

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Ivan Tellez</u> [REDACTED]
	MAILING ADDRESS: <u>27410 Peckham Rd Wilder ID</u> [REDACTED]
I consent to this application and allow the County 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: <u>[Signature]</u> Date: <u>11-10-21</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

<b>SITE INFO</b>	STREET ADDRESS: <u>27410 Peckham Rd Wilder ID</u>			
	PARCEL #:	LOT SIZE/AREA:		
	<u>0368541010A</u>	<u>0368541010</u>		
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
ZONING DISTRICT:		FLOODZONE (YES/NO):		

<b>HEARING LEVEL APPS</b>	<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

<b>DIRECTORS DECISION APPS</b>	<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: <u>CY2022-0008</u>	DATE RECEIVED: <u>2/28/22</u>
RECEIVED BY: <u>JP</u>	APPLICATION FEE: <u>850</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

SCANNED Revised 1/3/21



# **CONDITIONAL USE PERMIT CHECKLIST**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

- |   |
|---|
| <input type="checkbox"/> Master Application completed and signed  |
| <input type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below |
| <input type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter  |
| <input type="checkbox"/> Land Use Worksheet   |
| <input type="checkbox"/> Site Plan showing existing and proposed site features  |
| <input type="checkbox"/> Deed or evidence of property interest to all subject properties.   |
| <input type="checkbox"/> <b>\$850 non-refundable fee, \$550 for a modification</b>  |

### **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; *yes*
- (2) What is the nature of the request; *make a Rodeo Arena.*
- (3) Is the proposed use consistent with the comprehensive plan; *yes*
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area; *no*
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use; *no*
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development; *no*
- (7) Will there be undue interference with existing or future traffic patterns; and *no*
- (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? *no*

### **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.**

## Horse Race Track Construction Plan

1. The purpose of building a horse race track is because we need to give better training to the horses, the nearest track is an hour and a half away and another is three hours away, there are many people who like to have horses but where they live they cannot have horses, so we try to build an area where they can rent a stable and they can train the horses the property with stables for horses
2. People will be able to train the horses 3 days a week, Monday, Wednesday and Friday, the schedule is from 5:00 pm to 8:00 pm, these regulations are for people who do not have a stable for rent
3. In the ~~track~~<sup>track</sup>, events are ~~planned~~<sup>planned</sup> to see the performance of each horse, people will be charged to enter to see since it is necessary to charge to be able to recover the construction and maintenance expenses since the track has to be given work and keep it clean, that causes expenses
4. There are several water intakes on the property to give water to the animals.

### Event Planning

1. The events will be at the end of the week either on Saturday or Sunday only 2 <sup>one day per weekend</sup> times a month <sup>2 x per month</sup>
2. The hours would be from 11:00 am to 8:00 pm at the events
3. Maybe there's music or sound, maybe live bands or groups, but the sound won't be <sup>really loud. Will be kept low volume.</sup>
4. In the events we will have security - <sup>have a plan... who is providing?</sup>
5. The events would be in April to November
- 6.

Approximately 300 spectators and 150 free (owners/families)  
5 tickets/horse

Received  
12-2-24

The purpose of building an arena is to be able to ~~rodeos~~ and horse race as training my boxes people have horses that need a long arena to improve the training of a horse, that's why you want to make a arena for rodeos and horse races.

There are many people who have horses but cannot drive 5 or 6 hours to go train horse for racing.

The arena is being planned for a capacity of about 80 cars and for about 300 people who like to watch rodeo and horse racing. The arena has portable toilet whit water for the animals and horsewomen.

