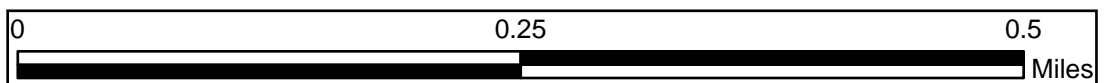
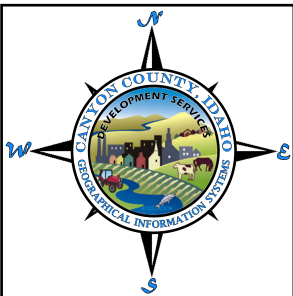
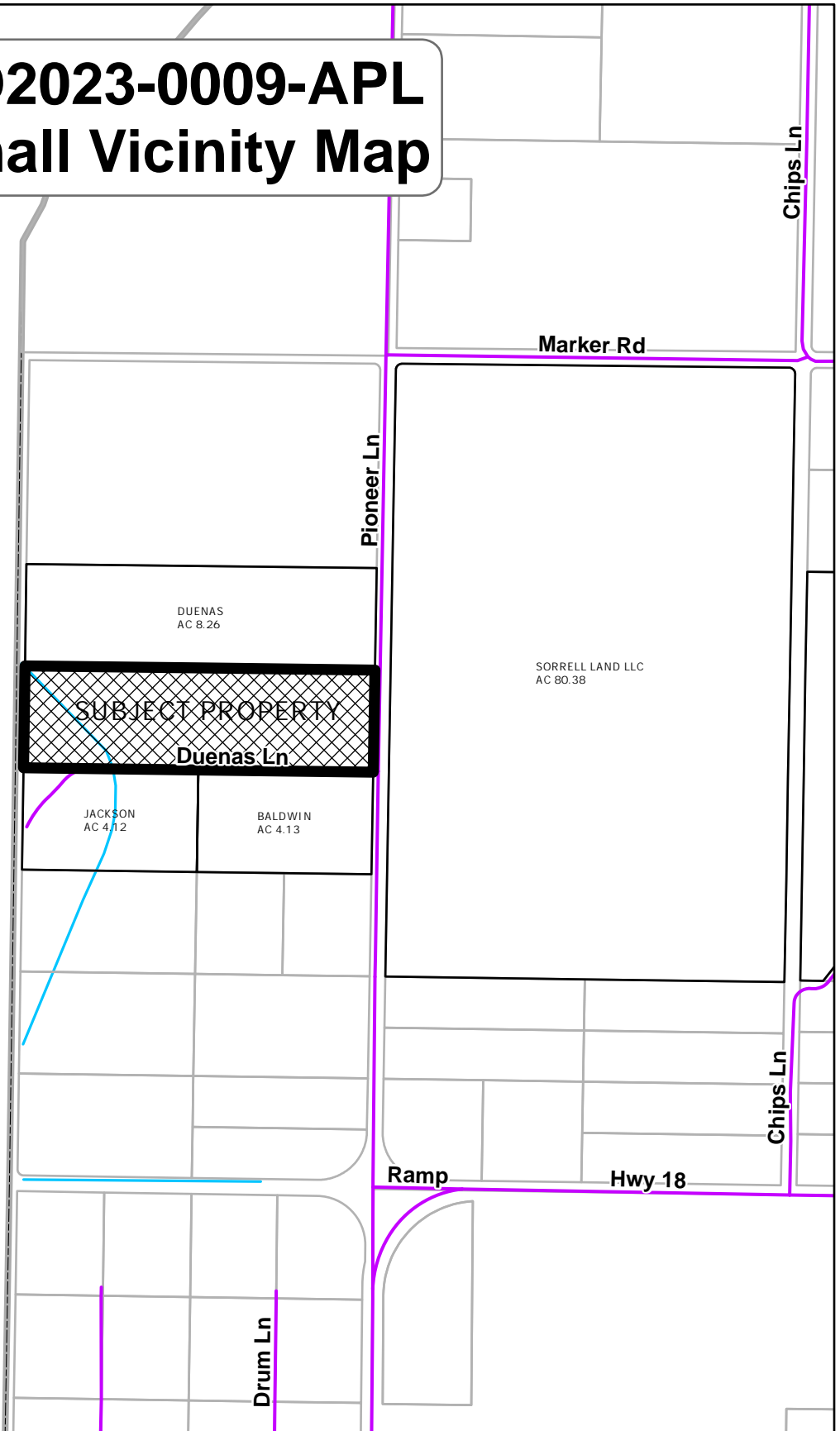


