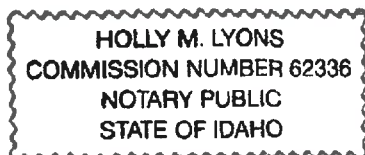
Shellye J. Wilson
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 23rd day of September, in the year 20 24, before me Holly Lyons,
a notary public, personally appeared Shellye Wilson, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Holly Lyons

My Commission Expires: 5/21/25



RECEIVED
SEP 17 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	S/T M. McGee	6/20/24
Fire District	CFD Audrey	6/15/24
Highway District/ Idaho Transportation Dept.		
Area of City Impact (if applicable)		
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.

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 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.		

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

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: _____ Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

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: Nursery - Retail/Wholesale - Staging area

2. DAYS AND HOURS OF OPERATION:

☒ Monday 7 AM to 7 PM
☒ Tuesday 7 AM to 7 PM
☒ Wednesday 7 AM to 7 PM
☒ Thursday 7 AM to 7 PM
☒ Friday 7 AM to 7 PM
☒ Saturday 8 AM to 5 PM
☒ Sunday 8 AM to 5 PM

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 0-2 ☐ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 2 ft Width: 3 ft. Height above ground: 3 ft

What type of sign: _____ Wall _____ Freestanding _____ Other wood w/ vanil post (2)

5. PARKING AND LOADING:

How many parking spaces? 5

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

To whom it may concern,
This is our letter of intent.

We are interested in the property so we may use it for our businesses. Our businesses are called Mike's Grading plus which includes Mike's Grading Plus Nursery. We are the full owners of both businesses. We are also 50% owners of Hidden Springs Landscape LLC. We do landscaping, new installation, remodelling, maintenance, snow removal, etc. Our use for the property is expand our storage space, so we would be able to park our equipment. We will also be using the property to expand our nursery. We will be growing more trees and plants both to sell and use in our landscaping businesses. We work weekdays between the hours of 7am to 7pm. We also work Weekends from 8am to 5pm. The hours may also vary due to weather. We do re deliver trees between 7am and 7 pm throughout the entire weeks. We only get delivery trucks about 5 times a year. We are in the process of requesting a CUP for our nursery. Any water used for the trees and plants will be provided by our home well and the ditch that is next to the property. The only access to the property will be from our current property. There will be no impacts to traffic, schools, irrigation facilities, emergency services, and/or our neighbors to our knowledge. We have about 7 Employees that come and go from the property. Which we have had no complaints about. Employees do not use our home restroom. If application is approved we will be acquiring the property parcel #R35477

Wagontier Dr

New Tree
Planting
Growing

Partying

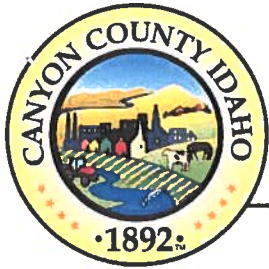
Wagontier Dr

Stack
Supplies

Shop

Home

Tree
Stack



AGENCY ACKNOWLEDGMENT

Date: 6/24/24
Applicant: Jose I Cervantez
Parcel Number: 235479011
Site Address: 16503 Wagonfier Dr Caldwell

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/24/24 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 6-24-24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HP4

☐ Applicant submitted/met for official review.

Date: 6/24/24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Tor

☐ Applicant submitted/met for official review.

Date: 6/24/24 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: _____ Signed: _____
Canyon County Development Services Staff



This document is being recorded to correct
grantor

File # 17299883

2018-039337
RECORDED
09/04/2018 10:22 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Quitclaim Deed

who also acquired title as Jose I Cervantes-Padilla
For value received, Jose I Cervantes and Silvia Cervantes, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

Jose I Cervantes and Silvia Cervantes, husband and wife

whose current address is 16503 Wagontier Dr. Caldwell 1083607
the following described premises: See attached legal

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 08/31/2018

[Signature]
Jose I Cervantes

[Signature]
Silvia Cervantes

2018-045288
RECORDED
10/10/2018 11:38 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 HCRETAL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

State of ID, County of Canyon, ss.

On this 31st day of August in the year of 2018, before me, the undersigned, a
Notary Public in and for said State, personally appeared Jose I Cervantes and Silvia Cervantes known or identified
to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same.

[Signature], Notary Public

Residing at: _____

My Commission Expires: _____

(seal) _____

My commission expires: Dec. 13, 2019



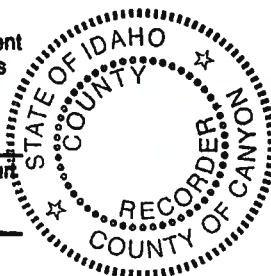
State of Idaho } ss.
County of Canyon }

I hereby certify that the foregoing instrument
is a true and correct copy of the original as
the same appears in this office.

DATED

10-04-2018
CHRIS YAMAMOTO Clerk of the District Court
and Ex Officio Recorder

By [Signature]
Deputy



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

Date 05/14/24

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit 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 is applied.

The Neighborhood Meeting details are as follows:

Date: 06/04/2024

Time: 5 p.m.