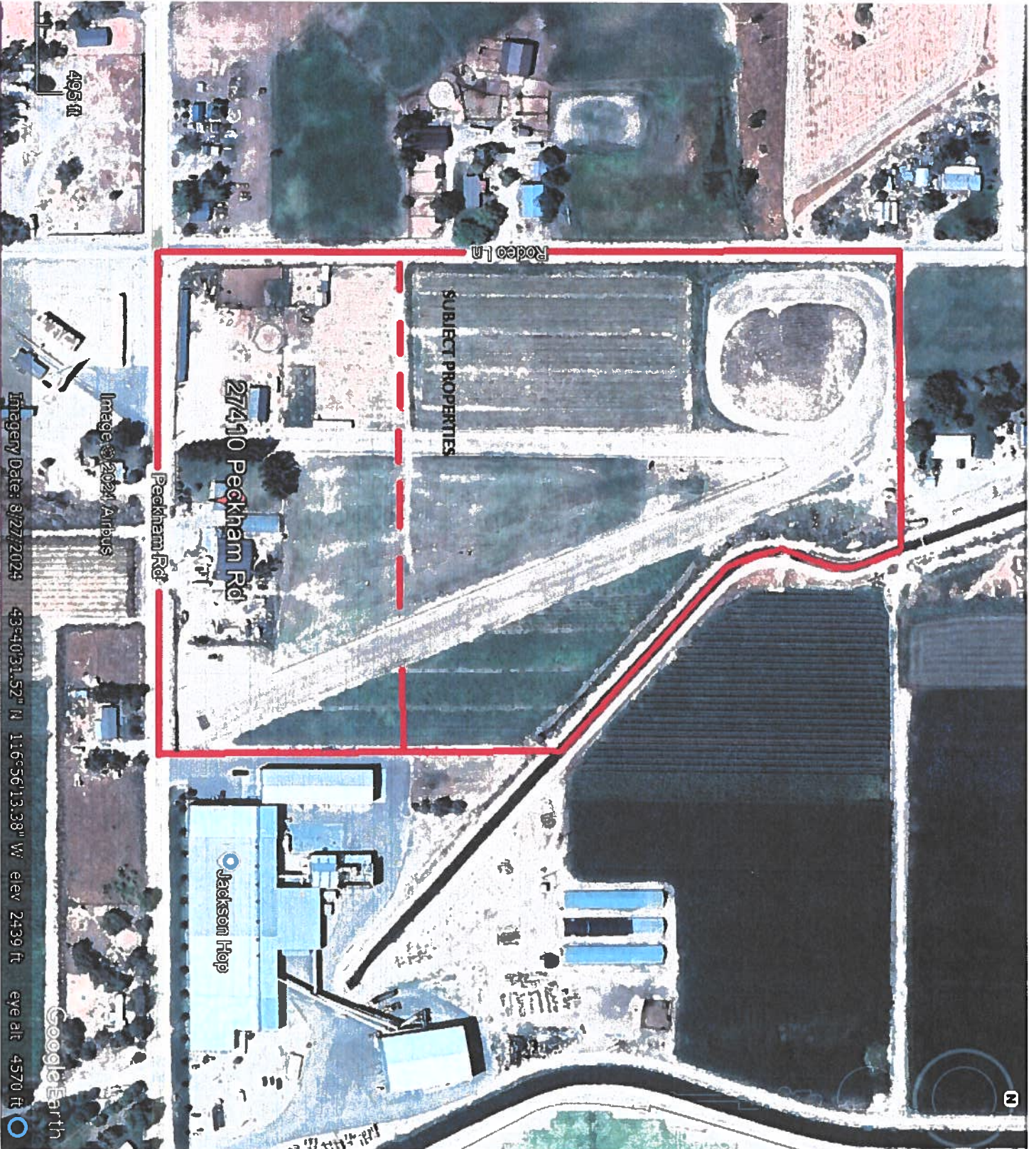
~~the purpose~~

The purpose is also to sell food and beer.

