PLANNING DIVISION STAFF REPORT

CASE NUMBER: ZV2024-0002

APPLICANT/REPRESENTATIVE: Christy Niblett PROPERTY OWNER: Cenote LLC

APPLICATION: Variance – Greater than 33%

LOCATION: The parcel is located at 15065 and 15049 Fifth Street; also

referenced as Sunny slope Subdivision 2 Lot 1 and the east 50 feet of lot 3 Block 16 also referenced as Parcel R27233, a portion of the SE quarter of Section 15, T3N, R4W, BM, Canyon County,

Idaho.

ANALYST: Arbay Mberwa, Associate Planner REVIEWED BY: Dan Lister, Principal Planner

REQUEST:

The applicant, Cristy Niblett, representing Cenote LLC, is requesting a variance to meet front setbacks in the agricultural zone.

PUBLIC NOTIFICATION:

JEPA notice sent on:	December 4, 2024
Courtesy Agency notice:	December 4, 2024
Agency Hearing Notice:	June 3, 2025
Neighbor notification within 600 feet mailed on:	June 3, 2025
Newspaper notice published on:	June 6, 2025
Notice posted on site on:	June 5, 2025

TABLE	OF CONTENTS:	Page #
1.	Background	1
2.	Hearing Body Action	2
3.	Hearing Criteria	3
4.	Agency Comment	5
5.	Public Comment	5
6.	Summary & Conditions	5
7.	Exhibits	6

1. BACKGROUND:

Parcel R27233 is zoned "A" (Agricultural) with a future land use designation of Agriculture and an overlay of Agri-Tourism and Exclusive Farm Use. The 0.74-acre parcel is located in the Sunny Slope Subdivision 2. The parcel is considered an original parcel as it was platted in the second Sunny-Slope Subdivision in 1949, and property boundary adjustments into the current configuration prior to a property boundary adjustment application being required. The primary residence was built in 1935, and a shop was

Case #: ZV2024-0002 – Niblett

Hearing Date: July 7, 2025 Page **1** of **6**

constructed in 1940 per Assessors' records (Exhibit B5). Development Services began enforcing setback requirements in 2015. The property owner installed the secondary residence in 2021. In January of 2022, the applicant received a final as-built subsurface sewage disposal permit from Southwest District Health (Exhibit A7). The manufactured home was claimed as real property with the Canyon County Assessor's Office in March of 2023. In May of 2023, the applicants submitted a building permit for the manufactured home (Exhibit A4). In July of 2023, the building permit application was complete and setbacks were drawn from the property line, and a certificate of address was issued. In December of 2023, the applicants received approval of a variance from Golden Gate Highway District No. 3 (Exhibit A5). The request for a variance was submitted on April 23, 2024.

2. HEARING BODY ACTION:

Pursuant to Idaho Code section 67-6516 (Variance), each governing board shall provide, as part of the zoning ordinance, for the processing of applications for variance permits. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration and the manager or person in charge of the local airport if the variance could create an aviation hazard as defined in section 21-501, Idaho Code. Denial of a variance permit or approval of a variance permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

Pursuant to CCCO §07-02-03, a variance is a modification of the bulk and placement requirements of this chapter as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots.

Pursuant to CCCO §07-08-05: Whenever the presiding party grants or denies a variance, it shall specify: (1) The ordinance and standards used in evaluating the application; (2) The reasons for approval or denial; and (3) If denied, what actions, if any, the applicant might propose to try to obtain the variance upon submission of a new application.

OPTIONAL MOTIONS:

Recommend Approval of the Application: "I move to recommend that the Hearing Examiner approve ZV2024-0002, Niblett, finding the application **does** meet the criteria for approval under Article 07.08.03 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that** [cite reasons for approval & insert any additional conditions of approval].

Recommend Denial of the Application: "I move to recommend that the Hearing Examiner deny ZV2024-0002, Niblett, finding the application **does not** meet the criteria for approval under Article 07.08.03 of Canyon County zoning Regulations, **finding that** [cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)].

Table the Application: "I move to continue ZV2024-0002, Niblett, to a [date certain or uncertain].

3. HEARING CRITERIA

Table 1. Variance Code Analysis: CCCO §07-08-03

C	omplia	ant	County Ordinance and Staff Review					
Yes	No	N/A	Code Section	Analysis				
			07-08-03(1)	A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.				
\boxtimes		Chapter 7, Article 8 of the Canyon County Code provice consistent with Idaho Code section 67-6516. Per CCCO §07-08-01, a complete application with fee November 6, 2024 (Exhibit A). The request requires a proposal exceeding a 33% modification to the County Noticing was completed per CCCO §07-05-01. Proper		Chapter 7, Article 8 of the Canyon County Code provides the variance process				
			07-08-03 (2)	The presiding party shall ask and answer the following questions in their FCOs: A. Will granting the variance be consistent with the comprehensive plan; B. Do characteristics of the site create an undue hardship; and C. Is the variance in conflict with the public interest? (Ord. 10-006, 8-16-2010)				
			Staff Analysis	A. Granting the request of a variance greater than 33% will not make the property inconsistent with the comprehensive plan. 2030 Comprehensive Plan goals, policies, and actions that align with the request are listed below, but not limited to the following: Private Property: G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. A1.01.00a Require properties to conform to the zoning code before receiving additional zoning approvals. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals. Population: G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and the existing population Land Use and Community Design: P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. B. The characteristics of the site do not create hardship. According to the applicant's letter of intent and site plan, the layout of the parcel and the structures on site, particularly the placement of the septic				

county setback requirements (CCCO §07-10-21). Additionally, the manufactured home is consistent with the surrounding parcels within the subdivision. Lastly, it would hurt the local housing crisis by eliminating the home. See **Exhibit A2** for details in the letter of intent.

Parcel R27233 is approximately 0.74 acres in the Sunny Slope Subdivision, recorded in 1949 (Exhibit B4). The primary residence was built in 1935, and the shop was built in 1940 (Exhibit B5). According to the Development Services Building Department, setbacks began to be enforced in 2015. Structures located in the Sunny Slope Subdivision 2 were primarily constructed prior to 2015 (Exhibit B6.1). Although the primary residence, the shop and neighboring structures don't meet current setback standards, the structures are legal non-conforming and can remain in the current placement, but cannot be expanded or extended without meeting current code (CCCO 07-11-01, 07- and 09) (Exhibit B6). The manufactured residence was placed in 2021 without a building permit. A building permit for the manufactured home was applied for and granted in May and July of 2023, respectively. While applying for a building permit for the manufactured home, the Building Department provided a site plan with the setback requirements shown from the property lines (Exhibit A4). The applicants were under the impression that the setbacks were measured from the center line of the street rather than the property line meeting county setback requirements (Exhibit A2). The septic system was installed in January of 2022.

Southwest District Health was notified of the request on December 4, 2024. Comments were received on December 6, 2025, stating the manufactured home is connected to the existing septic system and the footprint of the house cannot encroach upon the septic tank and drain field (**Exhibit D1**). There shall be no less than 15 feet between a residence and the septic system per Southwest District Health.

Per Idaho Code Section 67-6515, a variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site. The circumstances justifying the undue hardship must be "peculiar" to the property at issue (*City of Burley v. McCaslin Lumber Co., 107 Idaho 906, 693 P.2d 1108 (1984*). Canyon County does not define hardship for the purposes of a variance; however, there are no site constraints for a variance to be approved. Staff does not find adequate evidence that there is an undue hardship of the characteristic of the site to allow for a variance.

- The manufactured home is not on a permanent foundation but is connected to the septic system on site (Exhibit A9). The secondary residence is a detached structure that may be relocated elsewhere on the property to meet county setback requirements.
- The parcel size is 0.74 acres with three (3) frontage setbacks. It limits where the manufactured home can be placed; however, due to the manufactured home being placed on site without approval, the applicants were not aware of the setbacks being measured from the property line. Therefore, due to the applicant's actions, a site constraint/hardship was

created by the applicant. Although space is limited, there are other parcels with similar or smaller lot sizes with the same setback requirements that were able to develop (Exhibit B6.2).
C. Granting the variance request approval is not in conflict with the public interest as comments were not received from the public. The subject parcel is located in a subdivision surrounded by residences and seven (7) subdivisions (Exhibit B3).

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Marsing Fire District, State Fire Marshal, Wilder Irrigation District, Boise Project Board of Control, Golden Gate Highway District, Idaho Transportation Department, Vallivue School District, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Southwest District Health, and Department of Environmental Quality were notified of the subject application.

Staff received agency comments from Southwest District Health, Golden Gate Highway District No. 3, Boise Project Board of Control, and Department of Environmental Quality. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of June 27, 2025.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the request of a variance is **not compliant** with Canyon County Ordinance 07-08-03. A full analysis is detailed within the staff report. Staff recommends the following actions be taken to gain approval:

- 1. Remove the shop for space so the manufactured home can be moved on site.
- 2. Provide warranty deed evidence the property owner lives on site meeting §07-14-25(A).

Should the hearing Examiner wish to approve the request, staff recommends the following conditions be attached:

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. The property shall comply with all public nuisance laws.

b. The nonconforming structure/use shall not be expanded or extended unless approved subject to the regulations of §07-11-06.

7. EXHIBITS:

A. Application Packet & Supporting Materials

- 1. Master Application
- 2. Letter of Intent
- 3. Land Use Worksheet
- 4. Site Plan
- 5. BP2023-0415
- 6. Golden Gate Highway District No. 3 Approach Permit
 - 5.1. Golden Gate Highway District No. 3 Setback waiver
- 7. Canyon County Assessor's Office (March 22, 2023)
- 8. Southwest District Health Septic Permit
- 9. Email Correspondence with Applicant
- 10. Presentation

B. Supplemental Documents

- 1. Parcel Tool
- 2. Aerial Imagery of parcel R27233
- 3. Cases Maps/Reports
 - 3.1. Small Air Photo
 - 3.2. Vicinity
 - 3.3. Notification
 - 3.4. Zoning & Classification
 - 3.5. Future Land Use
 - 3.6. Case Map
 - 3.7. Subdivision
 - 3.8. Nitrate Priority and Wells
 - 3.9. Households
- 4. Sunny Slope Subdivision 2 Plat
- 5. Aumentum Data
- 6. Assessors Public Record Data
 - 6.1. Surrounding Property Detail
 - 6.2. Surrounding Parcel Detail
- 7. Email Correspondence
- C. Site Visit Photos: May 23, 2025
- D. Agency Comments Received by: June 27, 2025
 - 1. Southwest District Health; Received: December 6, 2024
 - 2. Department of Environmental Quality; Received: June 9, 2025
 - 3. Boise Project Board of Control; Received: June 12, 2025
 - 4. Golden Gate Highway District No. 3; Received: June 16, 2025

EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# ZV2024-0002

Hearing date: July 7, 2025

R27233 PARCEL INFORMATION REPORT

6/20/2025 3:30:07 PM

PARCEL NUMBER: R27233

OWNER NAME: CENOTE LLC

CO-OWNER:

MAILING ADDRESS: 25753 LOWER PLEASANT RIDGE RD WILDER ID 8367

SITE ADDRESS: 15049 FIFTH ST

TAX CODE: 1840000

TWP: 3N RNG: 4W SEC: 15 QUARTER: SE

ACRES: 0.74

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: MARSING FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022: AG

FLU Overlay Zone Desc 2030: AGRI-TOURISM EXCLUSIVE FARM USE

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRI-TOURISM EXCLUSIVE FARM USE \ AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION

DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT IN FLOODWAY FIRM PANEL: 16027C0350F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO.: 2022045257

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 15-3N-4W SE SUNNY SLOPE SUB 2 LT 1 & E50' OF LT 3 BLK 16

T78784

PLATTED SUBDIVISION: SUNNY SLOPE SUB 2

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

^{1.} FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.

^{2.} THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.

WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
 COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

Canyon County, ID Web Map Exhibit B2





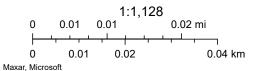
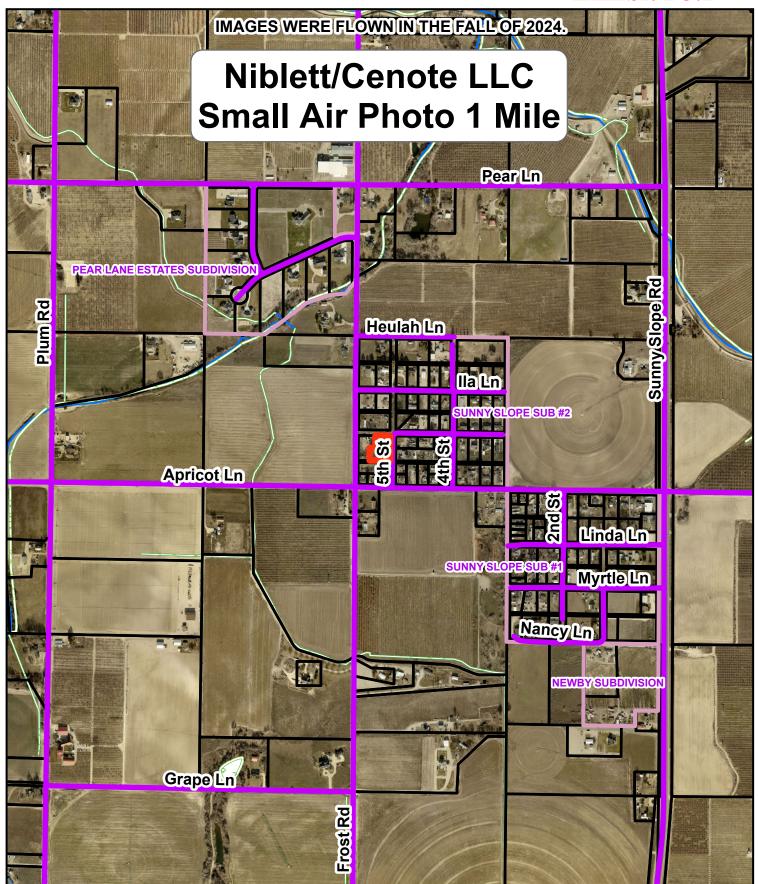
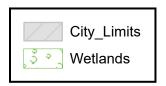


