

Canyon County, ID Web Map



5/1/2025, 12:21:36 PM

Multiple Parcel Search _Query result

CanyonCountyRoads

Roads

CC_PrivateRoads

Urban_2023

Red: Red

Green: Green

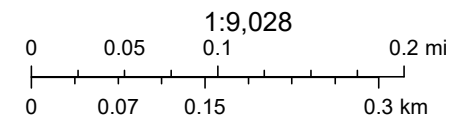
Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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 | City of Nampa |

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: Colby + Amy Brown
	MAILING ADDRESS: 24403 Falcon Ln, Caldwell, ID 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: Colby Brown

Date: 4/17/2025

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

SITE INFO	STREET ADDRESS: 24403 Falcon Lane, Caldwell, ID 83607
	PARCEL #: R3816001 LOT SIZE/AREA: 6.19
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE SECTION: 34 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: RZ2025-0003	DATE RECEIVED: 4-28-25
RECEIVED BY: Emily Bunn	APPLICATION FEE: 1900 CK MO <input checked="" type="radio"/> CASH

Notification (2 hearing) - \$600
case map per set - \$50
Rezone fee - \$1250

Revised 1/3/21



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☒ Rezone

☒ Conditional Rezone with Development Agreement

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)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	/	✓
Completed Agency Acknowledgement form including:		✓
Southwest District Health	/	✓
Irrigation District	/	✓
Fire District	/	✓
Highway District/Idaho Transportation Dept	/	✓
Area of City Impact (If applicable)	/	✓
Conditional Rezone:-		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	/	
Deed or evidence of property interest to the subject property	/	
Fee: \$ 950 Rezone		
\$1,400 Conditional Rezone		
\$2,800 Text Amendment		

****Fees are non-refundable****

***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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date 5/11/2025

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Revised 3/29/23

Colby and Amy Brown
24403 Falcon Lane
Caldwell, ID 83607

1/29/2005

Canyon County Development Services Department
111 North 11th Ave, #140
Caldwell, ID 83605

Subject: Letter of Intent – Request for Rezoning from Agricultural to Rural Residential

Planning and Zoning Department,

I am writing to formally request a rezoning of my property located at 24403 Falcon Lane, Caldwell, ID from Agricultural (AG) to Rural Residential (RR) to allow for the subdivision of the existing 6-acre parcel into two separate parcels.

The current parcel consists of approximately 6 acres and includes a single-family dwelling, a chicken coop, a sheep barn, a well, and a septic system with a drain field. I am proposing to divide this land into two parcels, one approximately 4 acres and the other approximately 2 acres. The newly created 2-acre parcel will accommodate a new single-family dwelling, which will be supported by its own well and septic system. A new approach from Falcon Lane will be added to allow for access to the 2-acre parcel. The new parcel will also have an easement on it to allow for access to the 4-acre parcel's septic drain field, in case the drain field ever needs to be accessed. All fencing that is currently in place will remain as it is now: a perimeter fence around the entirety of the 6 acres and an inner fence that currently exists around the single-family dwelling on the 4-acre parcel. No new fencing is planned at this point.

The proposed division and new residence will add one more residence to the large-acre subdivision, but won't significantly change the feel of the neighborhood. The traffic increase that the one new family will bring will not significantly increase the traffic, adding 2-3 additional vehicles to the neighborhood.

Before beginning development of the new residence, after the land is divided, we expect that permits will be required for the building of the new residence, the well, and the septic system.

Our goal in this request is to allow for our property to be divided and developed for our son and his family to build a home while maintaining the rural character of the area. The proposed divide aligns with the surrounding land uses and is consistent with the county's comprehensive plan for managed rural growth. The new parcel will continue to be used for

residential purposes while preserving the existing rural, large-acre nature of the subdivision.

I have reviewed the applicable zoning regulations and believe this request meets the intent of the Canyon County zoning ordinance. I am happy to provide any additional documentation or attend meetings as necessary to discuss this proposal further.

Thank you for your time and consideration. I appreciate your assistance in processing this request and look forward to working with your department.