Ivan Tellez

6 5 2013

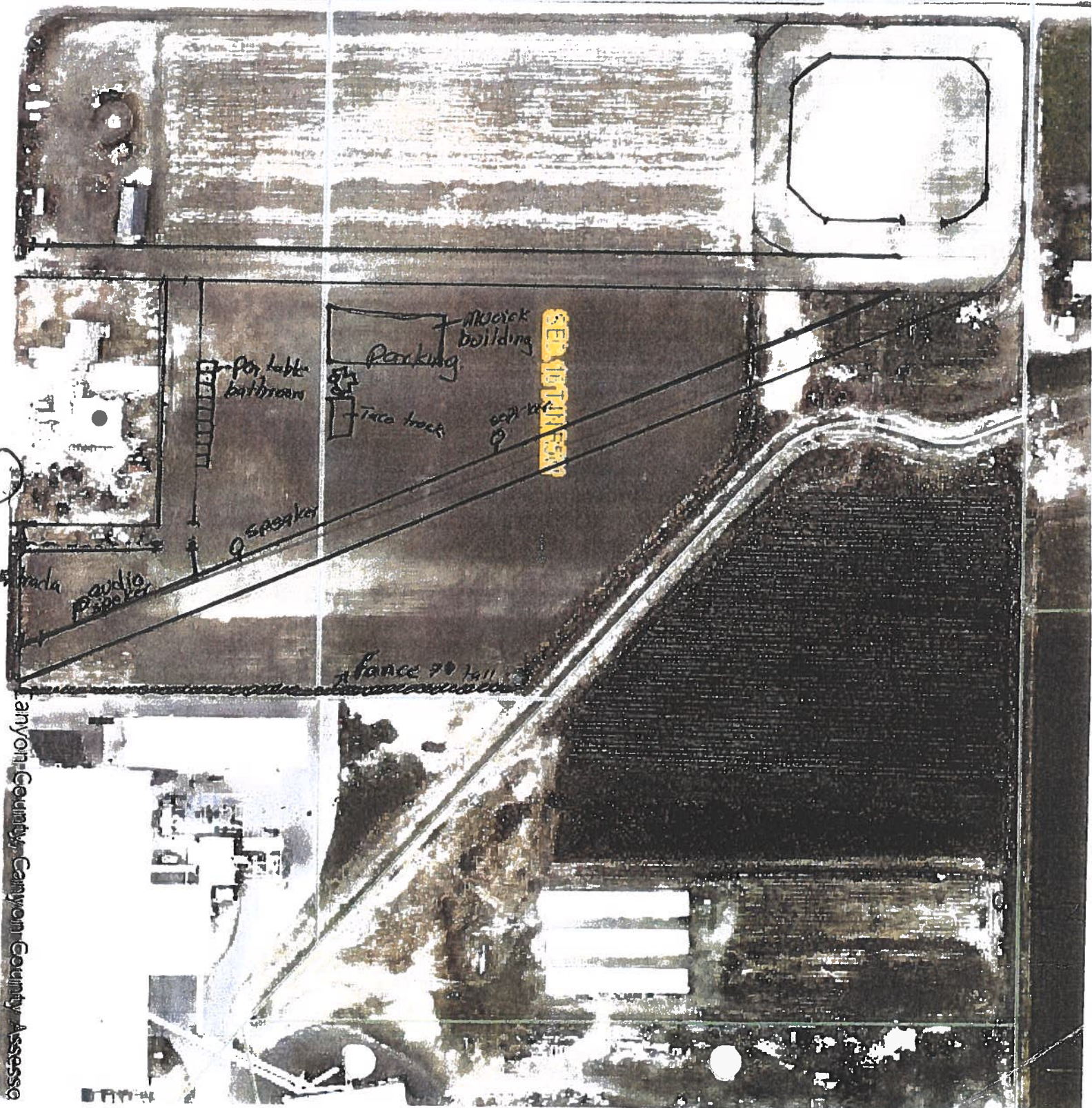
6-5-2023



dr 11-24  
google earth  
8-27-24 wase

VED  
8702  
VED

Raccoon Ln



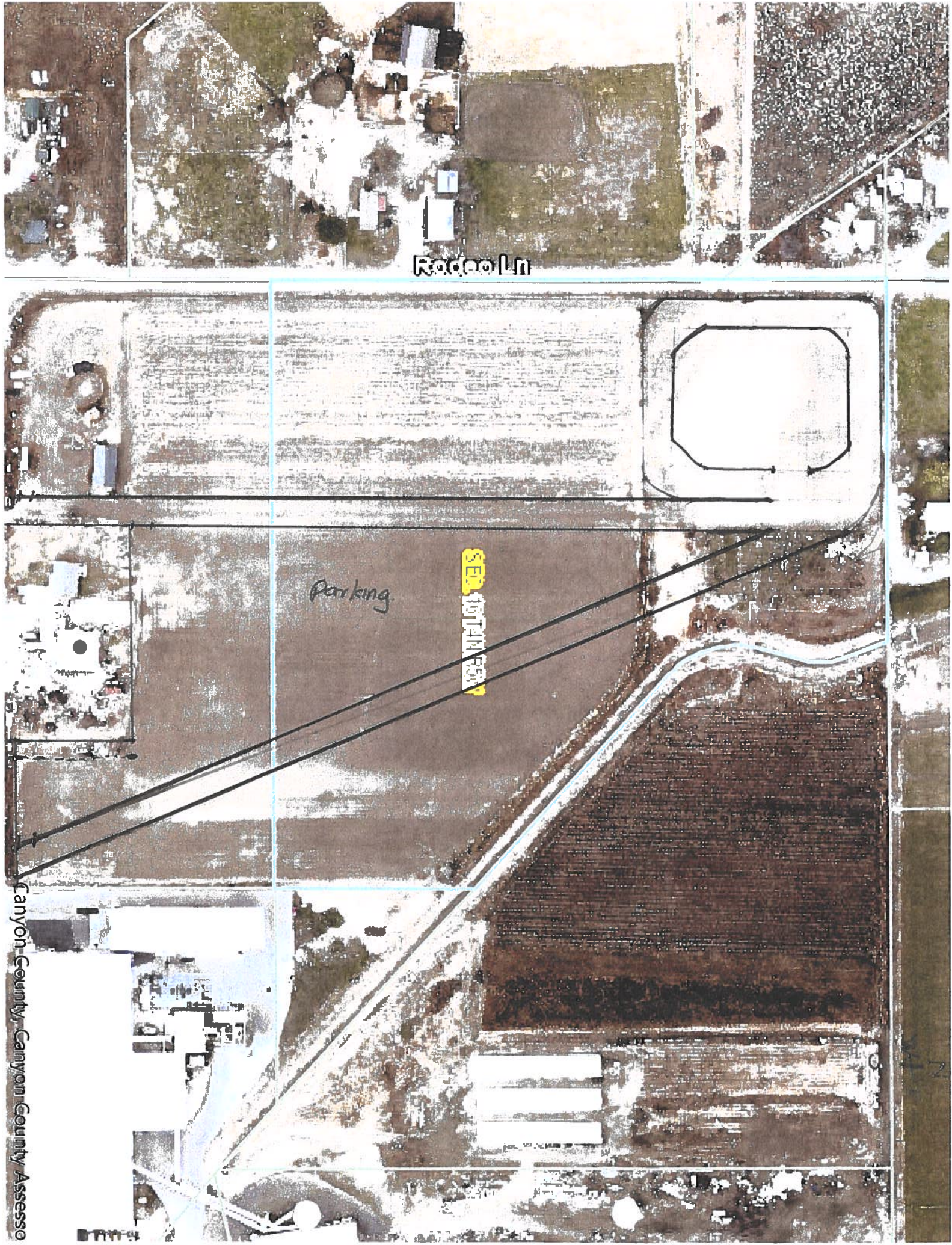
anyon County Canyon County Assessor

Raccoon Ln

SEE 167411557

Parking

Canyon County, Canyon County Assessor







# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



# LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**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)

\_\_\_\_\_

SCANNED

Initial: \_\_\_\_\_ Date: \_\_\_\_\_

**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:**

*Race track*  
~~Area~~ for training horses and ~~cars~~

**2. DAYS AND HOURS OF OPERATION:**

- Monday \_\_\_\_\_ to \_\_\_\_\_
- Tuesday \_\_\_\_\_ to \_\_\_\_\_
- Wednesday \_\_\_\_\_ to \_\_\_\_\_
- Thursday \_\_\_\_\_ to \_\_\_\_\_
- Friday \_\_\_\_\_ m to \_\_\_\_\_
- Saturday 11 am to 9:00 pm
- Sunday 11 am to 9:00 pm

*Two events per month. Apr - Nov. Only one event per that scheduled weekend. Not both Sat & Sunday.*

**3. WILL YOU HAVE EMPLOYEES?**

Yes If so, how many? 7  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? ~~150~~ 150 cars