RD2023-0009-APL

Small Vicinity Map



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:	Jose L Duenas Sanchez		
	MAILING ADDRESS:	26305 Pioneer Ln Parma, ID. 83660		
	PHONE:	[REDACTED]	EMAIL:	
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: 3/20/23		
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	Augie H. Baca		
	COMPANY NAME:	Century 21 Northstar		
	MAILING ADDRESS:	517 S 10th Ave Caldwell ID 83605		
	PHONE:	[REDACTED]	EMAIL:	[REDACTED]
SITE INFO	STREET ADDRESS:	TBD		
	PARCEL #:	226179011C	LOT SIZE/AREA:	8.25 acres
	LOT:	7-8	BLOCK:	22
	SUBDIVISION:	Roswell Fruit Truck Sub		
	QUARTER:	SW	SECTION:	23
TOWNSHIP:	5N	RANGE:	6W	
ZONING DISTRICT:	FLOODZONE (YES/NO): N			
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%			
APPS	<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% >			
APPS	<input checked="" type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE			
	<input type="checkbox"/> OTHER			
CASE NUMBER:		AD2023-0063		
DATE RECEIVED:		6/15/23		
RECEIVED BY:		Madelyn Under Veen		
APPLICATION FEE:		\$410		
PAYMENT METHOD:		<input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH		

w/ RD2023-0009

PRIVATE ROAD NAME 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



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Jose Luis Dueñas Phone: [REDACTED]
Please Print Name

26305 Pioneer Lane Parma ID 83660
Applicant Mailing Street Address City/State Zip

Location of Private Road: Westerly boundary of subject parcel
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: _____

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
If proposed are private roads, the street type must be Lane.

- a. First Choice: ~~Kara Lane~~ not available
- b. Second Choice: Duenas Lane available
- c. Third Choice: ~~Riverside Lane~~ not available

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

- d. First road name: _____
- e. Second road name: _____
- f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

List of Names and addresses of all persons having legal right to use the private Lane

Jose Luis Duenas (principal)

26305 Pioneer Ln

Parma ID 83660

Matthew Baldwin

26241 Pioneer Ln

Parma ID 83660

Jeffery L Jackson

26245 Pioneer Ln

Parma Idaho 83660

DUEÑAS JOSE LUIS
0 PIONEER LN
Acres 8.25
R26179011C0

DUEÑAS JOSE LUIS
26305 PIONEER LN
Acres 8.26
R2617901000

Pioneer Ln

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for error or omissions.

SPS
Single Point Solutions
www.spsgis.com

PTC Pioneer Title Co.
GOING BEYOND

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id**Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 79500**Date:** 6/16/2023**Date Created:** 6/16/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Jose Duenas Sanchez**Comments:** AD2023-0063 & RD2023-0009**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Director's Decision without Notification to Property Owners - All Others	AD2023-0063	\$330.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	AD2023-0063	\$80.00	\$0.00	\$0.00

Sub Total: \$410.00**Sales Tax:** \$0.00**Total Charges:** \$410.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	486	\$410.00

Total Payments: \$410.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

Page 1 of 1

Madelyn Vander Veen

From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Wednesday, August 9, 2023 10:49 AM
To: Madelyn Vander Veen
Cc: Genia Watkins
Subject: [External] AD2023-0063

Madelyn,

Please include the following comments from NPHD #2:

- Any new approaches must meet current Highway District standards and conditions.

Best regards,

Lynn Troxel
Director of Highways
Notus-Parma Highway District

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, August 9, 2023 9:30 AM
To: Genia Watkins <gwatkins@nphd.net>; ParmaRuralFire@gmail.com; pfdchief33@gmail.com; fcdc1875@gmail.com
Subject: Notice: Administrative Land Division AD2023-0063

Good morning,

Please see the attached agency notice for an Administrative Land Division of parcel R26179011C near 26305 Pioneer Lane. I am also including Riverside Irrigation District on this notice as it appears that a ditch is running through Parcel 4 and across the access easement on the survey.

Thanks,

Madelyn Vander Veen, Planner I
Canyon County Development Services
Direct: 208-455-6035
Madelyn.VanderVeen@canyoncounty.id.gov

NEW public office hours - **Effective Jan. 3, 2023**
Monday, Tuesday, Thursday and Friday: 8am – 5pm
Wednesday: 1pm – 5pm
**We will not be closed during lunch hour **



Director's Decision - AD2023-0063

Canyon County Code of Ordinances
§07-18-07 & §07-10-03

2023-035865

RECORDED

11/07/2023 01:13 PM



00784797202300358650020021

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 LBERG

\$13.00

MISC

JOSE DUENAS SANCHEZ

Case Number: **AD2023-0063/RD2023-0009**

Parcel #'s: **R26179011C**

Property Owner/Applicant(s): Jose L Dueñas Sanchez

Request: The applicants are requesting an administrative land division of parcel R26179011C. The result of the division creates four (4) parcels from the approximately 8.26 acres. The parcels are zoned "A" (Agricultural).