Sincerely,

Colby Brown

[REDACTED]

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)

Black Canyon Irrigation canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 2 ☐ 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: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 12 Only sheep - max 2 per acre

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☒ Building ☐ Kennel ☐ Individual Housing ☒ Other Fenced areas

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: _____

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

2/3/2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a rezone from agricultural to rural residential. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date:	2/19/2025
Time:	6:00 pm
Location:	302 E Main Street Middleton, ID 83644
Property description:	Middleton Fire Department

The project is summarized below:

Site Location:	24403 Falcon Lane Caldwell, ID 83607
Proposed access:	Falcon Lane
Total acreage:	6.19
Proposed lots:	2

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me via email at [REDACTED] or phone at [REDACTED]

Sincerely,

Colby Brown

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R38160	MIRAZ PATRICE	24333 FALCON LN	CALDWELL	ID	83607
R38160011A	ANDRON MICHAEL	14049 CROSSVIEW LN	CALDWELL	ID	83607
R38160012	BRASELTON GLENN P	24487 FALCON LN	CALDWELL	ID	83607
R38160012A	DAVIS FAMILY TRUST	24477 HARVEY RD	CALDWELL	ID	83607
R38160012B	LANE JOHN H	24465 FALCON LN	CALDWELL	ID	83607
R38164011	STERLING BONNIE M	24545 FALCON LN	CALDWELL	ID	83607
R38165	DOORNENBAL FARMS	26956 CEMETERY RD	MIDDLETON	ID	83644
R38192	SEXTON JERRY P	24418 HARVEY RD	CALDWELL	ID	83607
R38160013	LAFRENIERE DOUGLAS	2707 N WOODROW AVE	SIMI VALLEY	CA	93065
R38163010	ONEILL BARBARA	24585 HARVEY RD	CALDWELL	ID	83607
R38164010	FEELY PATRICK	24501 HARVEY RD	CALDWELL	ID	83607
R38160010	NELSON GARY L LIVING TRUST	24351 FALCON LN	CALDWELL	ID	83607
R38160010A	OVALLE ERIBALDO	14041 CROSSVIEW LN	CALDWELL	ID	83607
R38160011	CALL FAMILY REVOCABLE TRUST	24403 FALCON LN	CALDWELL	ID	83607
R38164	VAN DER VEEN BRETT	24515 FALCON LN	CALDWELL	ID	83607
R38165010	RADFORD JAMES W	24770 FREEZEOUT RD	CALDWELL	ID	83607

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: 24403 Falcon Ln

Parcel Number: R38160011

City: Caldwell

State: Idaho

ZIP Code: 83607

Notices Mailed Date: 2/4/25

Number of Acres: 6.19

Current Zoning: Ag

Description of the Request: Rezone to RR & split into 2 lots.
1 approx 2 acres, 1 approx 4 acres

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Colby Brown

Company Name:

Current address: 24403 Falcon Ln

City: Caldwell

State: Idaho

ZIP Code: 83607

Phone: [REDACTED]

Cell: [REDACTED]

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 2/19/25

MEETING LOCATION: Middleton Fire Dept.

MEETING START TIME: 6p.

MEETING END TIME: 8p

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1.

Danny Nelson

2. LARRY & BONNIE STERLING

3. Glenn Braselton

4. Rodger S. Tschim

5.

6.

7.

8.

9.

24545 FALCON LN.

24487 Falcon

24575 Falcon Ln

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):