Is there is a loading or unloading area? no

*Received  
12-2-24*

**ANIMAL CARE RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: ~~20~~ 40 on an event day

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: I clean each place to use it as compost for Agriculture

RECEIVED

FEB 09 2023

RECEIVED

#1331

GOLDEN GATE HIGHWAY DISTRICT No. 3
APPROACH PERMIT & APPLICATION

GGHD-001
Mar 2017
Page 1 of 2

SECTION I - APPLICANT/PERMITTEE INFORMATION (TO BE COMPLETED BY APPLICANT/PERMITTEE)

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Ivan Tellez

NAME OF APPLICANT/PERMITTEE

SIGNATURE OF APPLICANT/PERMITTEE

27410 peckham Rd

ADDRESS

9-29-22

DATE

Wilder

CITY

ID

STATE

83676

ZIP

208-318-8094

PHONE (CELL NUMBER PREFERRED)

Same as Above

PARCEL NUMBER or LOT/BLOCK

tellezfarmllc@gmail.com

EMAIL ADDRESS

ROAD NAME: peckham

BETWEEN

Rodeo

& Fargo

SIDE OF ROAD:

- North, South, East, West

TYPE:

- New - Rodeo Arena Access, Use of existing, Upgrade of existing

USE:

- Residential, Commercial, Farmyard, Field

- Circle Driveway: Yes, No

SECTION II - WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

SPEED LIMIT: SIGHT DISTANCE: (LEFT) (RIGHT)

ROAD CLASSIFICATION:

- Minor Arterial, Major Collector, Minor Collector, Local Road, Local Road (Low Volume)

CULVERT(S) REQUIRED:

- Yes, diameter, length TBD, No culvert required at this time

NOTICE: This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with. CALL DIGLINE PRIOR TO EXCAVATION 1 (800) 342-1585 or 811

PAYMENTS MADE: Check # Cash

- Permit Fee \$100.00, Deposit \$400.00, PAVED APPROACH REQUIRED? Yes/No

Commercial Approach - \$250.00, Deposit - \$1,500.00, Fee - \$150.00

SPECIAL PROVISIONS:

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

SIGNATURE - HIGHWAY DISTRICT OFFICIAL

DATE

A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

SECTION III - FINAL APPROVAL

This Permit expires 120 days from issue date unless extension is granted. Permittee must complete work and call for final inspection at (208) 482-6267 prior to Permit expiration, or forfeit deposit.

FINAL APPROVAL GRANTED BY:

SIGNATURE - HIGHWAY DISTRICT OFFICIAL

DATE

Deposit Refunded? Yes/No, basis for forfeiture:

RECEIVED

FEB 09 2023

RECEIVED

GOLDEN GATE HIGHWAY DISTRICT No. 3  
APPROACH PERMIT & APPLICATION

GGHD-001  
Mar 2017  
Page 2 of 2

GENERAL PROVISIONS

1. A application fee and security deposit shall accompany this permit. Application fee is non-refundable. If the work under this permit is properly completed and inspected within the permit period, then the deposit will be refunded. If the work is not properly completed within the permit period, the Highway District may at its discretion complete the work itself. The costs of any such work done by the Highway District will be charged against the deposit, and any charges beyond the deposit will be invoiced to the permittee.
2. Approaches shall be for the bona fide purpose of securing access and not for the purpose of parking, conducting business or servicing vehicles on the highway right-of-way.
3. No revisions or additions shall be made to an approach or its appurtenances on the right-of-way without the written permission of the Highway District.
4. The permittee shall furnish all material, labor and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage culvert of a size specified on the permit, curb and gutter, concrete sidewalk, etc. where required. Materials and workmanship shall be good quality and are subject to inspection by the Highway District.
5. The Highway District reserves the right to make at any time, such changes, additions, repairs and relocations to any approach or its appurtenances within the highway right-of-way as may be necessary to permit the relocation, reconstruction, widening and maintenance of the highway and/or to provide proper protection to life and property on or adjacent to the highway.
6. Driveways and rural approaches shall conform to the plans made a part of this permit. Adequate drawings or sketches shall be included showing the design, construction requirements and proposed location of the approach. All approaches shall be in accordance with the standard provisions set forth in the Highway Standards and Development Procedures for the Association of Canyon County Highway Districts.
7. The Highway District may change, amend or terminate this permit or any of the conditions herein enumerated if permittee fails to comply with its provisions or requirements as set forth herein.
8. During the construction of the approach(es), such barricades, signs and other traffic control devices shall be erected and maintained by the permittee, as may be deemed necessary by the Highway District. Said devices shall conform to the current issue of the Manual on Uniform Traffic Control Devices for Streets and Highways. Parked equipment and stored materials shall be as far from the travel way as feasible. Items stored within 30 feet of the travel way shall be marked and protected.
9. In accepting this permit, the permittee, its successors and assigns, agrees to hold the Highway District harmless from any liability caused by the installation, construction, maintenance or operation of the approach(es).
10. If the work done under this permit interferes in any way with the drainage of the highway, the permittee shall wholly and at his own expense make such provision as the Highway District may direct to correct said drainage.
11. On completion of work under this permit, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and to the satisfaction of the Highway District.
12. The permittee shall maintain at his or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the Highway District.
13. Neither the acceptance of this permit nor anything herein contained shall be construed as a waiver by the permittee of any rights given it by the Constitution or Laws of the State of Idaho or of the United States.
14. No work shall be started until an authorized representative of the Highway District has given notice to the permittee to proceed.
15. This permit shall be void unless the work it covers is completed before the permit expiration date.
16. The Highway District hereby reserves the right to order the change of location or the removal of any structure(s) or facility(ies) authorized by this permit. Said change or removal is at the sole expense of the permittee, or its successors and assigns.

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://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.

#### SITE INFORMATION

Site Address: 27410 Peckham Rd	Parcel Number: #36454010A
City: Wilder ID 83676	State: ID ZIP Code: 83676
Notices Mailed Date:	Number of Acres: 24 AC Current Zoning:
Description of the Request:	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Ivan Tellez		
Company Name: La Catedral Arena LLC		
Current address: 27410 Peckham Rd		
City: Wilder ID	State: ID	ZIP Code: 83676
Phone: 208 318-8094	Cell:	Fax:
Email: <a href="mailto:tellezfarmllc@gmail.com">tellezfarmllc@gmail.com</a>		

#### MEETING INFORMATION

DATE OF MEETING: <sup>02</sup> 02-04-22	MEETING LOCATION: 27410 Peckham Rd Wilder	
MEETING START TIME: 3:00pm	MEETING END TIME: 3:00 pm	
ATTENDEES: 27410 Peckham Rd Wilder ID		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Cameron Mulhony		21089 Rodeo Ln, Wilder
2. Dave Parks		21253 Rodeo Ln
3. Jose Mendez		
4. Sherrill Stills		27185 Peckham Rd
5. Ivan Tellez		27410 Peckham Rd Wilder
6. Ramon Herrera		27309 Peckham
7. Jill Seamands		21322 Rodeo
8. Lynet Seamands		21322 Rodeo
9.		

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

January 18, 2022

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 our application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors in accordance with Canyon County Zoning Ordinance §07-01-15.

This meeting is for informational purposes and to hear 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 process 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 04, 2022

**Time:** 3:00 P.M.

**Location:** 27410 Peckham Rd. Wilder, ID 83676

The project summarized:

**Site Location:** 27410 Peckham Rd. Wilder, ID 83676

**Total acreage:** 10

**Proposed Project:** Horse riding arena

We look forward to the neighborhood meeting and encourage you to attend. At the time we will answer any questions you may have.

Please do not call Canyon County Development Service 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 (208) 318-8094.

Sincerely,

Ivan Tellez

## La Catedral Arena LLC

The purpose of Making the arena for Rodeos is very simple. The Construction will be made of 2 3/8 iron tubes. It will be an arena to training horses and hold rodeos events. Sell food and charge people a ticket.

traffic will not be affected properties of other neighbors drainage routes none of that in the time the arena is built.

for the toilets at the events we will use portable toilets.