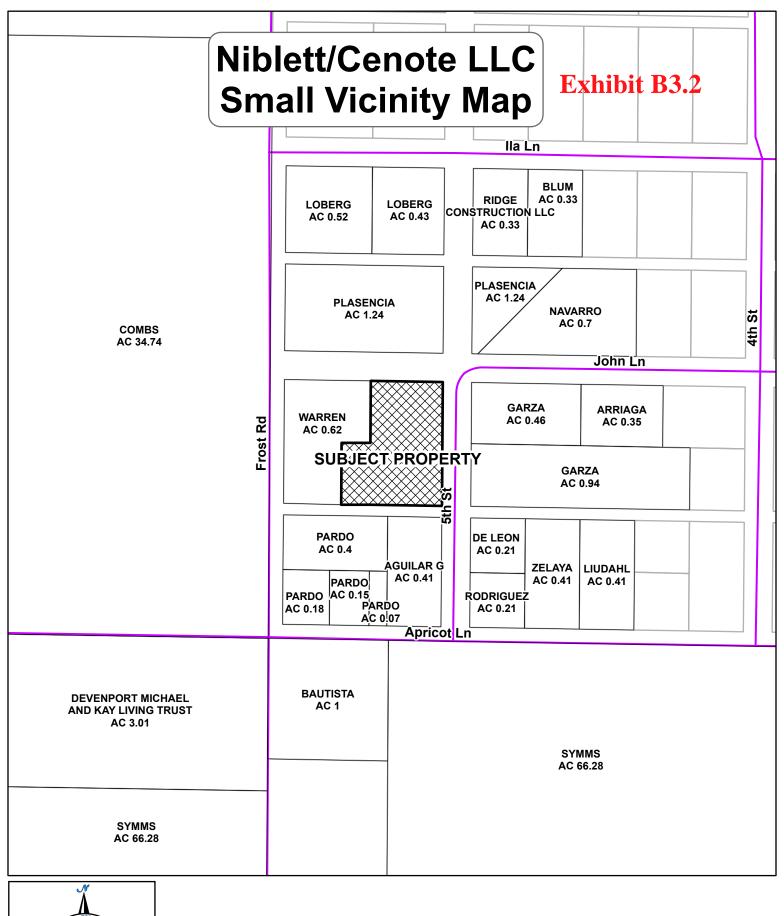
Exhibit B3.1





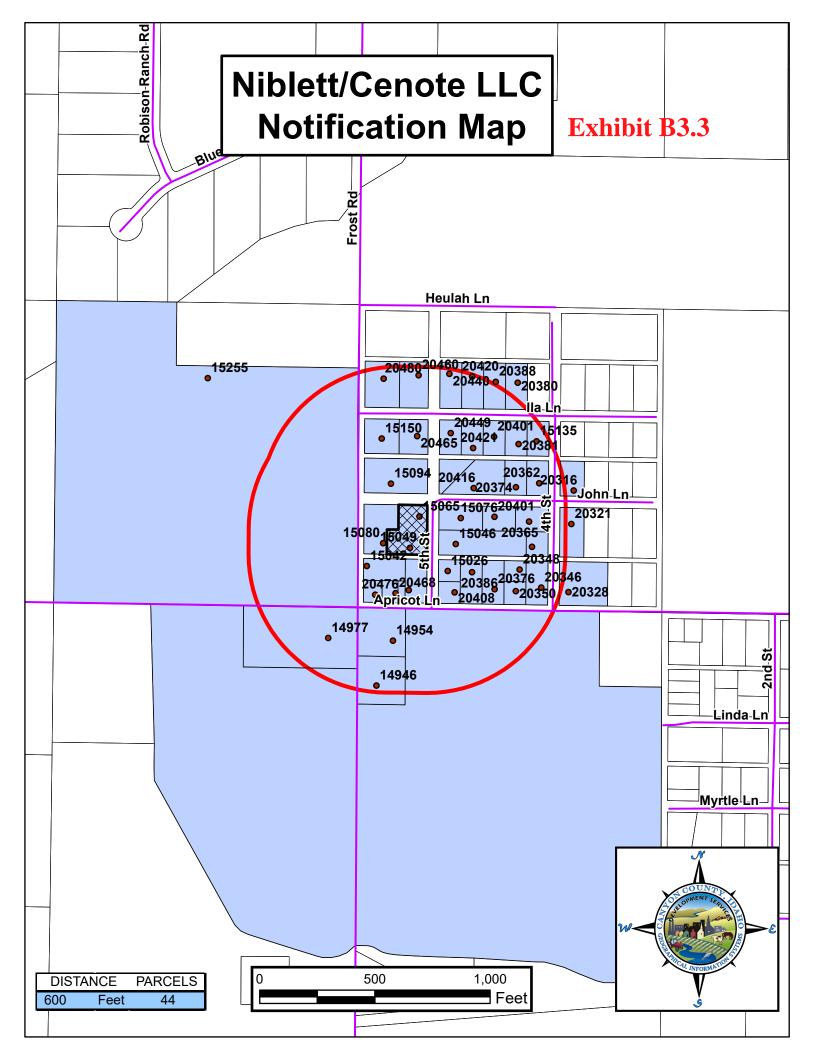


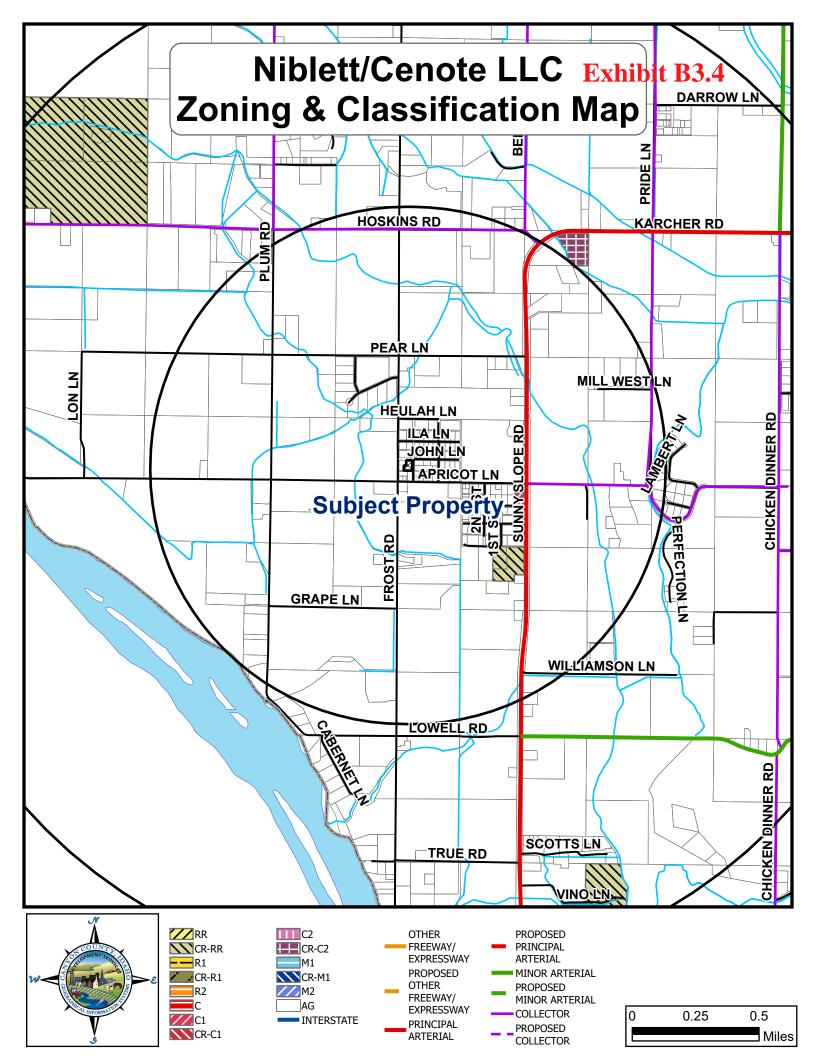
0.25	0.5
	Miles
	0.25

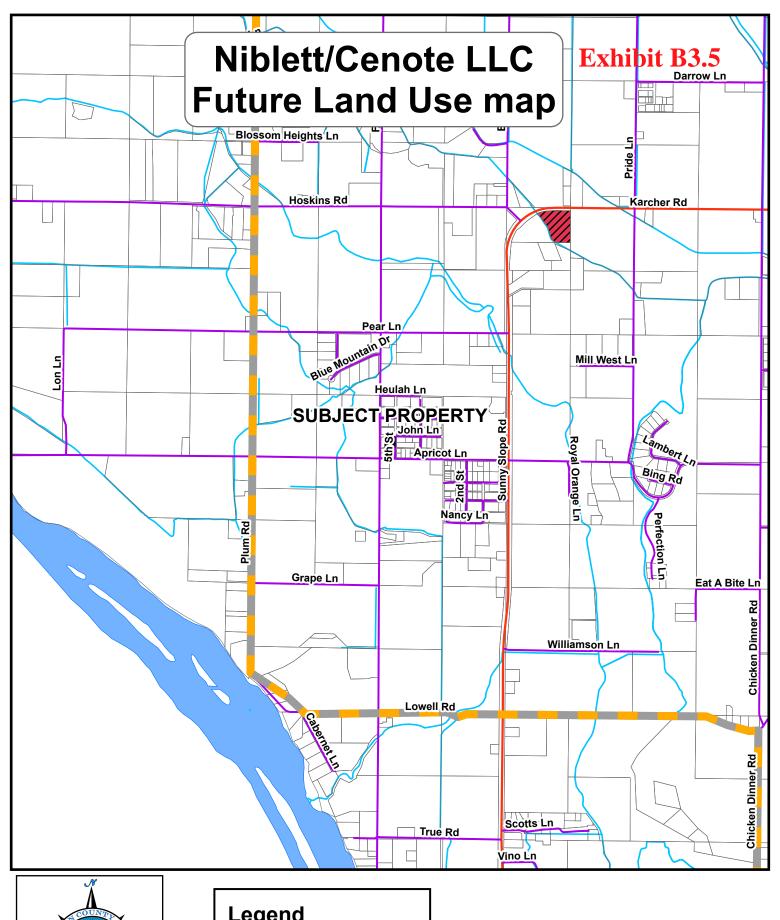




0	250	500
		Feet

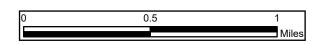


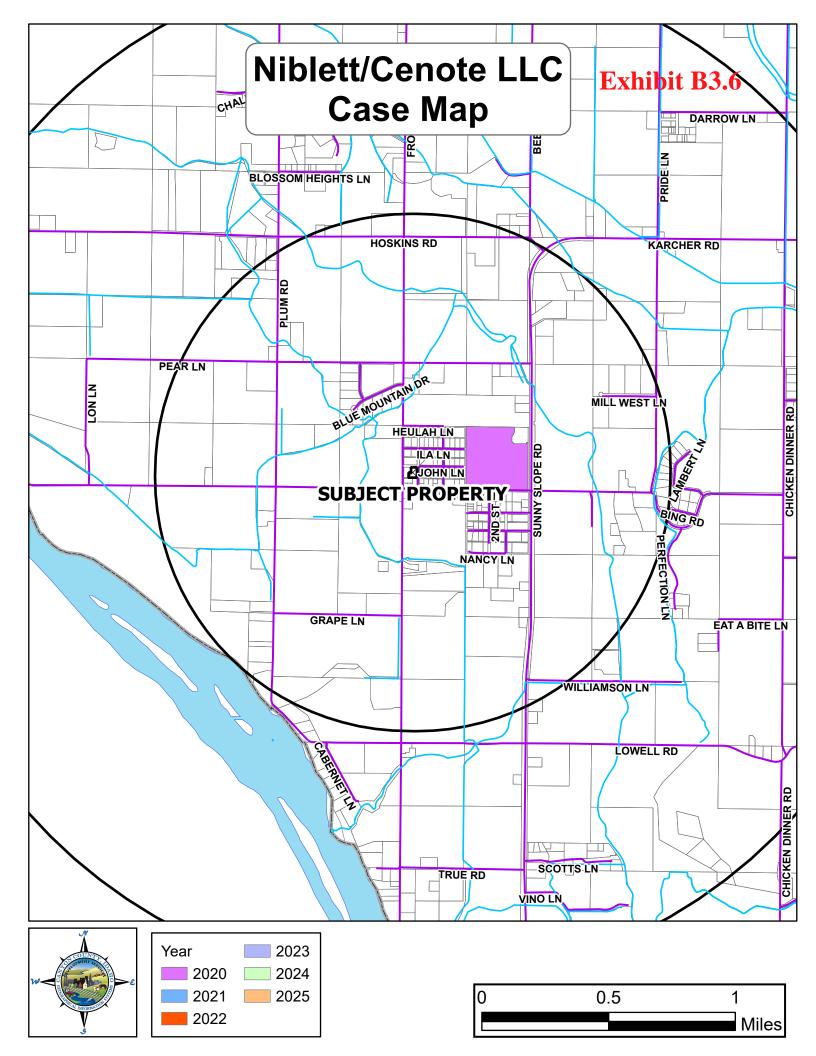




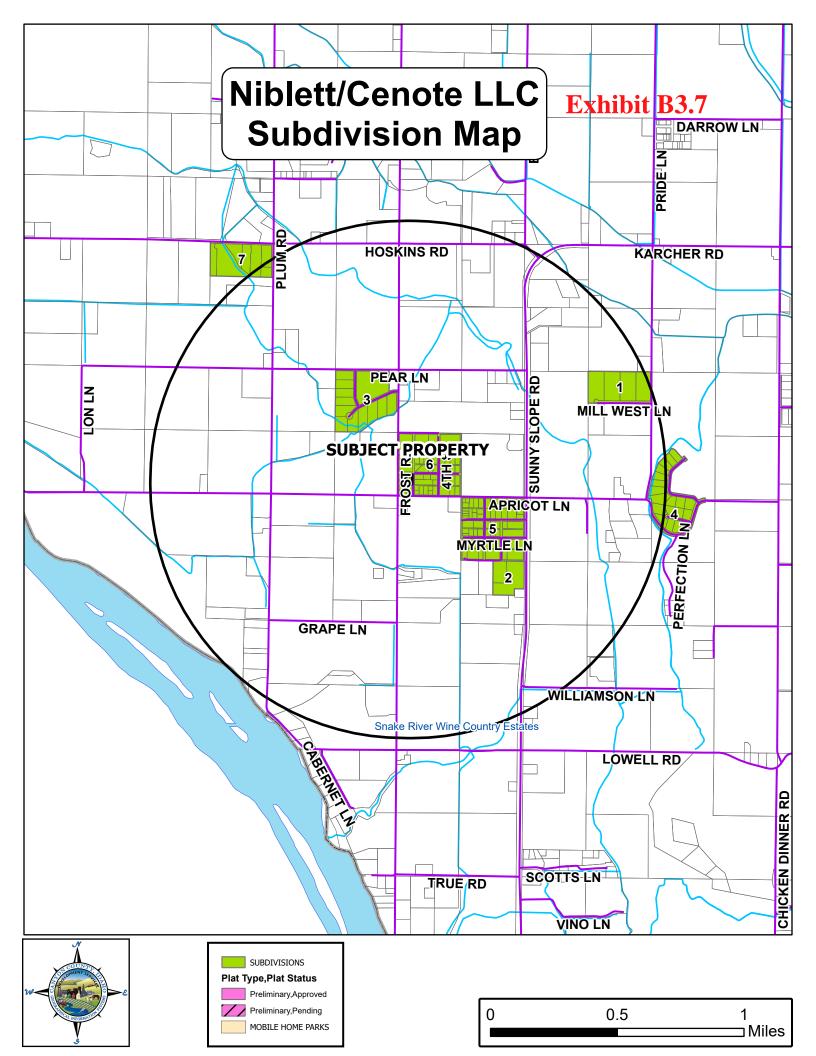








CASE SUMMARY						
ID	CASENUM	REQUEST	CASENAME	FINALDECIS		
1	RZ2019-0004	Rezone AG to R1 & Comp Plan Map Change AG to Com & Res	Troost	DENIED		