Colby Brown

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2 / 19 / 25

Neighborhood Notification Map

Parcel No. R38160011

Buffer Distance 600 Feet

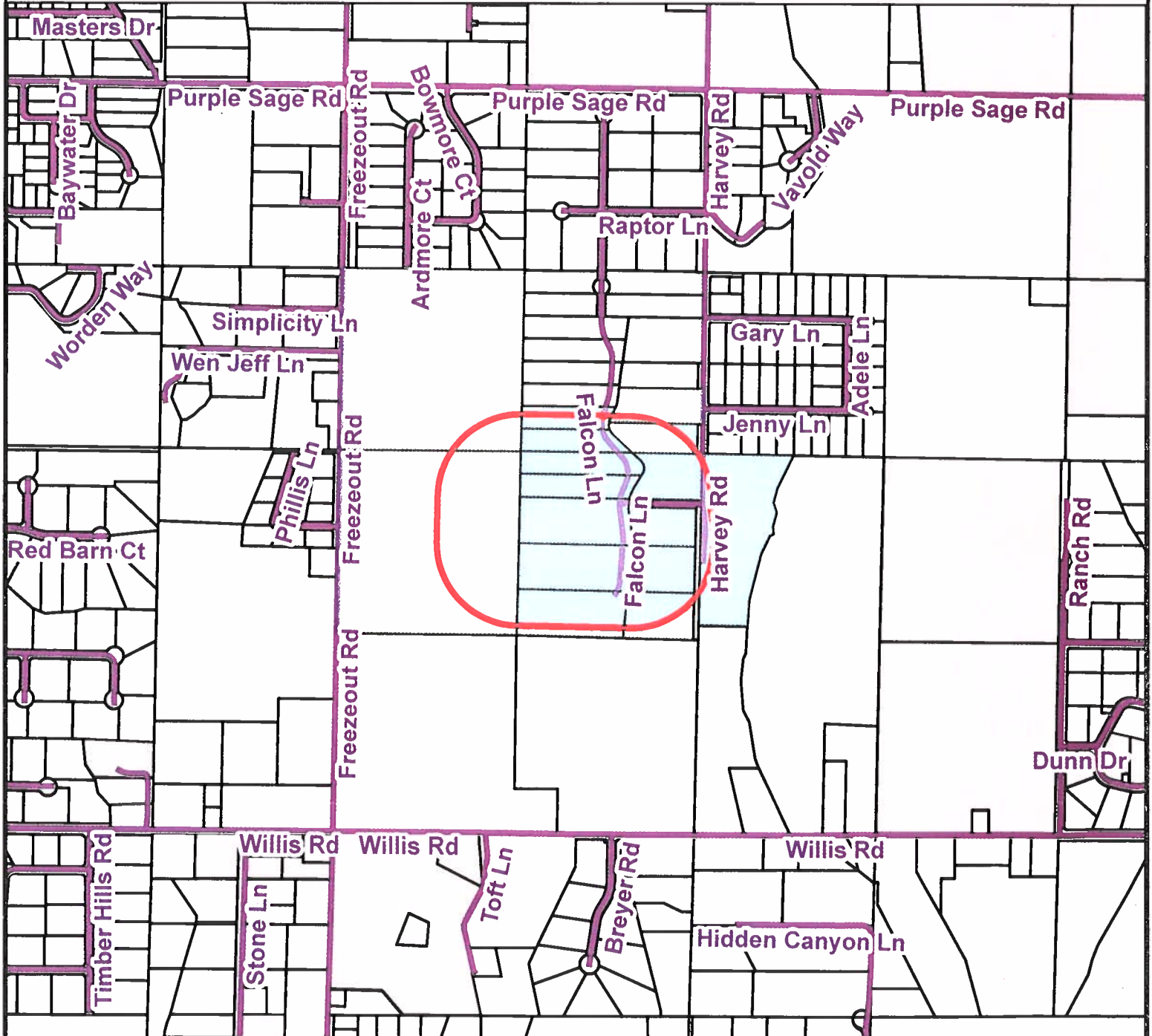
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 1/17/2025

By: SHuggins



Legend

- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

SCALE

1:12,442

1:12,442

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, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and deletion. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

Subject: Room Use Confirmation
Date: Monday, January 27, 2025 at 11:55:14 AM Mountain Standard Time
From: Nicola Sinclair
To: Amy Brown
Attachments: image001.png, Station 53 Room Use Agreement - 2025.pdf

Hi Amy,

Per our conversation, your meeting is reserved for:

- o Group: Neighborhood Meeting
- o Location: Station 53 - 302 E. Main St., Middleton
Room: Community Room(Capacity 30)
- o Date: Wednesday, February 19, 2025
- o Time: 5:45 – 8:00 pm
- o Door Pin: 742792 #

The door pin will allow you to access the building during the time requested, remember to use the # after the number is entered. . You may pass along the pin to any members attending, the door will remain locked and only accessed with a pin.

I have attached the 2025 Room Use Agreement for Star Fire. Please return the signature page. If your meeting needs to be changed or cancelled, please contact me either by email or call the office at (208) 286-7772 opt. 1. Thank you.