Ivan Tellez

2.28.2022





RECEIVED

FEB 09 2023

RECEIVED

## Events

- 1- Events will be on weekends Saturday or Sunday
- 2- the events will take place on the day it is not necessary to put lights
- 3- Some spikers will be placed
- 4- Traffic will not be obstructed since the construction is inside the property There will be no construction outside the property traffic will not be affected by construction and events because we have parking
- 5- the property has an entrance and exit for cars
- 6- At the events we will have portable toilets for the people. The bathrooms will be cleaned before and after each event, enough places will be placed for the people.
- 7- the property has several water intakes for the animals the map indicates where the water hoses are
- 8- the property has several stables for horses and bulls
- 9- the events will have securis to be able to avoid a problem
- 10- We will have staff that will help the person who enters the event
- 11- in the events we will have a food trailer to sell food
- 12- We are going to try to get the permits to sell alcohol
- 13- If we cannot get the alcohol permit, the person can enter the beers in the event
- 14- each person entering the event will be charged
- 15- The people who enter will be responsible for any accident that happens inside the property.
- 16- the map indicates how anything on the property is organized
- 17- The parking lot has 458 parking spaces  
of 10'w x 20' L
- 18 the person capacity is for 2000 to 2500 people.

Feb 7, 2023

Both Connie and ~~I~~ I am in complete agreement  
with their idea for a Rodeo Arena at  
their location. at 97410 Peckham rd.  
Wilder Idaho 83676

David J Parks  
21253 Rodeo Lane  
Wilder, Id. 83676

Connie Parks

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▶ FEB 09 2023 ◀

RECEIVED

Feb 7, 2023

To Whom it May Concern,

I feel & Larry Seaman's support  
they toller in creating an arena and  
race tracks on property next to us.

Our address is 21322 Rodeo Lane  
Wilder, Idaho

We support any equine activity  
on his property.

RECEIVED

▶ FEB 09 2023 ◀

RECEIVED

Joe Seaman  
Larry Seaman

February 7<sup>th</sup>, 2023

To Whom it May Concern:

For the Record My name is Cameron Mulrony and I reside at 21089 Rodeo Ln, Wilder, Idaho

I am writing in support of my neighbors at Tellez Farms to expand their exercise arena on their property adjacent to my home. As I stated, I reside at 21089 Rodeo Lane, Wilder, Idaho with my family and have lived there for the past six years. During this time we have seen the evolution and creation of the horse facilities at Tellez farms across the road.

We see the operation of farming and raising livestock, as well as working to expand to performance horses and the facility to exercise and train their horses as a benefit to both canyon county and the community of Wilder, Idaho.

Mr. Tellez and his family have been great neighbors and work hard to keep a clean well ran operation at this location. Ivan had expressed that there was some concern from this body of blowing sand and its effect on the neighboring properties. In our experience to date, there are wind events on the Wilder bench that do cause blowing sand from time to time. However, the addition of an arena and additional exercise area on the Tellez property will not have an adverse effect on the situation. I would even say that through our time and experience the amount of blowing sand has decreased as the Tellez family has increased their horse facilities as they have permanent grass and alfalfa in the area surrounding the groomed facilities and they have been prudent in keeping the ground watered and safe for exercising which in turn reduces blowing sand.

I encourage you to support this family and their operation as they look to expand their horse facilities.

Respectfully,



Cameron Mulrony  
21089 Rodeo Ln  
Wilder, Idaho 83676  
C: (509)939-1127

RECEIVED  
▶ FEB 09 2023 ◀  
RECEIVED

AFTER RECORDING MAIL

121-044276

RECORDED

06/22/2021 11:15 AM



00624644202100442760030032

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 SCARDENAS

\$15.00

DEED

IVAN TELLEZ ROMERO

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

For Value Received,

Tellez Farm, LLC

do(es) hereby convey, release, remise, and forever quit claim unto

Ivan Tellez Romero as an unmarried man

and Andres Tellez Juarez, Juarez, married man IT  
whose address is

27410 Peckham Rd, Wilder, ID 83676

herein after called the Grantee, the following described premises situated in Canyon County,  
Idaho to-wit:

State of Idaho }  
County of Canyon } ss.