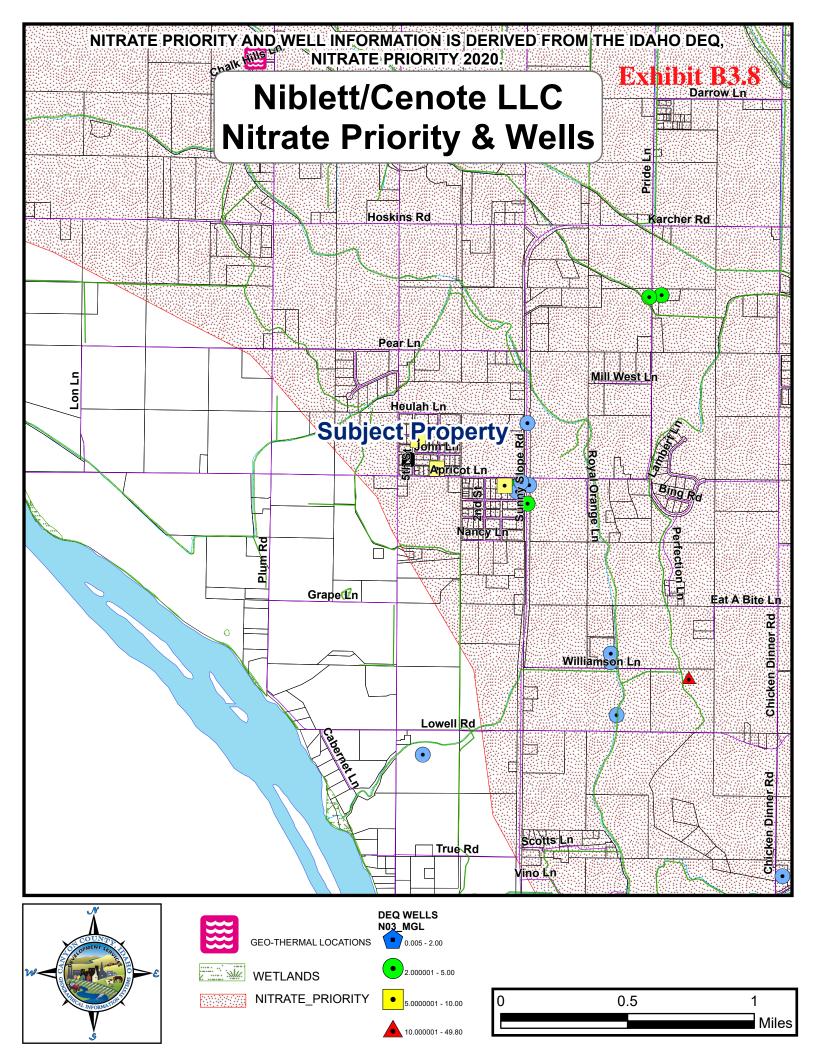


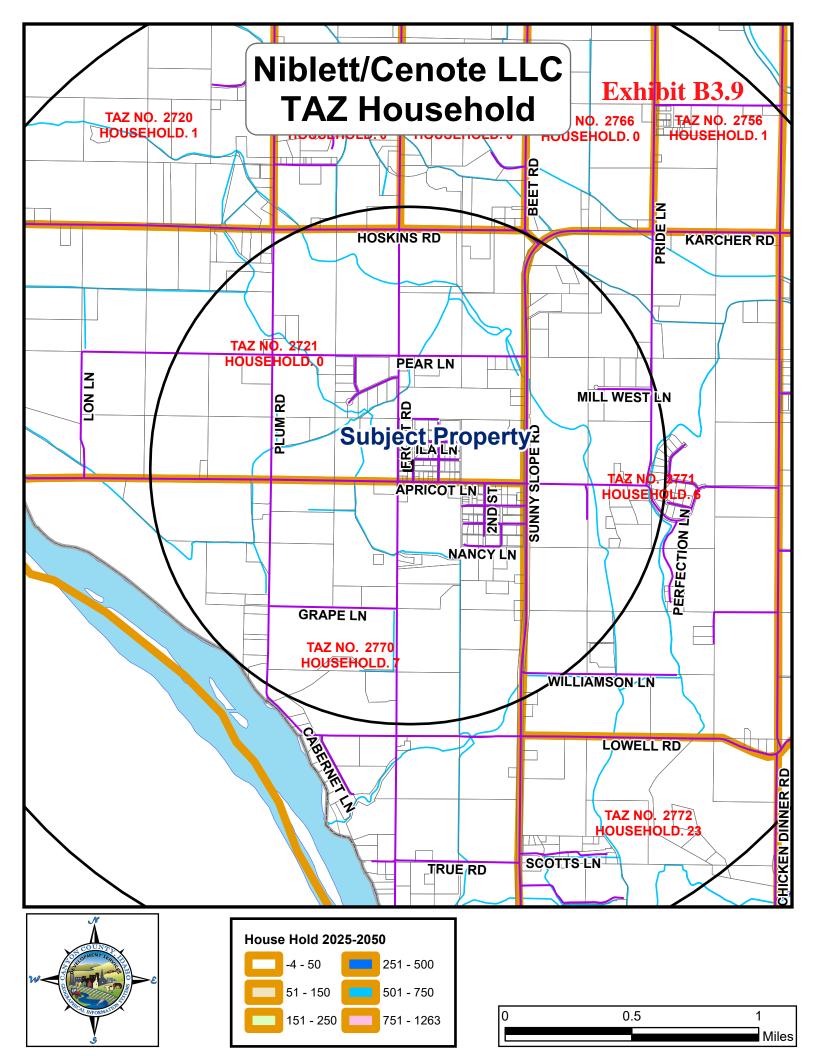
SUBDIVISION & LOT REPOR				TREPORT
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
7	189.74	161	1.18	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0				
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
44	2.80	0.41	0.07	66.29
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF	Year
MILL-WEST ORCHARDS	1	3N4W14	20.11	4	5.03	COUNTY (Canyon)	1976
NEWBY SUBDIVISION	2	3N4W22	10.00	2	5.00	COUNTY (Canyon)	2018
PEAR LANE ESTATES SUBDIVISION	3	3N4W15	32.85	15	2.19	COUNTY (Canyon)	2007
SNAKE RIVER HEIGHTS #1	4	3N4W14	25.28	23	1.10	COUNTY (Canyon)	1971
SUNNY SLOPE SUB #1	5	3N4W22	40.03	56	0.71	COUNTY (Canyon)	1948
SUNNY SLOPE SUB #2	6	3N4W15	39.91	55	0.73	COUNTY (Canyon)	1950
W E PORTER SUB	7	3N4W16	21.56	6	3.59	COUNTY (Canyon)	1976

	SUBDIV	ISIONS IN	PLATTING	
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

	MOBILE	E HOME & R	V PARKS		
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF





See Reverse Side

BOOK 5 PAGE

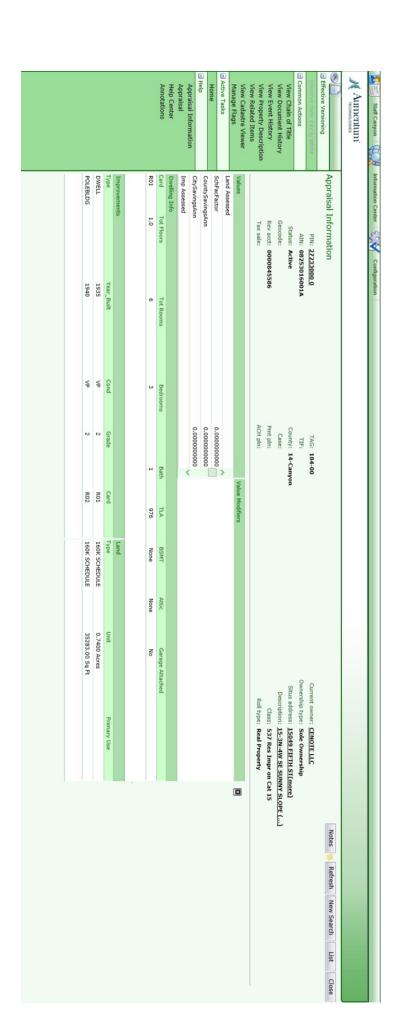
2640 feet to center of Section 22, T.JN, R. 4W BM - Stone

35

Sunny Stope

SECOND SUNNY-SLOPE SUBDIVISION OF THE SWI/4 SEI/4 SECTION IS T.3. N. R. 4. W. B. M. CANYON COUNTY IDAHO NOV. 15 1949 IBIB O FRET TO VECOR NW⁴SI Section 15 13150 Bet Center of Section IS 1 in. = 100. ft. HEULAH LANE 5 10 ILA LANE PLAT BOOK 5 PAGE 2 Ю JOHN 950 1050 18 S & Corner Section 15 Burled stone ; spike atsurfice Bearing of South line of Section 15 taken from original survey of T.SN R.4W.B.M. In 1877. 2648 feet to center of Section 22, T.SN, R. 4W BM - Stone

Exhibit B5



General Information

Owner: Cenote Llc

Mailing Address: 25753 Lower Pleasant Ridge Rd Wilder Id 83676

Property Address: 15049 Fifth St

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Exhibit B6

Parcel ID: 27233000 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.7400 District: 184-00

Last updated: 5/29/2025 05:32:04 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27233000 0	35066

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 1 & E50' OF LT 3 BLK 16 T78784

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2022045257	9/30/22	Niblett Brian	Cenote Llc	Single
2021069366	10/6/21	Urrutia Rene	Niblett Brian	Single
2015019049	5/26/15	Martinez Juan J	Urrutia Rene	Single
2007021143	3/26/07	Garcia Carlos H	Martinez Juan J	Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

Net Taxable Value

Tax Year	Description	Value
2025	Original	160,400
2024	Original	160,000

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	150,900	9,500	160,400
2024	02- Assessment Update	150,900	9,100	160,000
2023	02- Assessment Update	150,900	9,400	160,300

Year	Reason	Land Value	Improvement Value	Total Value
2022	02- Assessment Update	132,100	10,100	142,200
2021	01- Revaluation	63,600 66,000		129,600
■ 1 2 3 4	5 6 ▶ № 5 ▼ items per pag	је		1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.74	\$150,900

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1935	n/a	n/a	976	Fin SF
R02	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	1940	49.00	28.00	1372	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	976	976
Totals				Gross	Finished
				976	976

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description	
		No	o permits data is available.	



Building Detail | Public Access

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL ▶ BUILDING DETAIL



\leftarrow	Return

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	1935	0	0.00	976	Fin SF

Dwelling Attributes

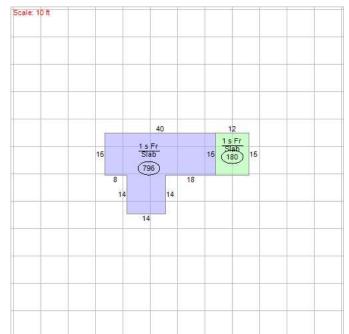
Floor	Attribute 7	Detail
	Туре	013 1Story (1880-1939)
	Occupancy	Single family - Tenant
	Roof Structure	Gable
	Roof Cover	Composition roll
	Heating	Baseboard
	A/C	Window units
	Stories	1.0
	Bedrooms	3
	Bathrooms	1
	Feature	Basic allowance

Exterior Features

Code	Description	Area sq. ft.	Construction			
No exterior features data exists.						

■ Floor Information

Floor Key	Construction Type Desc	Living Rm	Dining Rm	Great Rm	Kitchen	Den	Bedroom	Full Bath	Half Bath	Other Rms	Base Area	Finish Area
1.0	Wood frame w/sheathing	1	0	0	1	0	3	1	0	0	976	976













Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address:

Property Address: 15080 Frost Rd

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27234000 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.6200 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27234000 0	35067

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 2 & W 100' OF LT 3 BLK 16

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
27234000 0	11/3/21			Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/22	No Expiration	0.00	100	291,200	125,000	166,200
2025	Homeowner Standard Cap	1/1/22	No Expiration	0.00	100	295,500	125,000	170,500

Net Taxable Value

Tax Year	Description	Value
2025	Original	170,500
2024	Original	166,200

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL



Year	keason	Lang value	improvement value	rotal value
2025	02- Assessment Update	144,200	151,300	295,500
2024	02- Assessment Update	144,200	147,000	291,200
2023	02- Assessment Update	144,200	144,100	288,300
2022	02- Assessment Update	126,200	159,600	285,800
2021	01- Revaluation	57,600	136,000	193,600

■ 1 2 3 4 5 6 ► ► 5 ▼ items per page 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$170,500.00
2024	HTR Homeowner Value	\$166,200.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.62	\$144,200

Improvements

Propert Record		Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1920	n/a	n/a	1823	Fin SF
R01	02	UTLSHED	Residential Shed - Small Utility	1950	10.00	6.00	60	SF
R01	03	POLEBLDG	General Purpose Bldg Wood Pole Frame	1950	32.00	18.00	576	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
		No additional commercial improvemen	s data is present.

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,130	1,130
R01	Concrete block	Basement	В	990	693
Totals				Gross	Finished
				2120	1823

Commercial Floor Area



ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL



♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address:

Property Address: 15026 Fifth St

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27238000 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.2000 District: 184-00

Last updated: 6/24/2025 05:32:22 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27238000 0	35074

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 N 95' OF LT 6 BLK 17



Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре	
No sales history data exists.					

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/08	No Expiration	0.00	100	189,900	94,950	94,950
2025	Homeowner Standard Cap	1/1/08	No Expiration	0.00	100	192,400	96,200	96,200

Net Taxable Value

Tax Year	Description	Value
2025	Original	96,200
2024	Original	94,950

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	98,700	93,700	192,400
2024	02- Assessment Update	98,700	91,200	189,900
2023	02- Assessment Update	98,700	89,900	188,600
2022	02- Assessment Update	86,300	100,700	187,000
2021	01- Revaluation	40,100	90,800	130,900

 III
 1
 2
 3
 4
 5
 6
 ▶
 ▶
 5
 ▼
 items per page
 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$96,200.00
2024	HTR Homeowner Value	\$94,950.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.20	\$98,700

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1925	n/a	n/a	960	Fin SF
R01	G01	ICP	Integral Carport	0	20.00	14.00	280	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
		No additional commercial improvements data is present.	

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	960	960
Totals				Gross	Finished
				960	960

Commercial Floor Area

Permits



ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL



♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address: 2

Property Address: 20376 Apricot Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27243000 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.4100 District: 184-00

Last updated: 6/24/2025 05:32:22 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27243000 0	35080

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 8 BLK 17

Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2025018879	6/2/25			Single
2022018275	4/5/22			Single
2021055005	8/5/21			Single
2021055007	8/5/21			Single
2017023395	6/8/17			Single

▼ items per page 1 - 5 of 7 items

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value			
	No modifier data is available for this record.										

Net Taxable Value

Tax Year	Description	Value
2025	Original	187,300
2024	Original	184,300

✓ Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	115,200	72,100	187,300
2024	02- Assessment Update	115,200	69,100	184,300
2023	02- Assessment Update	115,200	69,500	184,700
2022	02- Assessment Update	100,800	77,600	178,400
2021	01- Revaluation	46,800	66,400	113,200

M	4 1	2	3	4	5	6	•	M	5	•	items per page	1 - 5 of 26 items
---	------------	---	---	---	---	---	---	---	---	---	----------------	-------------------

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.41	\$115,200

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1912	n/a	n/a	880	Fin SF
R01	01	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	0	20.00	10.00	200	SF
R01	02	UTLSHED	Residential Shed - Small Utility	2020	12.00	10.00	120	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
		No additional commercial improvements data is pro-	esent.

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	880	880
Totals				Gross	Finished
				880	880

Commercial Floor Area



ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL

 \equiv

♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address:

Property Address: 20350 Apricot Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27244000 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.2200 District: 184-00

Last updated: 6/24/2025 05:32:22 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27244000 0	35081

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 TX 13163 IN LT 9 BLK 17

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2024010078	4/4/24			Single
2018033898	8/1/18			Single
2017045284	10/18/17			Single
2017031666	7/28/17			Single
2014013605	4/15/14			Single

▼ items per page 1 - 5 of 9 items

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/22	No Expiration	0.00	100	205,600	102,800	102,800
2025	Homeowner Standard Cap	1/1/22	No Expiration	0.00	100	208,500	104,250	104,250

Net Taxable Value

Tax Year	Description	Value
2025	Original	104,250
2024	Original	102,800

✓ Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	101,300	107,200	208,500
2024	02- Assessment Update	101,300	104,300	205,600
2023	02- Assessment Update	101,300	102,700	204,000
2022	02- Assessment Update	88,700	115,200	203,900
2021	01- Revaluation	41,200	104,000	145,200

M	4	1	2	3	4	5	6	•	M	5	•	items per page	1 - 5 of 26 items
												,	

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$104,250.00
2024	PTR Taxable Value	\$102,800.00
2024	HTR Homeowner Value	\$102,800.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.22	\$101,300

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1925	n/a	n/a	1147	Fin SF
R01	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	1970	10.00	8.00	96	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage			
	No additional commercial improvements data is present.					

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,147	1,147
Totals				Gross	Finished



♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address: 1

Property Address: 20476 Apricot Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27235010 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.1800 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27235010 0	35069

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 5 LESS E 69' BLK 16

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2024029780	9/18/24			Multiple
2007044842	7/16/07	Multiple Owners	Multiple Owners	Multiple

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/08	No Expiration	0.00	100	243,100	121,550	121,550
2025	Homeowner Standard Cap	1/1/08	No Expiration	0.00	100	247,800	123,900	123,900

Net Taxable Value

Tax Year	Description	Value
2025	Original	123,900
2024	Original	121,55(

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	96,000	151,800	247,800
2024	02- Assessment Update	96,000	147,100	243,100
2023	02- Assessment Update	96,000	143,500	239,500
2022	02- Assessment Update	84,000	148,300	232,300
2021	01- Revaluation	39,000	131,400	170,400

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL



Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$123,900.00
2024	HTR Homeowner Value	\$121,550.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.18	\$96,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1991	n/a	n/a	1586	Fin SF
R02	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	1950	20.00	15.00	300	SF
R02	02	LEANTO	Lean-to	1950	15.00	12.00	180	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.		is present.	

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,586	1,586
Totals				Gross	Finished
				1586	1586

Commercial Floor Area



Property Detail | Public Access

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL



♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address:

Property Address: 20466 Apricot Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27235011 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.4100 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27235011 0	35070

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 6 LESS W 31' BLK 16 T71067

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
8414727	6/19/84			Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

Net Taxable Value

Tax Year	Description	Value
2025	Original	198,500
2024	Original	197,300



Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	134,000	64,500	198,500
2024	02- Assessment Update	134,000	63,300	197,300
2023	02- Assessment Update	134,000	62,500	196,500
2022	02- Assessment Update	118,000	70,000	188,000
2021	01- Revaluation	58,000	64,000	122,000

■ 1 2 3 4 5 6 ► ► 5 ▼ items per page 1-5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.41	\$128,000
Extra Rural Homesite	0.00	\$6,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1928	n/a	n/a	954	Fin SF
R01	01	UTLSHED	Residential Shed - Small Utility	0	16.00	12.00	192	SF
R01	02	UTLSHED	Residential Shed - Small Utility	0	10.00	8.00	80	SF
R01	03	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	0	12.00	10.00	120	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	954	954
Totals				Gross	Finished
				954	954

Commercial Floor Area

Permits





Property Detail | Public Access

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL

 \equiv

♠ Return

Q New Search

i Tax Info

Print

General Information

Owner:

Mailing Address:

Property Address: 20468 Apricot Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27236010 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.1500 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27236010 0	35072

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 E 69' OF LT 5 BLK 16

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2024029780	9/18/24			Multiple

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

Net Taxable Value

Tax Year	Description	Value
2025	Original	146,400
2024	Original	145,200



Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	93,300	53,100	146,400
2024	02- Assessment Update	93,300	51,900	145,200
2023	02- Assessment Update	93,300	51,200	144,500
2022	02- Assessment Update	82,000	57,600	139,600
2021	01- Revaluation	37,900	52,900	90,800

■ 1 2 3 4 5 6 ► ► 5 ▼ items per page 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year Value Desc Value Amount

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.15	\$93,300

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1930	n/a	n/a	768	Fin SF
R01	01	UTLSHED	Residential Shed - Small Utility	1940	10.00	8.00	80	SF
R01	02	FLATCP	Carport	0	16.00	10.00	160	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	768	768
Totals				Gross	Finished
				768	768

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description	
No permits data is available.				