Sincerely,

Nicola Sinclair, Administrative Assistant
Middleton/Star Fire Districts
11665 West State St., Ste. B
Star, Idaho 83669
208-286-7772 opt. 1

Hours: Monday – Thursday 8:00 am – 5:00 pm
Friday 8:00 am – 12:00 pm



AGENCY ACKNOWLEDGMENT

Date: 1/29/25
Applicant: Colby Brown
Parcel Number: B38160011
Site Address: 24403 Falcon Ln, Caldwell 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 02/07/2025 Signed: _____

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 1/29/25 Signed: _____

District: Middleton FPD
[Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 2/10/25 Signed: _____

District: HD 4
[Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 2-27-25 Signed: _____

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

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: 2/7/2025 Signed: _____

City: Middleton
[Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



AGENCY ACKNOWLEDGMENT

Date: 1/29/25
Applicant: Colby Brown
Parcel Number: R38160011
Site Address: 24403 Falcon Ln., Caldwell 83607

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Fire District:

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Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Middleton FDS

Highway District:

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District: _____

Irrigation District:

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(This signature does not guarantee project or permit approval)

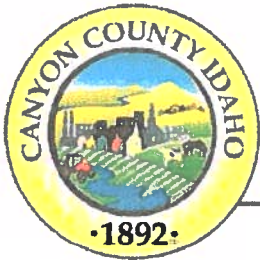
District: _____

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: _____



AGENCY ACKNOWLEDGMENT

Date: 1/29/25

Applicant: Colby Brown

Parcel Number: R38160011

Site Address: 24403 Falcon Ln, Caldwell 83607

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Anthony Lee

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(This signature does not guarantee project or permit approval)

Fire District:

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Date: 1/29/25 Signed:

District: Middleton FFD

[Signature]

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 2/20/25 Signed:

District: HD 4

[Signature]

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

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: Signed:

District:

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☒ Applicant submitted/met for informal review.

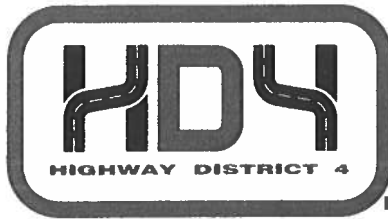
Date: 2/7/2025 Signed:

City: Middleton

[Signature]

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

February 20, 2025

Project Name: Falcon Lane—1 lot admin split

Project Owner/Representative: Colby and Amy Brown

Phone: [REDACTED]

Email: [REDACTED]

Project Location: R38160011

Project Description: One Lot Admin Split

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Falcon Lane	Local Road	60' Easement	60'	

Access:

Property is more than 1 mile from city limits. Rural driveway spacing at 140' spacing centerline to centerline applies.

Improve approach per ACCHD-105.

Improvement Requirements:

- ROW dedication of 60' (30' each side of centerline) of Falcon Lane may be required

Other Comments:

- Impact fee required. See HD4 capital improvement plan for further information:
<https://hwydistrict4.org/about-us/what-we-do/impact-fees/>
 - Subject to change and applies at time of approach permit
- Owner has interest to provide irrigation water to the property. Irrigation crossing will be privately maintained by owners. Utility permit required prior to work. License agreement required to allow private irrigation piping within road easement. No pumps or other irrigation appurtenances allowed within road easement.