See Attached Legal Description

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

DATED

6-22-2021

CHRIS YAMAMOTO, Clerk of the District Court  
and Ex Officio Recorder

By Sofia Cardenas  
Deputy



together with its appurtenances.

Dated: 6-22-21

Ivan Tellez Romero  
(member)

Andres Tellez Juarez  
(member)

STATE OF Idaho )  
COUNTY OF Canyon ) ss.

On this June 22, 2021, before me, a Notary Public in and for said State,  
personally appeared Ivan Tellez Romero & Andres Tellez Juarez, 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.

SCANNED  
Date: \_\_\_\_\_

**R36854-010:**

This parcel is a portion of the Southwest Quarter of the Southeast Quarter of Section 16, Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

**BEGINNING** at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North  $00^{\circ} 12' 39''$  West along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 426.33 feet; thence North  $89^{\circ} 43' 18''$  East parallel with the South boundary of said Southwest Quarter of the Southeast Quarter a distance of 1,021.42 feet; thence South  $00^{\circ} 17' 43''$  East a distance of 426.33 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter which lies 308.00 feet West of the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence South  $89^{\circ} 43' 18''$  West along said South boundary a distance of 1,022.05 feet to the **POINT OF BEGINNING**.

Excepting therefrom:

A parcel of land located in the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

*The West line of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, taken as North  $00^{\circ} 12' 39''$  West and distance between monuments found to be 1,340.01 feet;*

**BEGINNING** at East 1/16 corner of said Section 16, Township 4 North, Range 5 West, Boise Meridian;

Thence along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 South  $89^{\circ} 43' 18''$  West, a distance of 420.00 feet;

Thence leaving said South line North  $00^{\circ} 17' 43''$  West, to a point on the Centerline of Vantress Lateral, a distance of 724.96 feet;

Thence along the Centerline of Vantress Lateral South  $47^{\circ} 40' 16''$  East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 570.78 feet;

Thence continuing along the Centerline of Vantress Lateral South  $49^{\circ} 56' 51''$  East, a distance of 48.32 feet;

Thence leaving said Centerline South  $00^{\circ} 09' 40''$  East, to a point on the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 16 a distance of 308.57 feet;

Thence along said South line South  $89^{\circ} 43' 07''$  West, a distance of 34.57 feet to the **POINT OF BEGINNING**.

**R36854-010A:**

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

The West line of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, taken as North 00°12'39" West and distance between monuments found to be 1,340.01 feet.

**BEGINNING** at the Center South 1/16 corner of said Section 16, Township 4 North, Range 5 West, Boise Meridian;

Thence along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 North 89°45'35" East, to a point on the Centerline of Vantress Lateral a distance of 541.93 feet;

Thence along the Centerline of Vantress Lateral the following five (5) courses

South 20°45'33" East, a distance of 70.71 feet;  
Southerly, along a curve to the right with a radius of 92.87 feet and a central angle of 35°50'46" an arc length of 58.10 feet with a chord bearing of South 02°50'11" East, and a chord distance of 57.16 feet;  
South 15°05'12" West, a distance of 65.48 feet;  
Southerly, along a curve to the left with a radius of 136.29 feet and a central angle of 62°45'28" an arc length of 149.28 feet with a chord bearing of South 16°17'32" East, and a chord distance of 141.93 feet;  
South 47°40'16" East, a distance of 431.02 feet;

Thence leaving said Centerline of the Vantress Lateral South 00°17'43" East, a distance of 298.63 feet;

Thence South 89°43'18" West, to a point on the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 909.42 feet;

Thence along said West line North 00°12'39" West, a distance of 913.68 feet to the **POINT OF BEGINNING**.

Said Parcel containing 671,323 square feet or 15.41 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

**Canyon County Development Services**  
111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 73133

**Date:** 2/28/2022

**Date Created:** 2/28/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Ivan Tellez

**Comments:** CU2022-0008 location 27410 Peckham Rd Wilder

**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	CU2022-0008	\$850.00	\$0.00	\$0.00

**Sub Total:** \$850.00

**Sales Tax:** \$0.00

**Total Charges:** \$850.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	176	\$850.00

**Total Payments:** \$850.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** kgeorge