General Information

Owner: Mailing Address:

Property Address: 20289 John Ln Neighborhood: 310000 Caldwell Rural Tracts & Subs Parcel ID: 27226011 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.5200 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



(Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)		
27226011 0	35048		

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 3 BLK 18

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2024022068	7/16/24			Single
2024021582	7/11/24			Single
2010003864	1/26/10			Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
	No modifier data is available for this record.							

Net Taxable Value

Tax Year	Description	Value
2025	Original	142,100
2024	Original	141,900

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	137,600	4,500	142,100
2024	02- Assessment Update	137,600	4,300	141,900
2023	02- Assessment Update	137,600	4,300	141,900
2022	02- Assessment Update	120,400	4,500	124,900
2021	01- Revaluation	55,900	0	55,900

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.52	\$137,600

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2024	n/a	n/a	1788	Fin SF
R01	01	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	2018	16.00	12.00	192	SF
R01	02	LEANTO	Lean-to	2018	16.00	8.00	128	SF
R01	G01	ATTGAR	Attached Garage	0	27.00	22.00	546	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
	No	additional commercial improvements data is present.	

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,788	1,788
Totals				Gross	Finished
				1788	1788

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
10/21/24		2535	Single Family Dwelling



Property Detail | Public Access

ASSESSOR ▶ PROPERTY SEARCH ▶ DETAIL





Q New Search





General Information

Owner:

Mailing Address:

Property Address: 20321 John Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27226011A0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.5200 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)		
27226011A0	35049		

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 4 BLK 18

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2013047274	10/11/13			Single
2012029707	7/13/12			Single
2012011639	3/26/12			Single
2011036336	9/14/11			Single
200015942	5/1/00			

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/13	No Expiration	0.00	100	301,000	125,000	176,000
2025	Homeowner Standard Cap	1/1/13	No Expiration	0.00	100	303,900	125,000	178,900



Net Taxable Value

Tax Year	Description	Value
2025	Original	178,900
2024	Original	176,000

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	137,600	166,300	303,900
2024	02- Assessment Update	137,600	163,400	301,000
2023	02- Assessment Update	137,600	155,900	293,500
2022	02- Assessment Update	120,400	173,000	293,400
2021	01- Revaluation	55,900	155,400	211,300

III ■ 1 2 3 4 5 ▶ Items per page 1-	- 5 of 25 items
---	-----------------

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$178,900.00
2024	PTR Taxable Value	\$176,000.00
2024	HTR Homeowner Value	\$176,000.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.52	\$137,600

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2000	n/a	n/a	1084	Fin SF
R01	G01	ATTGAR	Attached Garage	0	24.00	20.00	480	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
		No additional commercial improvements data is present.	

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,084	1,084
Totals				Gross	Finished
				1084	1084

Commercial Floor Area

General Information

Owner: Mailing Address:

Property Address: 20316 John Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27226015 0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.3600 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27226015 0	35053

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 5 IN BLK 13

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре
2024021723	7/12/24			Single
2021005464	1/25/21			Single
2018051713	11/14/18			Single
2018001144	1/9/18			Multiple
2011015949	4/20/11			Multiple

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/19	No Expiration	0.00	100	344,800	125,000	219,800
2025	Homeowner Standard Cap	1/1/19	No Expiration	0.00	100	367,100	125,000	242,100

Met Taxable Value

Tax Year	Description	Value
2025	Original	242,100
2024	Original	219,800

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	120,000	247,100	367,100

Year	Reason	Land Value	Improvement Value	Total Value
2024	02- Assessment Update	120,000	224,800	344,800
2023	02- Assessment Update	120,000	227,200	347,200
2022	02- Assessment Update	105,000	267,200	372,200
2021	01- Revaluation	48,800	219,200	268,000
■ 1 2 3 4	5 6 ▶ № 5 ▼ items per pag	ge		1 - 5 of 27 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$242,100.00
2024	HTR Homeowner Value	\$219,800.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.36	\$120,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2018	n/a	n/a	1325	Fin SF
R01	G01	ATTGAR	Attached Garage	0	24.00	22.00	516	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,325	1,325
Totals				Gross	Finished
				1325	1325

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description	
		No	permits data is available.	

General Information

Owner: Mailing Address:

Property Address: 20294 John Ln

Neighborhood: 310000 Caldwell Rural Tracts & Subs

Parcel ID: 27226015A0

Property Class: 537 Res Impr on Cat 15

Deeded Acres: 0.3600 District: 184-00

Last updated: 6/24/2025 05:32:22 PM



Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
27226015A0	1003489

Legal Descriptions

Description

15-3N-4W SE SUNNY SLOPE SUB 2 LT 6 IN BLK 13

Ownership Transfer History

Instrument	Date	Owner	Grantee	Туре	
2019010937	3/19/19			Sing	gle
2018001144	1/9/18			Mul	tiple
2011015949	4/20/11			Mul	tiple

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
2024	Homeowner Standard Cap	1/1/19	No Expiration	0.00	100	348,700	125,000	223,700
2025	Homeowner Standard Cap	1/1/19	No Expiration	0.00	100	368,700	125,000	243,700

Net Taxable Value

Tax Year	Description	Value
2025	Original	243,700
2024	Original	223,700

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	120,000	248,700	368,700
2024	02- Assessment Update	120,000	228,700	348,700
2023	02- Assessment Update	120,000	228,700	348,700

Year	Reason Land Value		Improvement Value	Total Value
2022	02- Assessment Update	105,000	271,700	376,700
2021	01- Revaluation	48,800	210,800	259,600
■ 1 2 3 4	▶ № 5 ▼ items per page			1 - 5 of 19 items

■ Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$243,700.00
2024	HTR Homeowner Value	\$223,700.00

Land Details

Land Type	Acres	Total Value
160K SCHEDULE	0.36	\$120,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2019	n/a	n/a	1341	Fin SF
R01	G01	ATTGAR	Attached Garage	0	24.00	22.00	516	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage	
No additional commercial improvements data is present.				

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,341	1,341
Totals				Gross	Finished
				1341	1341

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description		
No permits data is available.					



Certificate of Zoning Compliance / Permit

Development Services Department 111 North 11th Ave., Suite 310 Caldwell, ID 83605 Office: (208) 454-7458

For Inspections Call: (208) 454-7460 Fax: (208) 454-6633 www.canyoncounty.id.gov/dsd

Parcel Number: 27233000 0 Permit Number: BP2023-0415

Township: 3N Parcel Acreage: Permit Is For: MH - Single Wide Range: 4W County Zone: A Square Footage: 924 Section: City Impact Area: Site Address: 15049 FIFTH ST Quarter: SE Caldwell ID Subdivision: SUNNY SLOPE SUB #2 Secondary Residence 15065 FIFTH ST Lot: Block: 16 Address: Sec Line: 1/4 Sec: Project Flood Zone: County Set Backs: Yes Parcel Flood Zone: Zone X - Outside SFHA. City Set Backs: No Front: 30 Front: Hwy Dist: Golden Gate Highway No 3, Rear: 20 Rear: Fire Dist: Marsing Fire, Side: 10 Side: School Dist: Vallivue School No 139, Original Parcel: No SUNNY SLOPE SUB #2 Land Use Case #:

Owner:

Applicant:

Contractor:

CENOTE LLC 18040 CELESTIAL DR NAMPA ID 83687 CENOTE LLC 18040 CELESTIAL DR NAMPA ID 83687

CENOTE LLC 18040 CELESTIAL DR NAMPA ID 83687

0

R	equired Documentation	Date Received	Initials	Required Documentation		quired Documentation	Date Received	Initials
X	Legal Description / Deeds	05/26/2023	CL		Х	Ad Valorem	05/25/2023	MG
X	Building / Site Plans (2)	05/25/2023	MG			PRE-76 Rehab Certificate		
	Engineering					MH Temp Res Permit		
	Res Check					Road Frontage		
	Prescriptive					Easement		
	Manual J S D & E					RUMA		
Х	SWDH Septic Permit	05/25/2023	MG			Development Permit (Flood)		
X	Hwy Dist/ITD Access Permit	05/25/2023	MG			Elevation Certificate		
	Fire District Permit				Х	Property Research	05/25/2023	MG
	Waiver					Address from City		
						Address		

Description: USED COMP 1983 SW MANUFACTURED HOME ON STANDARD SET (SECONDARY RESIDENCE) -

Final SWDH turned in at intake

Application Processed By: Filing Date: 05/25/2023 Status: Active

BP2023-0415 Page 1 of 2

Sta	ndard Zoning /	Building Condition(s)			
		must be illuminated or reflective and displayed on to the public road.	on the residence, at the c	driveway entrance	
	Approved set of pl charged for a re-in	ans must be on-site for inspector or inspection vaspection.	vill fail and a possible \$5	0 fee will be	
	Driveway to be co	nstructed prior to final inspection.			
	Final SWDH Perm	nit required in office or verified by inspector befor	e final.		
	(1) The owner of the(2) The secondary	ONDARY RESIDENCE: he lot or parcel containing the secondary resider residence must have its own address and address. (Ord. 16-001, 1-8-2016)		aced on the home	
	Property owners s locate those easer line, unless approv	responsible for identification of all property bound thall not build any structure on/in an easement at ments. Structures must be at least seventy (70) wed otherwise by the highway district having jurisher the front property line, road right of way line.	nd it shall be the owner's feet from a section line o sdiction. Front Setbacks	responsibility to or quarter-section shall be	
Fee	es				
Dat	e	Fee Item		Amount	
05/2	25/2023	Certificate of Zoning Compliance (Over the Cou	unter) - ZCB	\$80.00	
05/2	25/2023	Other MH Installation SW	callation SW		
05/2	25/2023	Marsing Rural Fire District Impact Fee - Reside	ntial - Per Dwelling	\$1,238.00	
				\$1,468.00	
Rec	ceipts				
Dat		Receipt Number		Amount	
05/2	5/2023	79256		\$230.00	
			Total Paid:	\$230.00	
For cale	endar days from the ninistrator. Please p	ling Permit. blications, this "Certificate of Zoning Compliance date of filing. One extension may be requested bick-up your Building Permit when it is ready duri	in writing and approved	by the Zoning	
	r signature acknow ht to Farm" laws.	ledges that any nuisance complaints regarding a	agricultural activity may b	e limited by the Idaho	
You		knowledges that you have read, understand and	agree to comply with all	the conditions listed	
l aff	irm that all informat	ion provided by me for the completion of this cer	tificate is correct to the b	est of my knowledge.	
App	plicant's Signature:		Date:		
DS	D Staff Accepting A	Application: Sloones	Date: July 11, 20	23	
DS	D Flood Plain Admi	inistrator:	Date:		



MANUFACTURED PERMIT APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

Phone: 208-454-7458 Fax: 208-454-6633

PLEASE READ ATTACHED BUILDING PERMIT CHECK-LIST & SITE PLAN CHECK-LIST BEFORE YOU APPLY **OWNER NAME: PROPERTY** MAILING ADDRESS: **OWNER** (AGENT) **CONTACT NAME:** CONTRACTOR LICENSE#: **ARCHITECT COMPANY NAME: ENGINEER** MAILING ADDRESS: CITY/ZIP: **BUILDER** PHONE: EMAIL: In lieu of the property owner signature, the Applicant/Builder affirms that he/she is an appointed representative of the property owner for the sole intent of filing an application for this permit. Applicant/Builder agrees to indemnify, defend, and hold harmless Canyon County, its elected officials, offices, departments, employees and agents against all liability related to signing this form. Signature CITY/ZIP: SITE INFO PARCEL #: R27233 LOT SIZE/AREA: LOT: BLOCK: // SUBDIVISION: ZONING DISTRICT: 184 - 00 FLOODZONE (YES/NO): MANUFACTURED HOME INFORMATION NEW MANUFACTURED HEAT PUMP _ATTACHED GARAGE/CAR PORT **HOME MANUFACTURER** REHABILITATION COMPLETE __ AD VALORUM MOVE-ON COVERED PORCH/PATIO USED/YR _ AIR CONDITIONER YEAR STANDARD SET (W/SKIRTING) PERMANENT FOUNDATION HOME TO BE DECLARED REAL PROPERTY ___DECLARED AS REAL PROPERTY VALUE BASEMENT (FURNISH CONSTRUCTION DRAWINGS) LENGTH X WIDTH \$ S.F. LIVING SPACE # OF SECTIONS All information provided within this application is correct to the best of my knowledge. I understand that the acceptance of this application does not guarantee that a Building Permit or a Zoning Compliance Certificate will be issued and that this application will be used to help determine if the project complies with the Canyon County Zoning Ordinance and adopted Building Code. Signature: **PERMIT NUMBER:** DATE RECEIVED: RECEIVED BY:

APPLICATION FEF:

CK MO

CC CASH

R27233 PARCEL INFORMATION REPORT

5/25/2023 9:59:07 AM

PARCEL NUMBER: R27233

OWNER NAME: CENOTE LLC

CO-OWNER:

MAILING ADDRESS: 18040 CELESTIAL DR NAMPA ID 83687

SITE ADDRESS: 15049 FIFTH ST

TAX CODE: 1840000

TWP: 3N RNG: 4W SEC: 15 QUARTER: SE

ACRES: 0.74

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY

FIRE DISTRICT: MARSING FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022: AG

FLU Overlay Zone Desc 2030: AGRI-TOURISM EXCLUSIVE FARM USE

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRI-TOURISM EXCLUSIVE FARM USE \ AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0350F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO.: 2022045257

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 15-3N-4W SE SUNNY SLOPE SUB 2 LT 1 & E50' OF LT 3 BLK 16

T78784

PLATTED SUBDIVISION: SUNNY SLOPE SUB 2

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

^{1.} FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.

^{2.} THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.

3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.

4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

FINAL/AS-BUILT - Subsurface Sewage Disposal SOUTHWEST DISTRICT HEALTH Permit #: 008891 13307 Miami Lane Date Rcvd: 01/21/2022 Caldwell, Idaho 83607 Public Health Parcel #: R2723300000 (208) 455-5300 Idaho Public Health Districts EHS: Anthony Lee Owners Name: Brian & Christy Niblett Property Address: 15049 Fifth Street Caldwell ID 83607 Legal Description: Township: 3N Range: 4W Section: 15 Subdivision: SUNNY SLOPE SUB 2 Lot: 3 Block: 1 System Type: Gravel (Yards): Gravel Drainfield 28 System Mfg: Sand (Yards): Kevin Bright 01/21/22 N/A N/A Payette River Excavation, LLC 15049 5th St Permit #008891 (208) 230-5928 Septic/ Trash Tank (Gal): Installation Depth (Inches): 2-47598 1000 (existing) + 125048 Tank: 43.589627N Larken Precast 1250 Gallons Septic/ Trash Tank Mfr: Date Installed: -116.801429W D-Box: 43.589598N Existing Tank Larken Precast 01-21-2022 -116.801435W 1000 Gallons Rambo Sand & Gravel Caldwell Pit Depth to Tank Lid (inches): Rock Under Pipe (Inches): 28 yrds of gravel To grade 20" riser to grade 48" depth of system Standpipe/ Riser (inches): Riser Longitude: 6" gravel under pipe 768 square feet 20 -116.801429W Pump Tank (gallons): Riser Latitude: N/A 43.589627N Pump Tank (Mfg): Well Installed Yes No N/A 50 +Drainfield Width (Ft): Distance to Tank Ft): Distance to 100 +Drainfield (Ft): Shop Drainfield Length (Ft): Text Valve: Yes V No Drainfield Area Installed (Sq. Ft.): Dist-Box: ☐ Yes ✔ No 768 Drop-Box: ☐ Yes ✓ No Effective Area (Sq. Ft.): 768 All plans, specifications, and conditions contained in the Technical Allowance Granted: Yes approved permit application are hereby incorporated into and ✓ No Comments: may be enforceable as part of the permit. Installer Name: Payette River Excavation, LLC Signature: Unavailable Installer Number: 2-47598 Date: 01/21/2022 By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge. OFFICIAL USE ONLY Anthony Lee Digitally signed by Anthony Lee Date: 2022.01.21 08:44:41 -07:00 As-Built provided by EHS **EHS Final Inspection Signature** As-Built provided by Installer 035 01/21/2022 **EHS** Code Date

New Individual Sewage Permit

Subsurface Sewage Disposal



Southwest District Health

13307 Miami Ln Caldwell ID 83607 United States Permit #:

#: 008891

Date:

11/10/2021

Parcel #:

R2723300000

Applicants Name:	Brian & Christ	ty Niblett							
Land Owner Name:	Brian & Christ	y Niblett							
Property Address:	15049 Fifth St Caldwell ID 83								
Legal Description			Township:	3N	Rang	e: 4W	Se	ection:	15
			_						
Subdivision:	SUNNY SLOPI	E SUB 2	Lot:	3		k: 1	Size	(acres):	
Subdivision: Type of Install		E SUB 2 Type of System:	Lot:	3				(acres):	ource:

Conditions of Approval

- The existing 3-bedroom house and the new 2-bedroom house will connect to a shared drainfield.
 Existing 1000 gallon tank + 1000 gallon tank required.
 (Two) 6 feet wide by 63 feet long trenches or equivalent.
- Install no deeper than 48 inches.