Property History: The subject parcel contains two original parcels, Lots 7 and 8 Block 22 of Roswell Park Fruit Tract (CCZO §07-02-03).

Finding CCZO §07-18-07: The request is consistent with CCZO §07-18-07, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within an "A" zone. The request creates no more than two (2) residential parcels greater than the minimum lots size requirement for each original parcel.
- Based on contour maps, the property may contain slopes greater than 15%. Development in areas with slopes greater than 15% is subject to hillside development requirements. See Condition 6.
- Development shall either use water rights from Riverside Project Board of Control or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- Notus-Parma Highway District and Parma Fire District were noticed on August 9, 2023. Notus-Parma Highway District sent a comment stating that any new approaches must meet current highway district standards and conditions. No comment was received from Parma Fire District.
- There are no known code violations or previous conditions on the property.
- The parcel shall be divided in compliance with Instrument No. 2023-020349. The subject parcel shall be divided as follows:

Parcel 1: Approx. 2.066 acres w/ residential building permit available

Parcel 2: Approx. 2.065 acres w/ residential building permit available

Parcel 3: Approx. 2.064 acres w/ residential building permit available

Parcel 4: Approx. 2.063 acres w/ residential building permit available

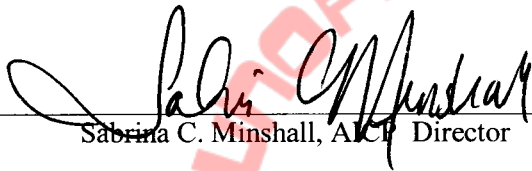
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Finding – Private Road Name: The proposed road names, "Duenas Lane" is in substantial conformance with Canyon County Code Section 06-05-13. "Duenas Lane" is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards. The easement has an existing Road Users' Maintenance Agreement in accordance with CCZO §07-10-03(1)B3 (Instrument No. 2000-09324).

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-13 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Notus-Parma Highway District requires an approach permit. Any new approaches on to Pioneer Lane must meet current highway district standards and conditions.
4. Prior to issuing a building permit, Parma Fire District review and approval is required.
5. Prior to issuing a certificate of occupancy, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards.
6. An engineered grading and drainage plan for any development (grading, road construction and structures) on slopes greater than 15% shall be submitted prior to building issuance in compliance with CCZO Section 07-17-33(1)C, D & E. Applicable regulations and standards of the stated code shall be determined by the County Engineer and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance.
7. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.



Sabrina C. Minshall, AICP Director

11/7/23

Date

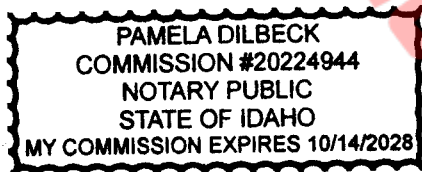
State of Idaho)
County of Canyon County)

SS

On this 7th day of November, in the year of 2023, before me Pamela Dilbeck, a notary public, personally appeared Sabrina Minshall, personally known 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.

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028



APPROVAL FOR PRIVATE ROAD NAME

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



Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Jose Luis Duenas Date: 11/14/2023

26305 Pioneer Ln Parma, ID 83660
Applicant Mailing Street Address City/State Zip

Location of Private Road: Pioneer Ln & Marker Rd

Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Duenas Ln

Case No. RD2023-0009

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

New Address:

26241 Pioneer Ln (R26179011)

31679 Duenas Ln (R26179011)

26245 Pioneer Ln (R26179011F)

31933 Duenas Ln (R26179011F)

Road name approved by:

A handwritten signature in black ink, appearing to read "C. Lopez Higgins".

Date:

11/14/2023

The Applicant is responsible for the purchasing of a blue private road sign that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

Upon verification of the sign installation, this approval will be final, at which time County records will be updated to reflect the new name and if applicable, new addresses. This information will then be provided to emergency service agencies, the post office and various utility companies. **Failure to provide said verification may result in delays in obtaining building permits and/or required inspections.**

.....