Location: 16503 WAGONTIER DR. CALDWELL IDAHO 83607

The project is summarized below:

We are applying for a nursery (retail/wholesale) and a contractor shop

Site Location: 16503 WAGONTIER DR. CALDWELL IDAHO 83607

Total acreage: 2.75

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, correspondence).

Sincerely,

Jose I Cervantes



NEIGHBORHOOD MEETING INSTRUCTIONS

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



CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (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.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

NEIGHBORHOOD MEETING SIGN-UP

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



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: 16503 Wagonier Dr.

Parcel Number:

City: Caldwell

State: Id

ZIP Code: 83607

Notices Mailed Date: 5/14/24

Number of Acres: 3.5

Current Zoning:

Description of the Request:

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose I Cervantes

Company Name: Mikes Grading Plus

Current address: 16503 Wagonier Dr

City: Caldwell

State: Id

ZIP Code: 83607

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 06/04/2024

MEETING LOCATION: 16503 Wagonier Dr

MEETING START TIME: 5pm

MEETING END TIME: 1.5 hrs

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1.

2.

3.

4.

5.

6.

7.

8.

9.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R25429	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R2544401C	MATHESON MICHAEL L	22823 150TH ST SE	MONROE	WA	98272
R25451011	RANDALL DAVID D	19170 EVENING DR	CALDWELL	ID	83607
R25451011	MCCORMICK DAVID L	19150 EVENING DR	CALDWELL	ID	83607
R25430	SCHOONOVER NICK	16378 W OAK ST	CALDWELL	ID	83607
R25438	MILLER LAREE RENAE	3918 MEADOW AVE	CALDWELL	ID	83605
R25440	CASEBOLT ANNA N	19216 EVENING DR	CALDWELL	ID	83607
R25451011	WILSON DAVID	16617 W OAK ST	CALDWELL	ID	83607
R25436	LUNDBERG RICHARD W	16540 W OAK ST	CALDWELL	ID	83607
R25437	LUNDBERG RICHARD W	16540 W OAK ST	CALDWELL	ID	83607
R25439	ROOKSTOOL DONNA LIFE ESTATE	16632 W OAK ST	CALDWELL	ID	83605
R25408	ROCHESTER VICTORIA	16463 W OAK ST	CALDWELL	ID	83607
R25403	POSTON JON E	19118 WALKER RD	CALDWELL	ID	83607
R25420	MATTESON KIRK	16429 W OAK ST	CALDWELL	ID	83607
R35479	SMITH ROSARIO M	16541 WAGONTIER DR	CALDWELL	ID	83607
R35480	BYWATER KENT A	16622 LOGAN ST	CALDWELL	ID	83607
R3548101C	RIMBEY NEIL R @@@	16638 W LOGAN ST	CALDWELL	ID	83605
R35470	DYKEMA BERRY A	7377 TUNNING PLACE	CALDWELL	ID	83607
R35471	IDAHO FARMWAY INC	PO BOX 8	WILDER	ID	83676
R3547201C	BOYCE KEN W	16549 LOGAN ST	CALDWELL	ID	83607
R35477	WILSON SCOTT G	16728 UPPER PLEASANT R	CALDWELL	ID	83607
R35496	DUGAN ROY AND HEIDI FAMILY TRUST	16688 LOGAN ST	CALDWELL	ID	83607
R35468	CROOKHAM COMPANY	PO BOX 520	CALDWELL	ID	83606
R35479011	CERVANTES JOSE I	16503 WAGONTIER DR	CALDWELL	ID	83607
R35481	RIMBEY NEIL R	16638 LOGAN ST	CALDWELL	ID	83605
R35472	DYKEMA BERRY A	7377 TUNNING PLACE	CALDWELL	ID	83607
R35476	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R3547601C	OESCH MICHAEL AND JANA REVOCABLE TRUST	16448 W OAK ST	CALDWELL	ID	83607
R35478	REA VENICE	16635 LOGAN ST	CALDWELL	ID	83607

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Jose I Cervantes

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 06 / 04 / 24

APPLICATION-Acknowledgement Notice



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

Parcel #: R35479011

(Official Use Only)

Acres: 3.5

Property Address: 16503 Wagonier dr City Caldwell Zip Code 83607

Legal Description: Township 4N Range 3W Section 29 County Canyon

Subdivision: _____ Lot _____ Block _____

Applicants Name: Jose I Cervantes Email: _____

Mailing Address: 16503 Wagonier dr Phone # _____

City: Caldwell State: Id Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Jose I Cervantes

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☒ Residential ☐ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

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): _____

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

Description of proposal:

Adding and growing trees 2 acre separate parcel
No septic

SIGNATURE: [Signature]

DATE: 6/24/24

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. SWDHI 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.