Basic

- Confirm all surrounding well locations.
- Changes to structure floorplans must be submitted to SWDH prior to septic installation.

Optional System Type:

- Modifications to an approved plot plan must be submitted prior to septic system installation.
- If Lift Station/Pump is needed Complex Installer is required.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Follow install per approved proposed plot plan

per approved	ropooda piot pian				
 Daily flows and/or tank adjust 	sted for dwelling size	Э			
Unless otherwise stated within th	is permit, all requi	irements of ID	APA 58.01.03 shall be met	upon system in	stallation.
Number of Bedrooms:					3+2 Bedroom(s)
Design Flow:				450	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day):	B-1 / 0.6	Adjusted Loading Rate:		
The minimum septic tank capacity	is:			1000+1000	Gallons
The minimum effective drainfield a	bsorption area is:			750	Square Feet
The drainfield can be no closer to	permanent/ intermitt	ent surface wa	ter than:	200	Feet
Note: Final	approval of this pe	ermit requires	inspection of the uncovere	ed system.	
All plans, specifications, and c enforceable as part of the permit. T	he permit will expire	(1) year from	d permit application are here date of issuance. The permit ne expiration date.	by incorporated i may be renewe	into, and are d if the renewal is
Permit Approved By:	Anthony Le	Digitally signed by Anthony Lee Date: 2021.11.10 15:43:	52	11/10/2021	

Anthony Lee Anthony Lee Date: 2021.11.10 15:43:52 -07'00'	11/10/2021
Anthony Lee	Permit Issue Date:



GOLDEN GATE HIGHWAY DISTRICT No. 3 APPROACH PERMIT & APPLICATION

GGHD-001 Mar 2017 Page 1 of 2

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

I certify that I am the owner (or authorized representative	e of owner) of the proposed property to be served, and
agree to do the work requested herein in accordance with Provisions, and the Plans made a part of this Permit.	the General Provisions printed on Page 2, the Special
Conote LLC	Philad
NAME OF APPLICANT/PERMITTEE	SIGNATURE OF APPLICANT/PERMITTEE
15049 FIFTH St	5/22/23
Caldwell IP 83607	2081713-5180
P27133	PHONE (CELL NUMBER PREFERRED)
PARCEL NUMBER or LOT/BLOCK	Criday 77 Ogim-com
ROAD NAME: 5'th BETWEE	N Sunny Slope & Highway 59
CIDE OF BOAR	SECOND CROSS STREET SECOND CROSS STREET CIRCLE DRIVEWAY:
SECTION II - WORK AUTHORIZATION (TO BE COMPLETED BY HIGH	IWAY DISTRICT)
SPEED LIMIT: SIGHT DISTANCE:	
ROAD CLASSIFICATION: CULVERT(S) REQUIRED: Minor Arterial	time This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.
Subject to all terms, conditions and provisions shown on this for to perform the work as described. SIGNATURE – HIGHWAY DISCRET OF THIS PERMIT MUST BE PRESENT AT 1	FFICIAL DATE
SECTION III - FINAL APPROVAL	2 CONSTRUCTION
	LA PROVIDE
This Permit expires 120 days from issue date unless extension for final inspection at (208) 482-6267 prior to Permit expiration.	s granted. Permittee must complete work and call or forfeit deposit.
FINAL APPROVAL GRANTED BY: SIGNATURE - HIGHWAY DISTRICTOR	5-22-23
Deposit Refunded? Yes, date 5/22/23 No, basis for \$200 CK # 31985	DAIL

FINAL ACCESS ROAD PERMIT

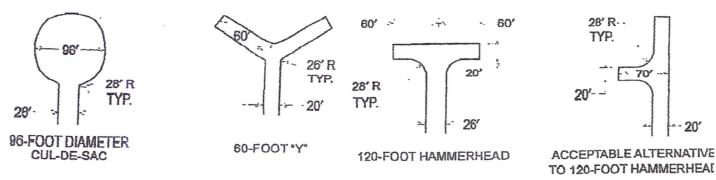
TO:
Canyon County Development Services

☐ Owyhee County Planning and Zoning

The access road for the Marsing Fire District must be a minimum of 20' wide with a good gravel base.

One of the following turnarounds can be used but cannot be closer than 135' from the house.





Name of Owner Kristie Niblett

Name of Property T B D 5th 5t CALDWELL TO

- The access road and turnaround meets Marsing Fire District requirements.
- The access road and turnaround does NOT meet Marsing Fire District requirements.

Marsing Fire District

Marsing, Idaho

Signed

Date 5-23-23

SD 2006-252

this Duplicate
to the Origin
in the Record
County, Idaha CERTIFICATE 340484 comprising the NE% of the NE% of Sec. 22, T.3N., R.4W.B.M. CANYON COUNTY, IDAHO. UNINY SLC Sub-division, 400 MYRTLE on this App A day of July, AD. 1949. A SECOND CONTRACTOR CO Comments of the comments of th ~ DEDICATION ~ The first things of the control of t STATE OF IDAHO SS. STATE OF IDAHO SecounTY OF CANYON STATE OF IDAHO 627

SUMMY SLOPE SUB-DIV, IN SEC. 22, T3N, R4W, B.M.

DUPLICATE PLAT BOOK 3 PAGE 35

2022-045257 RECORDED 09/30/2022 10:08 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 NHANEY \$15.0

QUITCLAIM DEED

DEED

BRIAN AND CHRISTY NIBLETT

For Value Received

Brian Niblett and Christy Niblett, husband and wife, Grantor do hereby convey, release, remise and forever quit claim unto

Cenote LLC, Grantee

whose address is 18040 Celestial Drive, Nampa, Idaho 83687

the following described premises, to-wit:

Lot 1 and the East 50 feet of Lot 3 in Block 16 of Second Sunnyslope Subdivision, according to the official plat thereof, filed in Book 5 of Plats at Page(s) 2, records of Canyon County, Idaho.

together with their appurtenances.

Dated: September 26, 2022

Brian Niblett

State of Idaho, County of Canyon

771.1

This record was acknowledged before me on Sept Christy Niblett.

Signature of norany public

Commission Expires:

MARCEY R KIEBERT COMMISSION #60131 NOTARY PUBLIC STATE OF IDAHO

, 2022 by Brian Niblett and

ant Nelth

NARCEY R KIEBERT Provident in Middleton, ID Commission Expires: 08/16/2024 To whom it may concern;

The newer manufacture home has been put on the property with new septic and power to replace the older home that is converted to a tool shed/storage.

M

The tool shed won't active plumbing. 4/24/23



STATE OF IDAHO

Phil McGrane | Secretary of State **Business Office** 450 North 4th Street PO Box 83720 Boise, ID 83720

May 24, 2023

Request Type: Certificate of Existence/Filing

Request #:

0005250697

Receipt #:

000829514

Regarding:

Cenote LLC

Filing Type:

Limited Liability Company (D)

Formation/Qualification Date: 08/23/2022

Status:

Active-Existing

Duration Term:

Perpetual

Copies Requested:

Issuance Date: 05/24/2023

File #:

4866660

Formation Locale: IDAHO

Inactive Date:

Certificate of Existence

I, Phil McGrane, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

Cenote LLC

is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above.

Phil McGrane

Idaho Secretary of State

Processed By: Business Division Verification #: 023872227

Phone: 208-334-2301 * Email: business@sos.idaho.gov * Website: sosbiz.idaho.gov





Christy Niblett sellidahohomes@gmail.com

Home **Amendment to Certificate of Organization of Limited Liability Company** My Work Queue My Records Confirm Please review all information entered before proceeding. **Entity Name** Amendment to Certificate of Organization of Limited Liability Company The file number of this entity 0004866660 on the records of the Idaho Secretary of State is:

Managers and Members

4. Managers and Members

Name	Title	Address
Christy Niblett	Manager	18040 CELESTIA DRIVE NAMPA, ID 83687
Brian Niblett	Manager	18040 CELESTIA NAMPA, ID 83687
+ Cade Niblett	Manager	15049 5TH ST CALDWELL, ID 83706

d			

Home

Search

Save Draft

Previous Step

Next Step

Forms

Lists

My Work Queue

My Records

Data Requests

Help

MANUFACTURED HOUSING

NAME OR ADDRESS CHANGE FORM



CANYON COUNTY ASSESSOR

MANUFACTURED HOUSING DEPARTMENT 111 N 11TH AVE STE 250 CALDWELL, ID 83605 (208)454-6657

DATE:	M	/H PARCEL #	REAL ACCT	'#: TITLE #:	
May 24, 2023	9	78784000 0 27233000 0		22089157	
MAKE		YEAR:	SIZE:	VIN:	
СОМР		1983	14x66	S10397	

ADDING OR DELETING OF NAME OR ADDRESS

TUS CURRENT LOCATION STATUS	
Sec Twn Rge Qtr	
15 3N 4W SE	
MH Park or Sub	
Sp # or Lot & Block	
Subdivision:	
PHYSICAL ADDRESS:	
15049 FIFTH ST, CALDWELL	
ATTELLECTIME NEW ON OUR TAY DOLLS FOR 2022	
Sp # or Lot & Block Subdivision: PHYSICAL ADDRESS:	

REMARKS:

TITLE AND AD VALOREM MUST BE TAKEN TO THE DMV TO FINISH THE TRANSFER

208-713-5180

DEPUTY ASSESSOR

JANET MILLS

PAYMENT OF TAXES NOT REQUIRED AT THIS TIME.

PLEASE OBTAIN AN AD VALOREM FORM FROM THE ASSESSOR'S OFFICE IF YOU ARE MOVING, SELLING OR REPOSSESSING A MANUFACTURED HOME. THANK YOU

Issuance of a Certificate of Address 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

Parcel Number: R27233

Site Address: 15065 5th St

City, State, Zip: Caldwell, ID 83607

Building Permit Number: BP2023-0415

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.

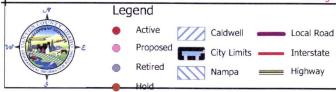
Effective Date: 7/11/2023 Address Issued By: SHuggins





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.



Scale: 1 in = 148 Feet Map Scale: 1:1:1,774

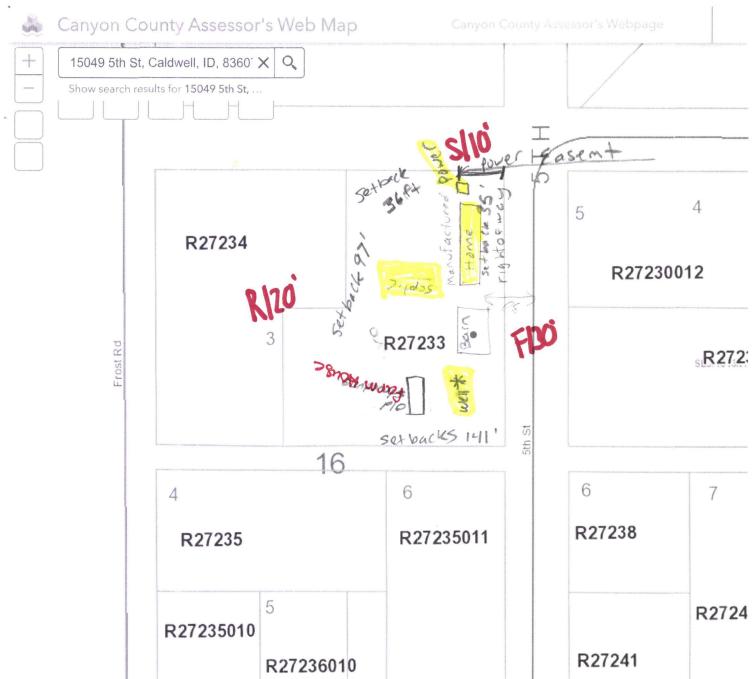
The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County,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



REVIEWED FOR CODE COMPLIANCE

Canyon County Building Dept.
Permit # 3P 2023 - 0415

Plan CheckBy MG
Date 711113



Dan Lister Exhibit B7

From: Brian Christy Niblett <sellidahohomes@gmail.com>

Sent: Wednesday, December 6, 2023 12:11 PM

To: Dan Lister

Subject: Re: [External] Re: Niblett BP2023-0415

Ok thanks. We're going to need to get with our accountant on this to see what is feasible for this property to keep this property. He's super busy so it may take some time before I can start the variance process. Thanks again.

On Wed, Dec 6, 2023 at 11:26 AM Dan Lister < <u>Daniel Lister@canyoncounty.id.gov</u>> wrote:

Here is another view of the setback with approximate distances from boundaries. It would take a surveyor to find the property boundary and measure the minimum setbacks.



From: Dan Lister

Sent: Wednesday, December 6, 2023 10:52 AM

To: 'Brian Christy Niblett' < sellidahohomes@gmail.com>

Subject: RE: [External] Re: Niblett BP2023-0415

Brian,

Clarification: BP2023-0415 was submitted 5/25 and issued 8/16. The issuance included the setback requirements as shown below:



From: Dan Lister

Sent: Wednesday, December 6, 2023 10:26 AM

To: 'Brian Christy Niblett' < sellidahohomes@gmail.com>

Subject: RE: [External] Re: Niblett BP2023-0415

Brian/Christy,

The subject parcel is zoned "A" (Agricultural). The minimum required setbacks are: Front: 30', Rear: 20', and Side: 10' measured from the property boundary lines. Due to the property fronting on three public rights-of-ways, the property has three fronts (as shown below).

Front: 30'



The minimum setbacks are County requirements and are not setbacks under fire or highway district jurisdiction. Therefore, the letter from Golden-Gate Highway District may waive their requirements, but they do not waive County setback requirements.

If the building, which appears to be placed on the property without a County permit, cannot meet setbacks, a variance is required. If the modification is greater than 33%, it requires a public hearing (\$950 application fee). If the modification is 33% or less, a Director's Decision variance is required (\$600). See attached applications.