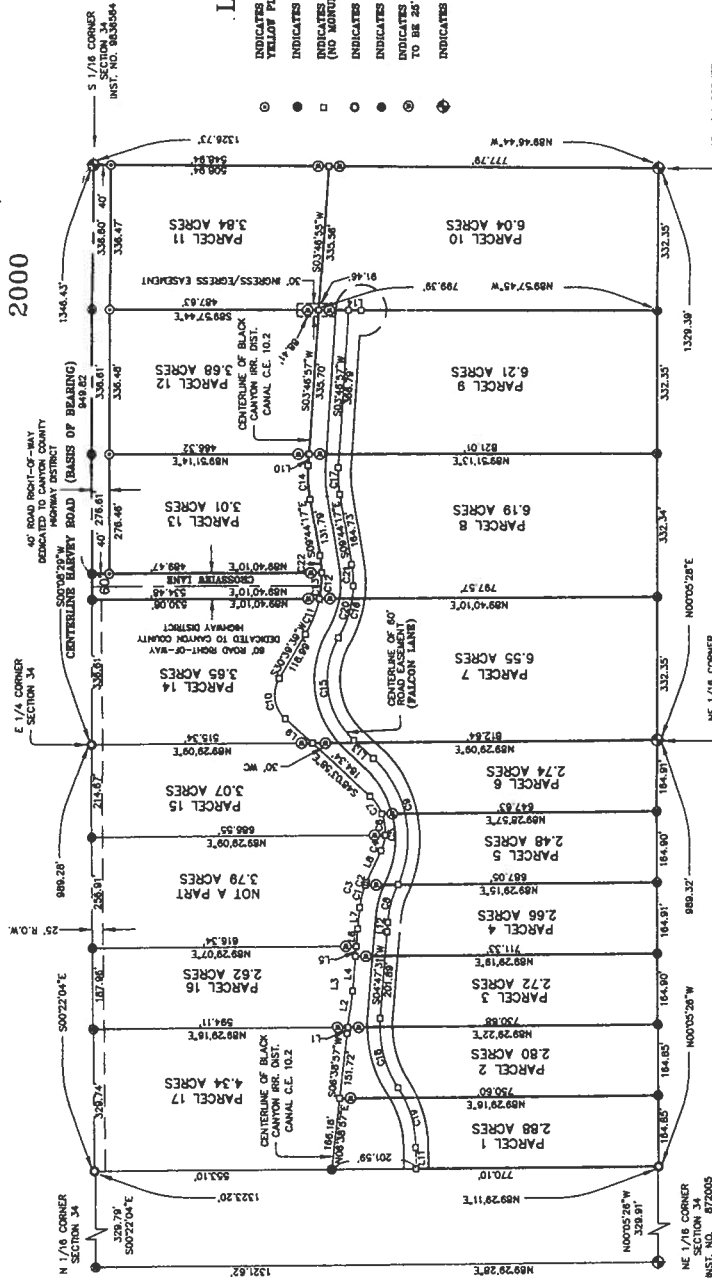
The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list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

200614336

THIS SUPERCEDES RECORDS OF SURVEY INSTRUMENT NO.'S 9728081 & 200010144

RECORD OF SURVEY
FOR
WESTERN LAND CO., LLC.
CROSSVIEW MEADOWS

LOCATED IN THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4
OF SECTION 34, T. 5 N., R. 3 W.B.M.
CANYON COUNTY, IDAHO
2000



LEGEND

- INDICATES A 1/8" x 3/4" IRON ROD PLACED WITH A YELLOW PLASTIC CAP MARKED P.L.S. 7253
- INDICATES A POUND 1/2" IRON ROD
- INDICATES A CALCULATED POSITION (NO MONUMENT SET)
- INDICATES A POUND 5/8" IRON ROD
- INDICATES A POUND PE NAIL
- INDICATES A 1/8" IRON ROD WITNESS CORNER FOUND TO BE 25' FROM ACTUAL CORNER (UNLESS OTHERWISE NOTED)
- INDICATES A POUND BRASS CAP MONUMENT

LINE NO.	BEARING	DISTANCE
L1	S001°17'37"W	14.50'
L2	S001°17'37"W	65.65'
L3	S04°47'31"W	103.70'
L4	S04°47'31"W	60.50'
L5	S04°47'31"W	63.80'
L6	S04°47'31"W	42.80'
L7	S04°47'31"W	48.94'
L8	S04°47'31"W	82.82'
L9	S04°47'31"W	26.26'
L10	S03°46'57"W	48.43'
L11	S007°20'41"E	21.44'
L12	S00°05'31"W	63.79'
L13	S48°04'07"E	30.08'
L14	N89°57'44"W	30.08'

CURVE NO.	RADIUS	CENTRAL ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C2	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C3	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C4	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C5	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C6	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C7	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C8	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C9	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C10	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C11	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C12	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C13	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C14	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C15	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C16	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C17	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C18	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C19	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C20	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C21	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W
C22	183.87'	18°45'41"	71.00'	33.30'	33.30'	S12°22'24"W

RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF CANYON
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD AT THE REQUEST OF _____ M. ON THE _____ DAY OF _____
AT _____ MINUTES PAST _____ O'CLOCK, 2000.