RECEIPT

Paid By:

For:

Pre-Development Meeting

Pre-Development Meeting

13307 Miami Lane
Caldwell, ID 83607

13307 Miami Lane
Caldwell, ID 83607

Account Number: 014049

Date	Service(s)	Charges	Payments
24-Jun-24	Pre- Development Meeting	100.00	
24-Jun-24	Payment Pre- Development Meeting - Pre-Development Meeting [015794]		-100.00

Amount Due 0.00

Payment method Check

Receipt Number 241644

Facility/Nexus # Jose Cervantes - 16503 Wagonier Dr

Message Pre- Development Meeting

Printed on June 24, 2024 9:10 AM

Tonya Temes

Healthier Together

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

ELS *ENGBRITSON LAND SURVEYS, PLLC.*

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 - mike@elsurveys.com

24 August 2017

ELS Project No. 170821

Land Description

Conger - Cervantes

Parcel B – Contains 3.50 acres more or less

PARCEL B

A parcel of land being a portion of Parcel A and all of Parcel B per Record Of Survey recorded as instrument number 2007015863 within the SE ¼ of the NE ¼ of the SW ¼ Section 29, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at a found steel pin on the southerly rights-of-way line of Wagontier Drive, said pin the NE corner of said Parcel B and the POINT OF BEGINNING.

Thence southerly along the easterly line of said Parcel B S 00°-10'-10" W a distance of 579.88 feet to the SE corner of said Parcel B;

Thence along the southerly line of said Parcel B S 89°-50'-41" W a distance of 330.01 feet to the SW corner of said Parcel B;

Thence along the westerly line of said Parcels N 00°-10'-10" E a distance of 418.03 feet to a set steel pin;

Thence leaving said Parcel line N 89°-50'-35" E a distance of 238.07 feet to a set steel pin;

Thence N 00°-10'-10" E a distance of 104.27 feet to a set steel pin;

Thence N 11°-52'-54" E a distance of 58.69 feet to a set steel pin on said southerly rights-of-way line;

Thence easterly along said rights-of-way line N 89°-51'-39" E a distance of 80.03 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 3.50 acres more or less subject to all existing easements and rights-of-way.

INSTRUMENT NO. 200378839/200465366

PC55688

WARRANTY DEED

EW

SW

FOR VALUE RECEIVED Donald G. Mathews, a married man, as his sole and separate property

the Grantor, does hereby grant, bargain, sell and convey unto Scott G. Wilson and Shellye J. Wilson, husband and wife

the Grantees, whose address is 16688 W. Logan Street, Caldwell, ID, 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (2) pages

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2003 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: December 22, 2003

Donald G. Mathews

Donald G. Mathews

STATE OF NORTH CAROLINA

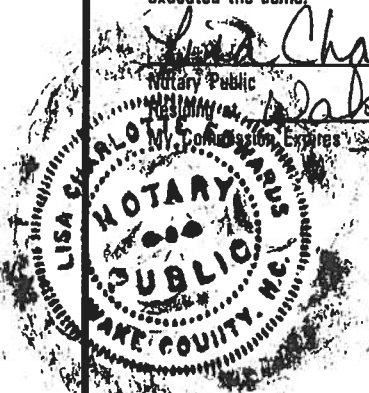
COUNTY OF

Wake

On this 23 day of December in the year 2003, before me, a Notary Public, personally appeared Donald G. Mathews known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public

Charlotte Edwards
Wake Co
12/29/04



REQUEST
TYPE *Deed* FEE *9.00*

PIONEER-CALDWELL

CANYON CNTY RECORDER

G NOEL HALES

2003 DEC 29 PM 12 02

RECORDED

200378839

200378839

Exhibit "A"

PARCEL I

The South Half of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho.

EXCEPTING THEREFROM a part of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence North 0° 24' West 662.3 feet along the East line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

South 89° 17' 45" West ~~511.95~~ feet along the North line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast corner of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 29, the INITIAL POINT; thence continuing

South 89° 17' 45" West 215 feet along the said North line; thence

South 0° 23' 22" East 242 feet parallel to the East line of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 89° 17' 45" East 215 feet parallel to the aforesaid North line to a point in the East line of the said West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 0° 23' 22" West 242 feet along the said East line to the INITIAL POINT.

AND FURTHER EXCEPTING THEREFROM the East 330 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

(continued)

PARCEL II

A part of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; thence North 0° 24' West 662.3 feet along the East line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

South 89° 17' 45" West 331.95 feet along the North line of the said Southeast Quarter of the Northeast Quarter of the Southwest Quarter to the Northeast corner of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 29, the INITIAL POINT; thence continuing

South 89° 17' 45" West 215 feet along the said North line; thence

South 0° 23' 22" East 242 feet parallel to the East line of the West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 89° 17' 45" East 215 feet parallel to the aforesaid North line to a point in the East line of the said West Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; thence

North 0° 23' 22" West 242 feet along the said East line to the INITIAL POINT.

200465366

RECORDED

NOV 30 PM 4 00

G NOEL JALLES
CANYON CNTY RECORDER
BY *D. Sumner*

PIONEER-CALDWELL

REQUEST

TYPE *add* FEE *9-*

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: 83712

Date: 9/27/2024

Date Created: 9/27/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jose Cervantes

Comments: CU2024-0020

Site Address: 16503 WAGONTIER DR, Caldwell ID / Parcel Number: 35479011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2024-0020	\$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>
Credit Card	163324057	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00