The parcel appears to have two dwellings, one from 1935 and the modular (unpermitted) placed on the property. The parcel is zoned "A" and therefore is allowed a primary and secondary dwelling subject to CCZO Section 07-10-27 & 07-14-25(1) which requires the owner of the parcel to live on-site to qualify for a secondary dwelling. At the time of building permit submittal, evidence that the owner lives on-site is required. Evidence is typically proof of a homeowner's exemption. Without proof, a secondary dwelling is prohibited.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **
PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.
From: Brian Christy Niblett < sellidahohomes@gmail.com >
Sent: Wednesday, December 6, 2023 9:01 AM To: Dan Lister < Daniel. Lister @canyoncounty.id.gov>
Subject: [External] Re: Niblett BP2023-0415
Here is the waiver from the highway department on this property.
On Mon, Dec 4, 2023 at 10:15 AM Brian Christy Niblett < sellidahohomes@gmail.com > wrote:
Hi Dan,
Just getting back to this property 15049 Fifth Street Caldwell ID (since we were finally able to get our other things situated out on the other properties in Wilder) Apparently the set backs are not correct. When the house was set it was verified with the Highway district and the Fire Department. However, because of our lack of understanding, we

didn't realize the county needed to approve it as well. (We have learned a lot since then)

That being said, it is all set and approved through the building department, however, we need final approval through P&Z. What do we need to do to get this approval for a variance?
Thanks again for all your help.
Brian and Christy Niblett
Cell 208 353 6854
Authority Real Estate
Search homes at <u>www.sellidahohomes.com</u>
"We Love Your Referrals!"
We Love Tour Relettais:

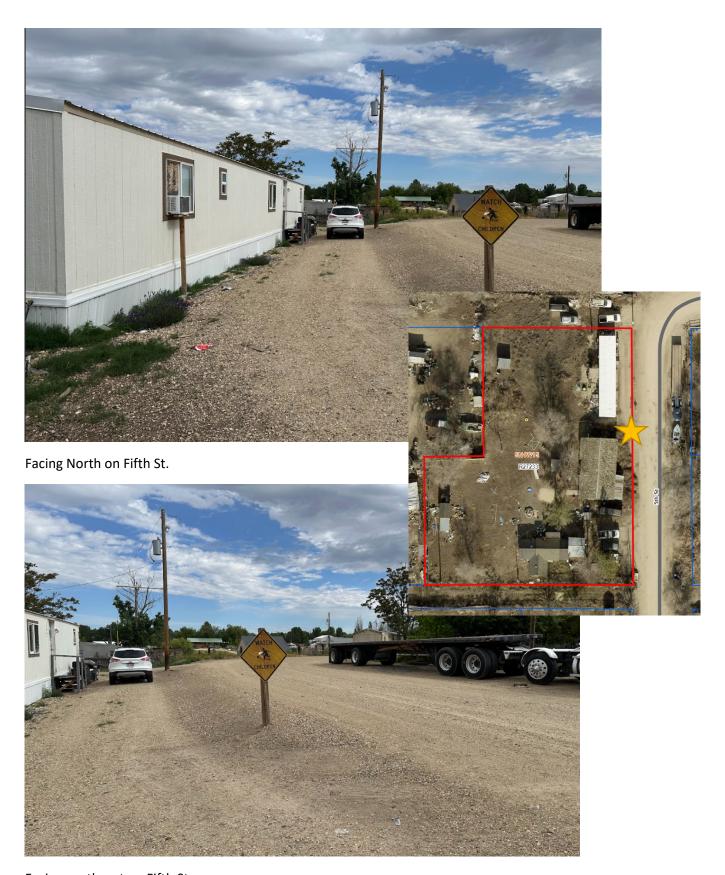
EXHIBIT C

Site Visit Photos: May 23, 2025

Hearing Examiner

Case# ZV2024-0002

Hearing date: July 7, 2025



Facing northeast on Fifth St.



Facing East on Fifth St.



Facing southeast on Fifth St.



Facing south on Fifth St.



Facing southwest on Fifth St.



Facing west on Fifth St.



Facing northwest on Fifth St.



Primary Residence addressed at 15049 Fifth St.



Shop on site



Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>

Sent: Friday, December 6, 2024 7:10 AM

To: Arbay Mberwa

Subject: [External] RE: Agency Notification / Christy Niblett / ZV2024-0002

Hi Arbay,

Hi Arbay,

Per request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? No, the property does not meet the criteria for a Nutrient Pathogen Study.
- 2.) Will adequate sanitary systems be provided to accommodate the use? Yes, there is an existing septic system connected to the manufactured home.
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? No concerns with the proposed variance as long as the footprint of the house does not encroach upon the septic tank and drainfield area.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org 13307 Miami Ln., Caldwell, ID 83607

From: Jennifer Almeida < Jennifer. Almeida@canyoncounty.id.gov>

Sent: Wednesday, December 4, 2024 3:05 PM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com'>; 'marsingruralfire@gmail.com'</marsingruralfire@gmail.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <bra> <bra> <bra> <bra> <bra> <bra> <bra>
 <bra>
 <

<Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov>

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 8, 2024** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Arbay Mberwa at arbay.mberwa@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605

Subject: Agency Notification / Christy Niblett / ZV2024-0002

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW <u>public</u> office hours **Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm Wednesday 1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Arbay Mberwa Exhibit D1.1

From: Anthony Lee <Anthony.Lee@swdh.id.gov>

Sent: Monday, June 16, 2025 3:17 PM

To: Arbay Mberwa

Subject: RE: [External] RE: Agency Notification / Christy Niblett / ZV2024-0002

Hi Arbay,

The septic and drainfield must be at least 5 feet and 10 feet (20 feet with basement) from a foundation or slab, respectively.

Please let me know if you have any additional questions.

Thank you,



Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Arbay Mberwa < Arbay. Mberwa@canyoncounty.id.gov>

Sent: Monday, June 16, 2025 2:07 PM

To: Anthony Lee <Anthony.Lee@swdh.id.gov>

Subject: RE: [External] RE: Agency Notification / Christy Niblett / ZV2024-0002

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hi Anthony,

How far does a structure need to be from the septic tank and drain field? Parcel R27233 is requesting a variance to keep the secondary residence in it's current location but it doesn't meet county setbacks. There is a septic system directly behind the secondary residence and the applicants claim the secondary residence cannot be relocated due to the placement

of the septic system (Permit #008891). Is there enough space/acreage on the parcel that the secondary residence can be



relocated?

Thank You,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

<u>Public</u> office hours:

Monday, Tuesday, Thursday and Friday

8am-5pm

Wednesday: 1pm – 5pm

**We will not be closed during lunch hour **

From: Anthony Lee < Anthony.Lee@swdh.id.gov >

Sent: Friday, December 6, 2024 7:10 AM

To: Arbay Mberwa < Arbay. Mberwa@canyoncounty.id.gov >

Subject: [External] RE: Agency Notification / Christy Niblett / ZV2024-0002

Hi Arbay,

Hi Arbay,

Per request for the questions below.

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 8, 2024** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Arbay Mberwa at arbay.mberwa@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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 **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Arbay Mberwa Exhibit D2

From: BRO Admin <BRO.Admin@deq.idaho.gov>

Sent: Monday, June 9, 2025 10:23 AM

To: Arbay Mberwa
Cc: Jennifer Lahmon

Subject: [External] RE: Agency Notice ZV2024-0002 / Cenote LLC

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality 1445 North Orchard Street Boise, Idaho 83706 P: (208) 373-0550 | http://www.deq.idaho.gov/

Carlene.Oberg@deq.idaho.gov

Developer. Empathy. Woo. Includer. Belief

From: Caitlin Ross < Caitlin.Ross@canyoncounty.id.gov>

Sent: Tuesday, June 3, 2025 9:35 AM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>;

'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'marsingfiredistrict@yahoo.com'

<marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; Knute Sandahl

<Knute.Sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com'

<brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;

'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com'

<arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com'

<jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

<Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>;

'gashley@boiseproject.org' <gashley@boiseproject.org>; 'wilderirrigation10@gmail.com'

<wilderirrigation10@gmail.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'

<anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>;

'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth

<Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>;

Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Eric Arthur

<Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; Lucy Ostyn

<lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; GIS and Addressing Division

<GISAddressing@canyoncounty.id.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>;

'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice ZV2024-0002 / Cenote LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice regarding the scheduled Hearing Examiner hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **July 7, 2025** at 1:00 pm has been set for this case along with a final deadline of **June 27, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner Arbay Mberwa at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: <u>Caitlin.Ross@canyoncounty.id.gov</u>
Website: <u>www.canyoncounty.id.gov</u>

Development Services Department (DSD)

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 **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

RICHARD MURGOITIO CHAIRMAN OF THE BOARD

ROBERT D. CARTER

THOMAS RITTHALER

APRYL GARDNER SECRETARY-TREASURER

MARY SUE CHASE

ASSISTANT SECRETARY-

TREASURER

ASSISTANT PROJECT MANAGER

DAN SHEIRBON VICE CHAIRMAN OF THE BOARD BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD BOISE, IDAHO 83705-3155 OPERATING AGENCY FOR 167 000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

> NAMPA-MERIDIAN DISTRICT BOISE-KUNA DISTRICT WILDER DISTRICT NEW YORK DISTRICT

> > **BIG BEND DISTRICT**

Exhibit D3

09 June 2025

TEL: (208) 344-1141 RECEIVED

RECEIVED FAX: (208) 344-1437

Canyon County Development Services 111 North 11th Ave., Ste. 310 Caldwell, Idaho 83605

RE: Brian Niblett

> 15065 5th St. Caldwell, ID Wilder Irrigation District Evers Lateral 09+10 Sec. 15, T3N, R4W, BM.

2024-0002-Variance Request

W-407-3

Arbay Mberwa:

There are no Boise Project or Wilder Irrigation District facilities located on the abovementioned properties; however, they do in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler

Assistant Project Manager, BPBC

tbr/tr

cc: Tony Averman

Watermaster, Div. 4, BPBC Lisa Sweet Secretary – Treasurer, WID

File

Arbay Mberwa Exhibit D4

From: Bob Watkins <bobw@gghd3.org>
Sent: Monday, June 16, 2025 2:53 PM

To: Arbay Mberwa

Subject: [External] RE: R23233 Variance for Setback Requirements

Arbay, it is considered an alley which is a platted public right of way unmaintained by the Highway District.

Best,

Bob Watkins Director of Highways Golden Gate Highway Dist.#3

From: Arbay Mberwa < Arbay. Mberwa@canyoncounty.id.gov>

Sent: Monday, June 16, 2025 1:47 PM **To:** Bob Watkins
bobw@gghd3.org>

Subject: R23233 Variance for Setback Requirements

Hello,

I'm working on a variance case on parcel R27233 to keep the secondary residence (in white) in place, as it currently does not meet county setback requirements. The parcel is platted in Sunny Slope Subdivision 2 (attached). Does John Lane extend out to Frost Road (portion in question is highlighted in purple)? Is that portion public right of way or has it been vacated.



Thank you,



Arbay Mberwa

Associate Planner Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605

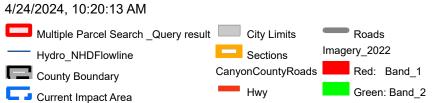
Direct Line: 208-455-6039

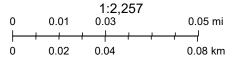
Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Canyon County, ID Web Map







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



Exhibit A

VARIANCE >33% PUBLIC HEARING - MASTER APPLICATION

	OWNER NAME: Cenote LC	
PROPERTY	MAILING ADDRESS: (ROYO CELESTIA DO Namp : 831	8
OWNER	18040 (Plestia N/ Nampa 801	
	s application and allow DSD staff / Commissioners to enter the property for site	
inspections. If the	he owner(s) is a business entity, please include business documents, including	
	those that indicate the person(s) who are eligible to sign.	
Signature:	Date: 12/3/23	
	APPLICANT NAME:	
APPLICANT:	COMPANY NAME	
IF DIFFERING FROM THE		
PROPERTY	MAILING ADDRESS: 18040 Celestia Dr Nampa, 10 8368	7
OWNER	EMAIL:	
	STREET ADDRESS: 15065 FIFTH ST	
	PARCEL NUMBER:	
SITE INFO	KO 1000	
	PARCEL SIZE:	
	FLOOD ZONE (YES/NO) ZONING DISTRICT:	
	FOR DSD STAFF COMPLETION ONLY:	
CASE NUMBER	ZV2024-0002 DATE RECEIVED: +123/24	
RECEIVED BY:	APPLICATION FEE: CK MO/CC CASH	

MASTER APPLICATION

Exhibit A1

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

Phone: 208-454-7458

Fax: 208-454-6633



	OWNER NAME: Canote LLC	
PROPERTY OWNER	MAILING ADDRESS: (elestia Dr Nampa ID 5368)	
OWNER	PHI EMAIL:	
I consent to this	application and allow DSD staff / Commissioners to enter the preperty for site inspections. If owner(s) are a susmess entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature:	Date: 12/4/23	
(AGENT)	CONTACT NAME:	
ARCHITECT	COMPANY NAME:	
BUILDER MAILING ADDRESS:		
	PHONE: EMAIL:	
	STREET ADDRESS: 15065 Fith St Caldwell	
	PARCEL#: R27233 LOT SIZE/AREA:	
SITE INFO	LOT: 1 BLOCK: 16 SUBDIVISION: SURVY STOPE	
	QUARTER: SECTION: 15 TOWNSHIP: 73N RANGE: KYW	
	ZONING DISTRICT: R FLOODZONE (YES/NO): NO	
HEARING	CONDITIONAL USECOMP PLAN AMENDMENTCONDITIONAL REZONE	
LEVEL	ZONING AMENDMENT (REZONE)DEV. AGREEMENT MODIFICATIONVARIANCE > 33%	
APPS	MINOR REPLATVACATIONAPPEAL	
	SHORT PLAT SUBDIVISION PRELIMINARY PLAT SUBDIVISION FINAL PLAT SUBDIVISION	
DIRECTORS	ADMINISTRATIVE LAND DIVISIONEASEMENT REDUCTIONSIGN PERMIT	
DECISION	PROPERTY BOUNDARY ADJUSTMENT HOME BUSINESS VARIANCE 33% >	
APPS	PRIVATE ROAD NAMETEMPORARY USEDAY CARE	
	OTHER	
CASE NUMBI	ER: DATE RECEIVED:	
RECEIVED BY	APPLICATION FEE: CK MO CC CASH	



VARIANCE >33% PUBLC HEARING - CHECKLIST

Variance Over 33%: The commission shall consider all other applications for variances in accordance with the notice and hearing procedure of article 5 of this chapter CCZO Section 07-08-01(3)

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)			
Proof of application/communication with (varies per application):			
Southwest District Health		/	
Irrigation District		V	
Fire District		V	
Highway District/ Idaho Transportation Dept.		V	
Area of City Impact (if applicable)			
Deed or evidence of property interest to the subject property			
Fee: \$950.00			
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.

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan: All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses Easement locations and dimensions Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope Areas of steep slopes, wetlands, and/or floodplain Existing or proposed fences □ Signs Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. Any other site features worth noting The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter: A description of the proposed use and existing uses A description of the proposed request and why it is being requested Expected traffic counts and patterns Phasing of development How proposed use may affect neighboring uses A description or further explanation of the site features (see site plan list above) Explanation of any other permits through other agencies that may be required Description of business operations, such as number of employees, hours of operation, delivery and shipping A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan Any other items which may require further explanation

Exhibit A2

This letter of intent is to inform you of the property at 15065 Fifth St Caldwell Idaho. When the manufactured home was placed approx. 3 years ago in its current spot, we thought we had met the setbacks from the middle of the street from 30 feet. After seeking approval from the Highway district, Fire department, Idaho Power, and Southwest District Health, we put the home 33 feet from the middle of the street just to be safe. We did not realize (we were mis informed) it was from the property line and not the center of the street.

We acquired appropriate permits for septic and power and thought that all was fine with the property until we were notified differently. We responded to the county quickly. We had the property professionally measured and due to the lot size and placement of the septic the mobile home cannot be moved to a different location. It would be a severe hardship to have to move the building. Not only would it be impossible to move to a different location on the lot (due to the new septic location), but it would also hurt the local housing crisis, by eliminating a home and occupants. The home also conforms with the various setbacks of other homes and buildings in the same neighborhood post the year 1979 and is consistent with public interest for the area and neighborhood where it sits. The home is an improvement and update to help beautify the neighborhood.

We have been through all other building permit inspections and the home has been found to meet current codes for approval. The highway department has waived the setback on the East/West and North/South boundaries (as documented) to help allow the home to stay where it is. Along with other entities who are in favor of the location of the home and have signed off.

This property is not in any current long-term or short-term comprehensive plans for either Caldwell or Marsing cities. The current septic also promotes the long-term goals of Canyon County's land division polices as well as Southwest District Health's.

We appreciate your attention to this matter. Thank you for your time and understanding.