SURVEYOR'S CERTIFICATE

I, DARRIN R. LEAVITT, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND
THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE
REPRESENTATION OF SAID SURVEY.



COUNTY RECORDER

IDAHO LICENSE NO. 7253

NOTE

THIS MAP WAS RE-RECORDED TO SHOW THE RIGHT-OF-WAY ALONG
THE 60' ROAD RIGHT-OF-WAY AND CROSSVIEW LANE BEING DEDICATED
TO CANYON COUNTY, IDAHO, BY WESTERN LAND CO., LLC.

222 C. State Street
Suite 8, Eagle, Idaho 83616
Office 1-208-937-7273 Fax 1-208-199-7261

ARRON
Engineering & Surveying

INDEX #75 634-34-1-8-00-00

200018392

CB AB
RJD

PC34057

WARRANTY DEED

FOR VALUE RECEIVED Western Land Co., LLC

the Grantors, do hereby grant, bargain, sell and convey unto Colby Scott Brown and Amy Leanne Brown, husband and wife and Roger J. Donnay, an unmarried person

the Grantees, whose address is 3890 W. Stacy, Boise, ID, 83703

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2000 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: May 24, 2000

Western Land Co., LLC

STATE OF IDAHO

COUNTY OF CANYON

On this 24 day of May in the year 2000, before me, a Notary Public, personally appeared Dean A. Satrape known or identified to me to be the Manager(s), Member(s) of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing at Caldwell
My Commission Expires 2/3/04

PC 34057

Exhibit "A"

A part of the Northeast Quarter of the Southeast Quarter, Section 34, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of said Northeast Quarter of the Southeast Quarter (CE 1/16 corner) said corner monumented with a 2 1/2 diameter brass cap; thence

South 0° 05' 28" West a distance of 332.35 feet along the Westerly boundary of said Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence

North 89° 40' 10" East a distance of 797.57 feet to the centerline of Black Canyon Irrigation District Canal C.E. 10.2, said point witnessed with a 1/2 inch diameter iron pin 25 feet Westerly; thence along the centerline of said Canal the following courses and distances:

100.72 feet along the arc of a 269.54 foot radius tangent curve left with a central angle of 21° 24' 36" and tangents of 50.95 feet the long chord of which bears South 0° 58' 01" West 100.14 ft.

South 9° 44' 17" East a distance of 131.79 feet;

78.67 feet along the arc of 333.39 foot radius tangent curve right with a central angle of 13° 31' 14" and tangents of 39.52 feet the long chord of which bears South 2° 58' 40" West 78.49 ft.

South 3° 46' 57" West a distance of 26.50 feet, said point witnessed with a 1/2 inch diameter iron pin 25 feet Westerly;

South 89° 51' 14" West a distance of 821.02 feet to a point on the Westerly boundary of said Northeast Quarter of the Southeast Quarter, said point monumented with a 1/2 inch diameter iron pin; thence

North 0° 05' 28" East a distance of 332.34 feet along the Westerly boundary of said Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING.

SUBJECT TO all easements and rights-of-way of record or implied.

200018392

RECORDED

00 MAY 25 PM 4 22

CHLOE HALE

CANYON COUNTY RECORDED

BY

Robert J. Hales

REQUEST PIONEER - CALDWELL

TYPED AND FILED

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: 85281

Date: 5/1/2025

Date Created: 5/1/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Landen Brown

Comments: RZ2025-0003

Site Address: 24403 FALCON LN, Caldwell ID / Parcel Number: 38160011 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 - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0003	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0003	\$50.00	\$0.00	\$0.00
Planning - Rezone	RZ2025-0003	\$1,250.00	\$0.00	\$0.00
Sub Total:		\$1,900.00		
Sales Tax:		\$0.00		
Total Charges:		\$1,900.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	175476849	\$1,900.00
Total Payments:		\$1,900.00

ADJUSTMENTS

Receipt Balance: \$0.00