Sign Installation verification approved by: _____ Date: _____
Staff Signature

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

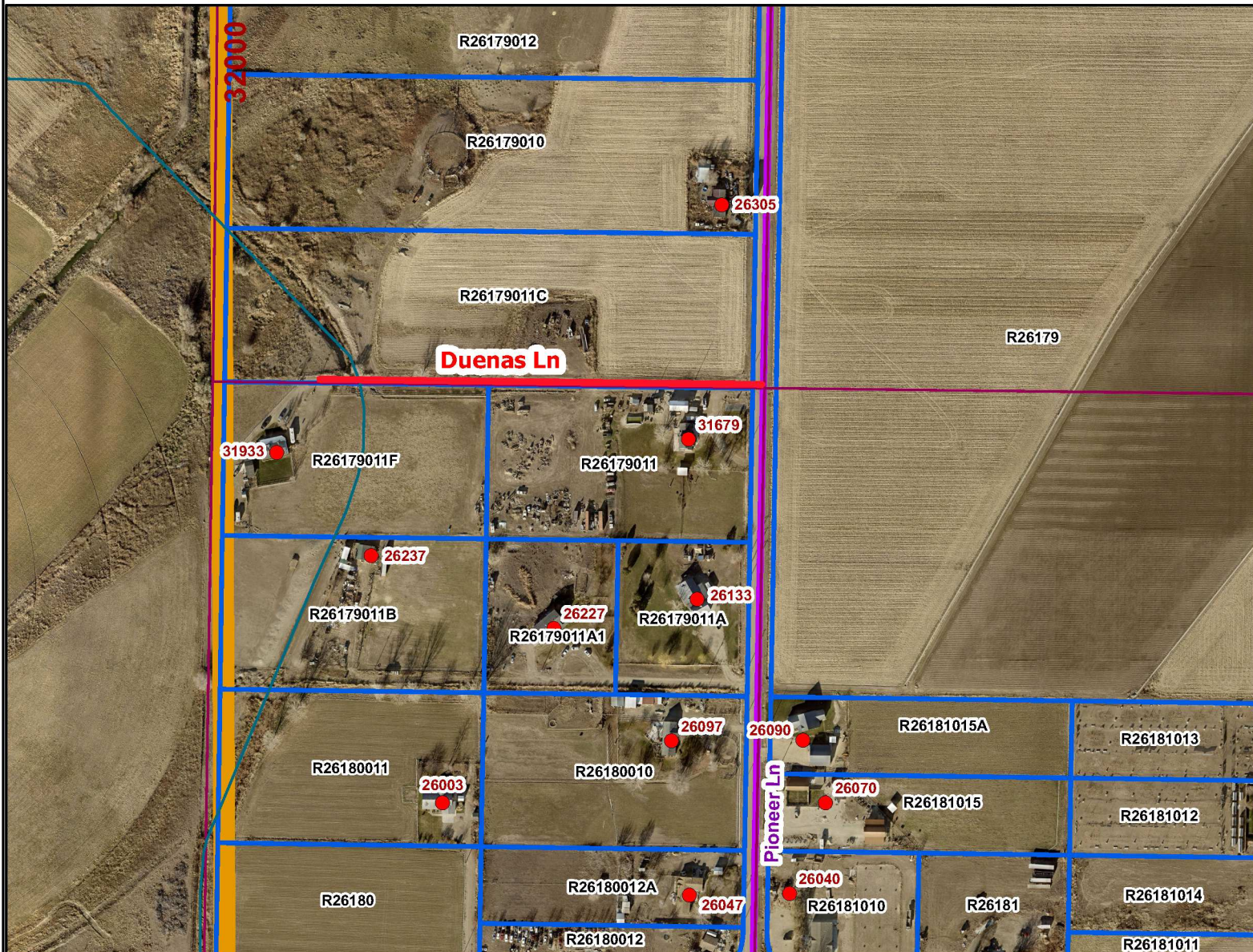
111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Duenas Ln
Parma, ID 83660

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

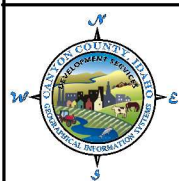


Effective Date: 11/14/2023
Address Issued By: SHuggins



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.



Legend

- Active
- Proposed
- Retired
- Hold
- Caldwell
- City Limits
- Nampa
- Local Road
- Interstate
- Highway

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

We are requesting an extension of the address change of 26245 Pioneer Lane Parma, ID 83660 for 4 to 6 months due to the process of impending investigation (for secret service) of our daughter who is a Merchant Mariner for U. States. She has to have her secret service clearance required for graduation to becoming a Navy officer,

11-29-23

Trinity Jackson
Trinity Jackson
Jeff Jackson
Jeff Jackson

26241 PIONEER LN
PARMA ID 83660


MATTHEW BALDWIN

WE ARE REQUESTING AN EXTENSION ^(6 months) ON OUR ADDRESS AS WELL AS WE ARE PROCESSING MY FATHER'S ESTATE AND EVERYTHING INVOLVED IN THE ESTATE EXECUTORSHIP IS BEING PROCESSED THROUGH OUR CURRENT ADDRESS. IN ADDITION WE RUN THREE BUSINESSES FROM OUR ADDRESS.

RECEIVED
NOV 29 2023

BY: Madelyn Vander Veen