Sincerely,

Cenote LLC

LAND USE WORKSHEET

Exhibit A3

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11 $^{\mathrm{th}}$ Avenue, #140, Caldwell, ID 83605

Phone: 208-454-7458 Fax: 208-454-6633



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 widthInst. #				
6.	INTERNAL ROADS:				
	Public				
7.	FENCING N				
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) MA				

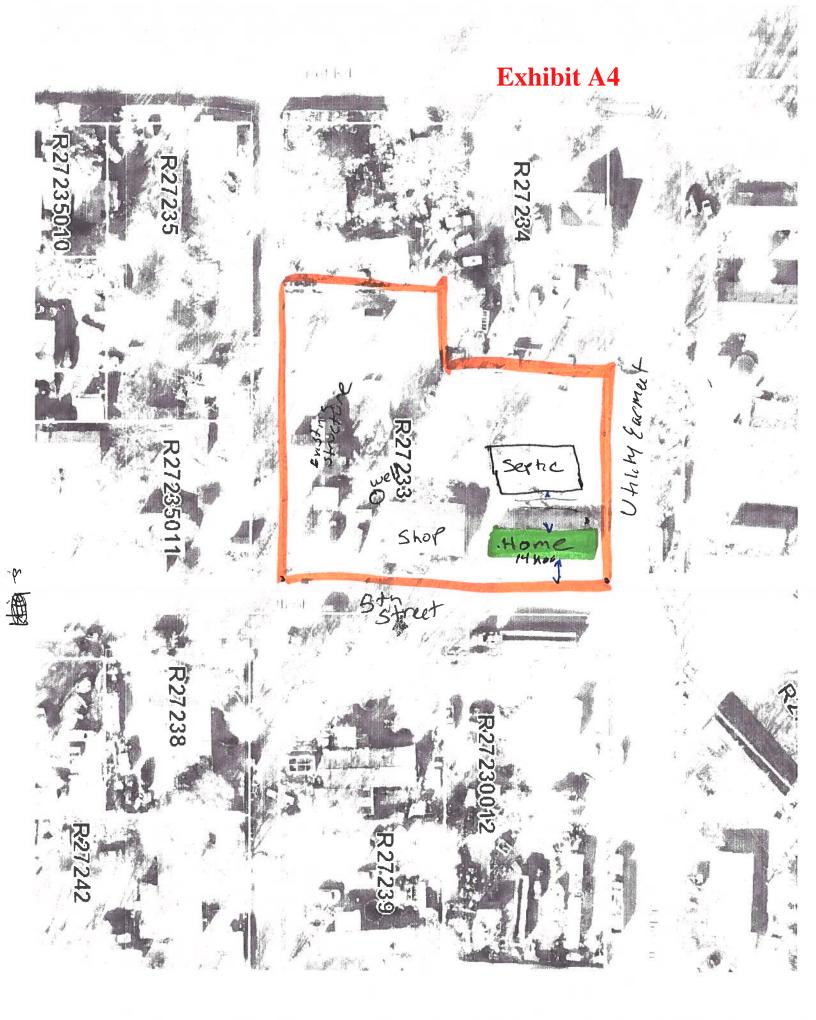
	RESIDENTIAL USES		
1.	1. NUMBER OF LOTS REQUESTED: μ		
	□ Residential □ □ Commercial □ □ Industrial □		
	□ Common □ Non-Buildable □		
2.	ETDE CURRECCION.		
2.	FIRE SUPPRESSION: □ Water supply source:		
	1110		
3.	INCLUDED IN YOUR PROPOSED PLAN?		
	☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None		
	NON-RESIDENTIAL USES		
_	NIA		
1.	SPECIFIC USE:		
2.	DAYS AND HOURS OF OPERATION:		
	□ Monday to		
	□ Tuesday to		
	□ Wednesday to		
	□ Thursday to		
	□ Friday to		
	□ Saturday to		
	□ Sunday to		
2			
3. 4.	WILL YOU HAVE EMPLOYEES?		
-74	Height: ft Width: ft. Height above ground: ft		
	What type of sign:Wall Freestanding Other		
•	what type of signPreestanding Other		
	5. PARKING AND LOADING: How many parking spaces? Is there is a loading or unloading area?		
	Is there is a loading or unloading area?		
	· ·		

	ANIMAL CARE RELATED USES			
	1.	MAXIMUM NUMBER OF ANIMALS:		
ű.	2.	HOW WILL ANIMALS BE HOUSED AT THE LOCATION?		
		☐ Building ☐ Kennel ☐ Individual Housing ☐ Other		
	3.	HOW DO YOU PROPOSE TO MITIGATE NOISE? MA		
		☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars		
	4.	ANIMAL WASTE DISPOSAL MA		
		☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System		
		□ Other:		

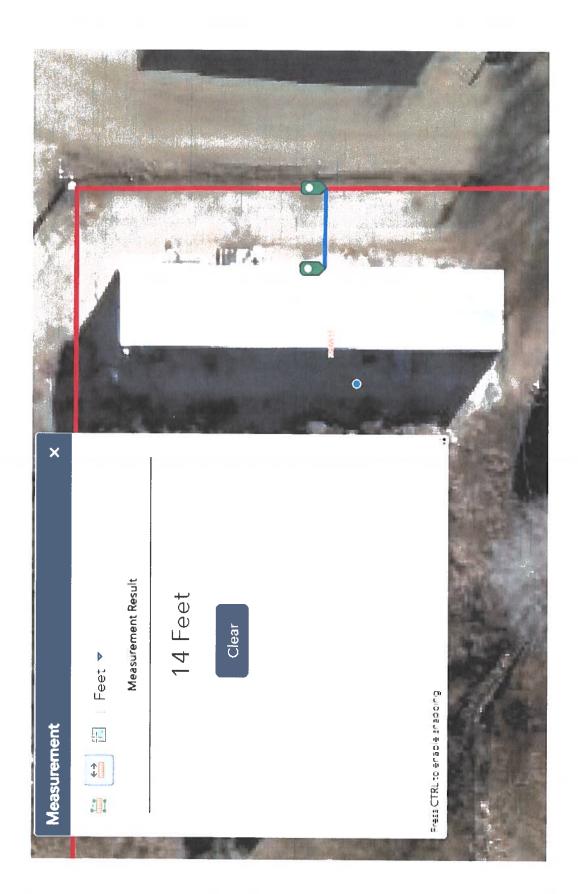


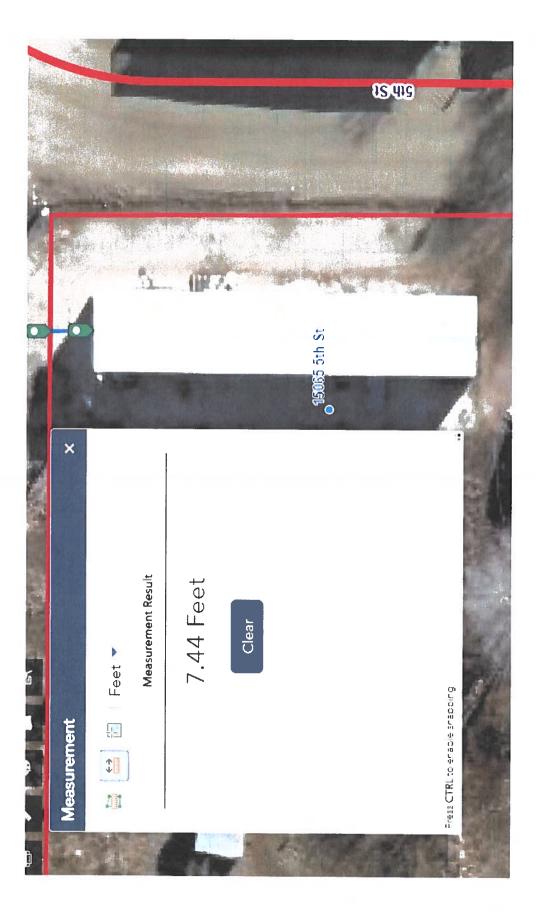
AGENCY ACKNOWLEDGMENT

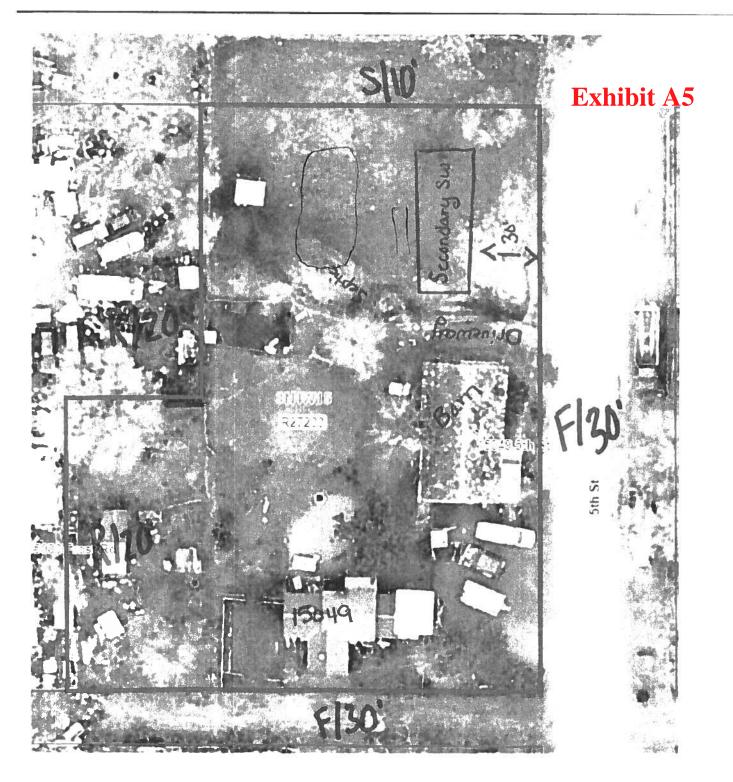
Date: 4/4/24		
Applicant: Ceroto	e LLC	
Parcel Number:	272 35	3 000 00
Site Address: 15	049 15	056 5th st Cololvell
SIGNATURES DO NO The purpose of this form relevant requirements, a early in the planning pro submitted instead of a s	OT INDICATE An is to facilitate consplication procescess. Record of ignature. After the	APPROVAL OR COMPLETION OF OFFICIAL REVIEW. communication between applicants and agencies so that asses, and other feedback can be provided to applicants communication with an agency regarding the project can be ne application is submitted, impacted agencies will be sent a I have the opportunity to submit comments.
Southwest District H Applicant submitted		I review.
Date:	Signed:	
	_	Authorized Southwest District Health Representative (This signature does not guarantee project or permit approval)
Fire District: ☐ Applicant submitted	/met for informa	District:
Date:	Signed:	
-		Authorized Fire District Representative (This signature does not guarantee project or permit approval)
Highway District: ☐ Applicant submitted/	/met for informa	District:
Date:	Signed:	
		Authorized Highway District Representative (This signature does not guarantee project or permit approval)
Irrigation District: ☐ Applicant submitted Date: ☐ HILE 24	/met for informa Signed:	District:
Area of City Impact ☐ Applicant submitted/	/met for informa	City:
Date:	Signed:	N/H
		Authorized AOCI Representative (This signature does not guarantee project or permit approval)











Can on County Ending Soc.

BP 2023 - 0415

Photosomy NG

7111123

15049 5th St. Cald vall ID, 83801 🗶 . O,

R27234 R27230012 R272: 16 R27238 R27235 R27235011 R2724 R27235010 R27241 R27236010

Best. Bedien tilchon 6 Bed

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)

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

Date

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 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Time: Location:

Property description:

The project is summarized below:

Site Location: Proposed access: Total acreage: Proposed lots:

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 <u>not</u> 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, email, written correspondence).

Sincerely,

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



<u>wearryoncounty.iu.gov</u> Priorie: 208-454-7458 Fax: 208-454-6655

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 Parcel Number: R2723 OGS FIXTH ST ZIP Code: Notices Mailed Date: Number of Acres: 74 Current Zoning: Description of the Request: Manofactured **APPLICANT / REPRESENTATIVE INFORMATION** Contact Name: Company Name: Current address: City: State: ZIP Code: 836.05 Phone: Cell: Fax: Email: **MEETING INFORMATION** MEETING LOCATION: 15065 FIRTH ST DATE OF MEETING: 2000 MEETING END TIME: MEETING START TIME: ATTENDEES: NAME (PLEASE PRINT) SIGNATURE: ADDRESS: 3. 4. 6. 7. 8.

10.			
11.			
12.			
13.			
14.			
15.		 DI 15 527 100 LE	
16.		0.0000000000000000000000000000000000000	
17.		3230.19. 11	
18.		6)	
19.			
20.	5 27		

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):

APPLICANT/REPRESENTATIVE (Signature):

Revised 6/9/22

Notice of Neighborhood Meeting Conditional Use Permit Pre-application Requirement for a Public Hearing Date 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 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 (or other case type) is applied. The Neighborhood Meeting details are as follows:

Date: 4/15/24 Time:11 am

Location: 15065 Fifth st Caldwell

The project is summarized: For the continued use of the current manufactured home.

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 PREAPPLICATION 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, email, written correspondence).

Sincerely, Cenote LLC Brian Niblett

FINAL ACCESS ROAD PERMIT

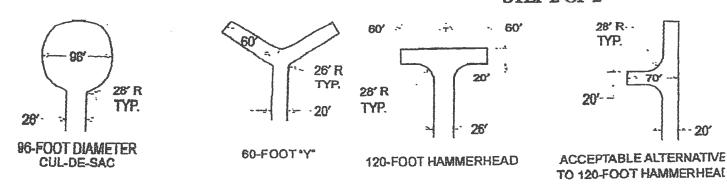
TO: Canyon County Development Services

Owyhee County Planning and Zoning

The access road for the Marsing Fire District must be a minimum of 20' wide with a good gravel base.

One of the following turnarounds can be used but cannot be closer than 135' from the house.





Concerning the property of

Dlame of Owner Christy Niblett

Address of Property 15065 5th Street Caldwell ID

- The access road and turnaround meets Marsing Fire District requirements.
- The access road and turnaround does NOT meet Massing Fire District requirements.

Marsing Fire District Marsing, Idaho

Signed Jung Winger

Date 11-22-23

BP 2023-0415



GOLDEN GATE HIGHWAY DISTRICT No. 3

GGHD-001 Mar 2017 Page 1 of 2

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

APPROACH PERMIT & APPLICATION

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.
Cenote LLC
NAME OF APPLICANT/PERMITTEE SIGNATURE OF APPLICANT/PERMITTEE
15049 FIFTH St 13063 5/22/23
Caldwell IP 83607
CITY STATE 710
R27233
PARCEL NUMBER or LOT/BLOCK EMAIL ADDRESS
SIDE OF ROAD: BETWEEN SUANU Slope & Highway 59 FIRST CROSS STREET SECOND CROSS STREET SECOND CROSS STREET
North South Use of existing Commercial CIRCLE DRIVEWAY:
☐ East ☐ Upgrade of existing ☐ Farmyard ☐ No
☐ Field
SECTION II – WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)
SPEED LIMIT: SIGHT DISTANCE: (LEFT) (RIGHT)
ROAD CLASSIFICATION: CULVERT(S) REQUIRED:
☐ Minor Arterial ☐ Yes, diameter, length TBD NOTICE: ☐ Major Collector ☐ No culvert required at this time. This Permit shall a s
Minor Collector
Local Road Local Road (Low Volume) Local Road (Low Volume) provisions of Idaho Code Title 55, Chapter
PAYMENTS MADE: Check # 102
Permit Fee 500 pd PAVED APPROACH REQUIRED CALL DIGLINE PRIOR TO EXCAVATION
Deposit 7200 /5/21/23 Yes No
SPECIAL PROVISIONS:
Subject to all terms, conditions and provisions shown on this form, or attachments, permission is herebygranted 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) 482-6257 prior to Perior expiration, or forfeit deposit.
FINAL APPROVAL GRANTED BY:
DATE DATE
Deposit Refunded? Wes, date 3/02/23 No, basis for forfeiture: #200 CK # 3/985

Golden Gate Highway District No. 3

Commissioners: Ed Leavitt, Andy Bishop, Fred Sarceda

December 5, 2023

Exhibit A6.1

To:

Canyon Co. Development Services

RE:

Setback Waiver for Parcel R272330(Blk16)

15049 Fifth St. Sunny Slope Sub 2

The 30-ft from property line Setback is <u>partially waived</u> from the East West and North South line(s) of Section 15, R4W, T3N. It is recommended by the Highway District that the setback be reduced to 7-ft measured from the North Property boundary and 14-ft from the East boundary for the proposed house.

The Current resident is proposing a mobile home on parcel R2723300 (BLK 16

Sincerely,

Bob Watkins Director of Highways Golden Gate Highway Dist.#3



Canyon County Assessor

Administrative Building

111 N 11th Ave, Ste 250 Caldwell, Idaho 83605 Phone (208) 454-7431 ~ Fax (208) 454-7349 Brian R. Stender Assessor

Joseph R. Cox Chief Deputy

March 22, 2023

PLEASE RESPOND WITHIN 15 DAYS

Return via email, fax, or mail.

	CENOTE LLC
	18040 CELESTIAL DR NAMPA, ID 83687 PLEASE MAKE CORRECTIONS TO NAMES AND ADDRESSES IF NEEDED
	Our office received notification that a manufactured home was, or will be, placed at 15049 FIFTH ST, CALDWELL. Please complete this form and return it to our office within fifteen (15) days.
	Date Purchased: 215/2022 Date Occupied: Away 3 2022 Estimated date okay Owner Rental
	Year Built: 1983 Make/Model: Manufacture Comp 71 Size: 66 X 4 Serial (VIN) Number: 5 10397 Title Number:
	Serial (VIN) Number: 510397 Title Number:
	Name(s) as appears (or will appear) on title: Brian Scott Wiblett or Christey Jean Niblett
angon -	Name(s) as appears (or will appear) on title: Brian Scott Wiblett or Christey Jean Niblett Purchased From: Sean Kangus Purchase Price: 30 K Date of Delivery: March 2022 Estimated date Okay
	Have you closed on this home? YES NO If no, estimated closing date
	Will this home be declared as real property? YESNO(Additional paperwork required. Forms for Canyon County must be obtained from our office.)
	Is this home replacing another? YESNO If yes, what is happening to other home(s)?
	If sold please provide new owner's name and phone number. If moving please provide new location address. Unit(s) will stay in the name as listed on the DMV records until title(s) are transferred, if applicable.
	Please note that prior to moving, destroying, or transferring a title to a manufactured home, the current years taxes, along with any past due (if applicable), need to be prepaid. A tax receipt will need to be obtained from the county in which the home is located. If this home is owner occupied as your primary dwelling you may qualify for a Homeowner's Exemption. If you have any questions or need additional information, please contact our office at 208-454-6657.
	Phone number: Email:
	Preferred Contact: Phone Email Signature:
	Thank you,
	Janet Mills Manufactured Home Clerk Canyon County Assessor's Office Janet.Mills@canyoncounty.id.gov

Serving the Cities of

FINAL/AS-BUILT - Subsurface Sewage Disposal SOUTHWEST DISTRICT HEALTH Permit #: 008891 13307 Miami Lane Date Rcvd: 01/21/2022 Caldwell, Idaho 83607 Parcel #: R2723300000 (208) 455-5300 Idaho Public Health Districts EHS: Anthony Lee Owners Name: Brian & Christy Niblett Exhibit A8 Property Address: 15049 Fifth Street Caldwell ID 83607 Township: 3N Legal Description: Range: 4W Section: 15 Subdivision: SUNNY SLOPE SUB 2 Lot: 3 Block: 1 System Type: Gravel (Yards): Gravel Drainfield 28 System Mfg: Sand (Yards): 01 21 22 Kevin Bright N/A N/A 15049 5th St Payette River Excavation LLC Perm t =008891 (208) 230-5928 Septic/ Trash Tank (Gal): Installation Depth (Inches): 2-47598 1000 (existing) +1250Larken Precast Tank 43 589627N Septic/ Trash Tank Mfr: Date Installed: 1250 Gallons -116 801429W D-Box 43 589598N Existing Tank Larken Precast 01-21-2022 -116 801435W 1000 Gallons Rambo Sand & Gravel Caldwell Pit Depth to Tank Lid (inches): Rock Under Pipe (Inches): 28 yrds of grave To grade 20" riser to grade 48" depth of system Riser Longitude: Standpipe/Riser (inches): 6" gravel under pipe 768 square feet 20 -116.801429W Riser Latitude: Pump Tank (gallons): N/A 43.589627N Pump Tank (Mfg): Well Installed Yes No N/A 50 +Drainfield Width (Ft): Distance to Tank Ft): Distance to 100+ Drainfield (Ft): Drainfield Length (Ft): Shap 000 Te : 128 Valve: Yes V No Drainfield Area Installed (Sq. Ft.): Dist-Box: Yes No Drop-Box: Yes ♥ No Effective Area (Sq. Ft.): 768 All plans, specifications, and conditions contained in the Technical Allowance Granted: Yes ✓ No approved permit application are hereby incorporated into and may be enforceable as part of the permit. Comments: Installer Name: Payette River Excavation, LLC Signature: Unavailable 2-47598 01/21/2022 Installer Number: Date: By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge. OFFICIAL USE ONLY Anthony Lee Digitally signed by Anthony Lee Date: 2022.01.21 08:44:41 -07'00' As-Built provided by EHS **EHS Final Inspection Signature** As-Built provided by Installer 01/21/2022

Permit #: 008891 01/21/2022

EHS Code

Date

FINAL/AS-BUILT - Subsurface Sewage Disposal SOUTHWEST DISTRICT HEALTH | Permit #: 008891 Date Rcvd: 01/21/2022 13307 Miami Lane Caldwell, Idaho 83607 **Public Health** Parcel #: R2723300000 (208) 455-5300 Idaho Public Health Districts EHS: Anthony Lee Owners Name: Brian & Christy Niblett Property Address: 15049 Fifth Street Caldwell ID 83607 Legal Description: Township: 3N Range: 4W Section: 15 Subdivision: SUNNY SLOPE SUB 2 Lot: 3 Block: 1 System Type: Gravel (Yards): Gravel Drainfield 28 System Mfg: Sand (Yards): N/A N/A Payette River Excallation (LLC) 108 | 28175928 | 147598 Septic/ Trash Tank (Gal): Installation Depth (Inches): 1000 (existing) + 1250Septic/ Trash Tank Mfr: Date Installed: 1250 Galons Figure 20 and a figure 20 and a figure 20 and a figure 20 and a figure 21 in service grape 43 ipengring's system. Larken Precast 01-21-2022 Depth to Tank Lid (inches): Rock Under Pipe (Inches): To grade Standpipe/ Riser (inches): Riser Longitude: 36 souare feet -116.801429W Pump Tank (gallons): Riser Latitude: N/A 43.589627N Pump Tank (Mfg): Well Installed Yes No N/A 50+ Drainfield Width (Ft): Distance to Tank Ft): Distance to 100+ Drainfield (Ft): Drainfield Length (Ft): 128 Valve: Yes VNo Drainfield Area Installed (Sq. Ft.): Dist-Box: Yes ∨ No Drop-Box: Yes ✔ No Effective Area (Sq. Ft.): All plans, specifications, and conditions contained in the Technical Allowance Granted: approved permit application are hereby incorporated into and Yes ✓ No may be enforceable as part of the permit. Comments: Installer Name: Payette River Excavation, LLC Signature: Unavailable 2-47598 Installer Number: 01/21/2022 Date:

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.

OFFICIAL USE ONLY

✓ As-Built provided by EHS

As-Built provided by Installer

Anthony Lee Digitally signed by Anthony Lee Date: 2022.01.21 08:44:41 -07'00'

EHS Final Inspection Signature

EHS Code

Date

01/21/2022

Permit #: 008891 01/21/2022



AGENCY ACKNOWLEDGMENT

Date: 4	114/24		
Applican		LLC	
Parcel N	umber: 2	272 30	
Site Add	ress: 150	49 15	305000 056 stast cololvell
The purporelevant re early in the submitted	CURES DO NO ose of this form equirements, ap ie planning prod lightstead of a sig	T INDICATE / s to facilitate c plication proce ess. Record of mature: After the	APPROVAL OR COMPLETION OF OFFICIAL REVIEW. communication between applicants and agencies so that esses, and other feedback can be provided to applicants communication with an agency regarding the project can be ne application is submitted, impacted agencies will be sent a ll have the opportunity to submit comments.
Large Contract of the Contract	vest District He cant submitted/r	· · · · · · · · · · · · · · · · · · ·	al review.
Date:	04/05/2024	Signed:	Anthony Lee
			Authorized Southwest District Health Representative (This signature does not guarantee project or permit approval)
Fire Di	strict: cant submitted/i	net for informa	District:
Date:		Signed;	
			Authorized Fire District Representative (This signature does not guarantee project of permit approval)
SELECTION OF THE PARTY OF THE P	av District: cant submitted/i	net for informa	District;
Date:		Signed:	
			Authorized Highway District Representative (This signature does not guarantee project of permit approval)
	on District:		District;
☐ Applic	cant submitted/r	net for informa	If review.
Date:		Signed;	
			Authorized Irrigation Representative (This signature does not guarantee project or permit approval)
	City Impact		City:
☐ Applica	ant submitted/n	et for informa	I review.
Date:		Signed:	M/H
			Authorized AOCI Representative (This signature does not guarantee project or permit approval)



5680 E. Franklin Rd., Ste. 150 Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 787386 JR/GC

2021-069366

RECORDED

10/06/2021 01:45 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=1 MKEYES TYPE: DEED \$15.00

YPE: DEED

PIONEER TITLE CANYON - CALDWELL ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Rene Urrutia and Melissa Urrutia, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Brian Niblett and Christy Niblett, husband and wife

hereinafter referred to as Grantee, whose current address is 18040 Celestial Drive Nampa, ID 83687 The following described premises, to-wit:

Lot 1 and the East 50 feet of Lot 3 in Block 16 of Second Sunnyslope Subdivision, according to the official plat thereof, filed in Book 5 of Plats at Page(s) 2, records of Canyon County, Idaho.

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

Dated: October 5, 2021

Rene Urrutia

Melissa Urrutia

State of Idaho, County of Canyon

This, record was acknowledged before me on October 6th, 2021 by Rene Urrutia and Melissa Urrutia

Signature of notary public

Commission Expires:

RESIDING IN CALDWELL, IDAHO COMMISSION EXPIRES 5-20-2026 JUANITA ROJAS COMMISSION #25916 NOTARY PUBLIC STATE OF IDAHO

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: 82388

Date: 4/23/2024

Date Created: 4/23/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Christy Niblett

Comments: ZV2024-0002

Site Address: 15049 FIFTH ST, Caldwell ID / Parcel Number: 27233000 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 - Variance

ZV2024-0002

\$950.00

\$0.00

\$0.00

Sub Total:

\$950.00

Sales Tax:

\$0.00

Total Charges:

\$950.00

PAYMENTS

Type of Payment:

Check/Ref Number:

Amount:

Credit Card

155022316

\$950.00

Total Payments:

\$950.00

ADJUSTMENTS

Receipt Balance:

\$0.00

Issued By: pdilbeck

Arbay Mberwa Exhibit A9

From: criddy77@aim.com

Sent: Friday, May 30, 2025 2:04 PM

To: Arbay Mberwa

Subject: Re: [External] Re: Variance Case (ZV2024-0002)

Attachments: Id Card - #11409683337.pdf

Is the approval of a variance consistent with Canyon County Comprehensive Plan, if so please provide evidence: <u>2030 Comprehensive Plan</u> Yes as it continues to promote the agricultural area, by allowing space for growing food as well as accommodating housing shortage and helping to keep families in their homes.

Is the approval of the variance going to conflict with the public interest, if not please provide evidence? *No conflicts as it is consistent with the surrounding neighborhood.*

On Friday, May 30, 2025 at 10:01:20 AM MDT, Arbay Mberwa <arbay.mberwa@canyoncounty.id.gov> wrote:

Good Morning,

I've schedule the variance request for Monday, July 7, 2025, at 1pm. Please see the attached applicant schedule letter for additional information. The deadline to provide all materials is June 27, 2025.

I have a few questions for the case:

Is the approval of a variance consistent with Canyon County Comprehensive Plan, if so please provide evidence: <u>2030</u> <u>Comprehensive Plan</u>

Is the approval of the variance going to conflict with the public interest, if not please provide evidence?

Can you provide evidence Cade Niblett is living on site?

Thanks,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605 Direct Line: 208-455-6039 Email: Arbay.Mberwa@canyoncounty.id.gov Website: www.canyoncounty.id.gov Public office hours: Monday, Tuesday, Thursday and Friday 8am - 5pm Wednesday: 1pm - 5pm **We will not be closed during lunch hour ** From: criddy77@aim.com <criddy77@aim.com> Sent: Monday, May 12, 2025 11:33 AM To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> **Subject:** RE: [External] Re: Variance Case (ZV2024-0002) No it's not on permanent foundation but has a permanent deck. Cade Niblett Sent from AOL on Android On Mon, May 12, 2025 at 11:16 AM, Arbay Mberwa <a href="mailto: Arbay.Mberwa@canyoncounty.id.gov wrote: Hi,

I have a few follow up questions:

Is the secondary residence built on a permanent foundation?

Who is the property owner that lives on site as it's owned by Cenote LLC?

2

Is the approval of a variance consistent with Canyon County Comprehensive Plan, if so please provide evidence: <u>2030</u> Comprehensive Plan

Is the approval of the variance going to conflict with the public interest, if not please provide evidence?

Thank you,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

<u>Public</u> office hours:

Monday, Tuesday, Thursday and Friday

8am-5pm

Wednesday: 1pm - 5pm

**We will not be closed during lunch hour **

From: criddy77@aim.com <criddy77@aim.com>

Sent: Monday, May 12, 2025 10:18 AM

To: Arbay Mberwa <<u>Arbay.Mberwa@canyoncounty.id.gov</u>> **Subject:** [External] Re: Variance Case (ZV2024-0002)

1. Yes.

2 V	00

3. The septic system was created and permitted with the secondary's current location and tied to the primary house. It would be an extreme hardship to have to move it from the current position.

On Monday, May 12, 2025 at 10:14:49 AM MDT, Arbay Mberwa <arbay.mberwa@canyoncounty.id.gov> wrote:

Good Morning,

I've been working on your variance case on R27233 also reference as 15049 fifth St. to leave the secondary residence where it is as it currently not meeting setbacks. I have a couple questions/comments:

- 1. While the building permit was applied for the setbacks were measured from the property line as seen in your variance application (pg. 13). The variance is for the two front setbacks correct?
- 2. Does the property owner of parcel R27233 live on site?
- 3. Is the secondary residence built on a permanent foundation/can the residence be moved elsewhere on the property, if not what's the hardship?

Thanks,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: <u>Arbay.Mberwa@canyoncounty.id.gov</u>

Website: <u>www.canyoncounty.id.gov</u>

<u>Public</u> office hours:

Monday, Tuesday, Thursday and Friday

8am - 5pm

Wednesday: 1pm - 5pm

**We will not be closed during lunch hour **

15049/15065

5TH STREET

CALDWELL IDAHO 83607





- *Home has improved the neighborhood.
- *Proper permits were pulled from Canyon Counties Partners.
- *The home conforms to the counties future comprehensive plan for the area.
- *The home helps with Idaho's housing crisis creating affordable housing.
- *The home also fits the lot it's on as the permanent barn sticks out into the road further.

To Whom It May Concern,

We are writing as tenants of the property located at 15065 5th ST Caldwell, ID 83607, to respectfully express our concerns regarding the zoning matter currently affecting the property. We understand there may be changes or decisions underway that could potentially require us to vacate our home, and we are asking that the County take our situation into consideration due to the significant hardship such a move would create.

Our family has been living at this property since March 2023, and it has become a stable, safe, and supportive environment for us. We are hardworking individuals who contribute to the community, and this home is essential to our continued well-being and quality of life.

If we are forced to move due to zoning changes, it would be extremely difficult for us both financially and emotionally. The current housing market makes it incredibly hard to find an affordable and suitable rental, and the costs associated with moving (first month's rent, deposit, utilities, transportation, time off work, etc.) would place a significant burden on us. Additionally, the stress and instability of being displaced from our home would negatively impact our health, employment, and daily lives.

We understand that zoning policies serve an important role, but we are respectfully asking the County to consider allowing the property to remain in its current use or to allow a variance that would let us continue to live here. We are reliable tenants who care deeply about our home and our community, and we hope our voices can be part of the conversation.

Thank you for your time, understanding, and for considering the human side of this situation. Please feel free to reach out if any additional information is needed.

Loni and Robin Croswell

Subject: Concern Regarding Septic System Relocation Near My Well

Terri Warren 15080 Frost Road Caldwell, ID 83607 06/25/2025

To Whom It May Concern,

I am the neighbor located in back of the property owned by Brian and Christy Niblett at 15065 5th Street, Caldwell ID 83607-9596. I am writing to express my concern regarding the possible relocation of their mobile home closer to our shared property line, which would mean my neighbor's septic system and drain field would have to move significantly closer to my well. As a resident who relies on this well for clean and safe drinking water, I am deeply worried about the potential risks this decision may pose to my water quality and overall health.

Septic systems, as you know, can pose contamination risks to nearby wells if not properly distanced or maintained. I am concerned that moving the septic system closer to my well could increase the likelihood of groundwater contamination, especially during heavy rainfall or system malfunctions. This could have serious implications for my family's health and safety, as well as the value of my property.

I kindly request that the county consider my concern when deciding the relocation of the mobile home on the property.

Thank you for your attention to this important issue.

Sincerely, Terri Warren 208-442-7777









This Photo by Unknown Author is licensed under <u>CC</u> <u>BY-NC-ND</u>

