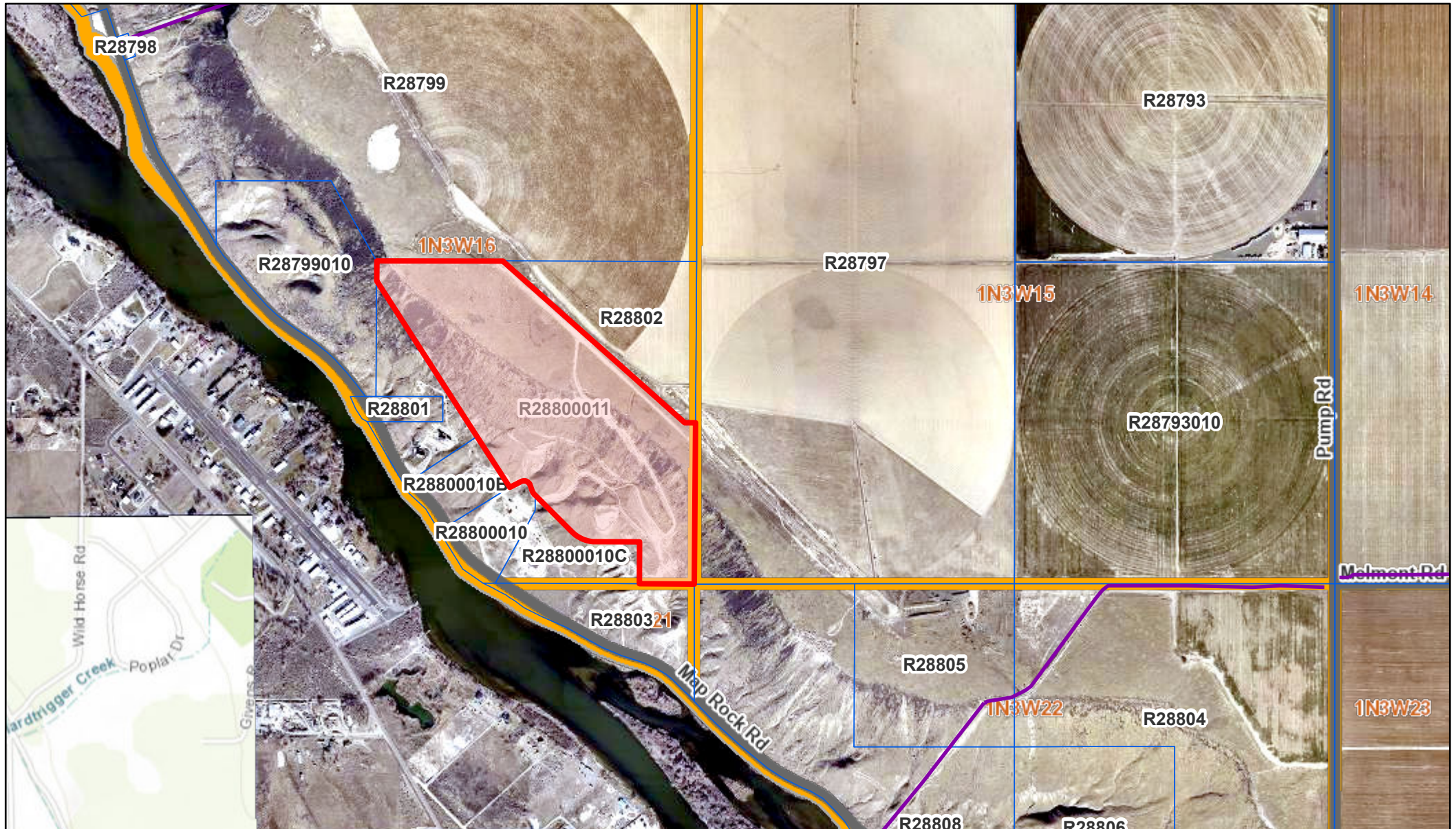


Canyon County, ID Web Map

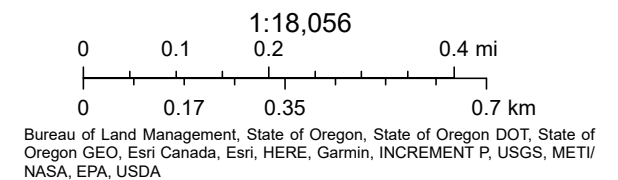


7/30/2025, 12:14:48 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections

Imagery_2025_3in

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Canyon County, ID

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

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Best Investments, LLC
	MAILING ADDRESS: 30540 Sabin Road Parma, Idaho 83660
	PHONE: 208-989-1402 EMAIL: milkhog@aol.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Thomas James Wellard</u> Best Investments, LLC Date: <u>7/29/2025</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: T.J. Wellard
	COMPANY NAME: Skinner Land Survey
	MAILING ADDRESS: 17842 Sand Hollow Road Caldwell, Idaho 83607
	PHONE: 208-454-0933 EMAIL: tj@skinnerlandsurvey.com

SITE INFO	STREET ADDRESS: 0 Map Rock Road			
	PARCEL #: R2880001100		LOT SIZE/AREA: 81.298 Acres	
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER: SE1/4	SECTION: 16	TOWNSHIP: 1 North	RANGE: 3 West
	ZONING DISTRICT: Ag		FLOODZONE (YES/NO): No	

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

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

CASE NUMBER: AD2025-0046-APL	DATE RECEIVED: 7/29/25
RECEIVED BY: <u>Karla Nelson</u>	APPLICATION FEE: 1,100 CK MO <u>CC</u> CASH

AD2025-0047-APL
AD2025-0048-APL
AD2025-0049-APL
RD 2025-0008-APL

7-30-25
Revised 1/3/21



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

AFFIDAVIT OF LEGAL INTEREST

I, Best Investments, LLC, 30540 Sabin Road
(name) (address)
Parma, Idaho 83660
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

T.J. Wellard, 17842 Sand Hollow Road Caldwell, Idaho 83607
(name) (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 3rd day of April, 20 25.

[Signature] FOR BEST INV.
(signature)

STATE OF IDAHO)

COUNTY OF CANYON)

On this 3rd day of April, in the year 2025, before me the undersigned
a notary public, personally appeared Greg Troost, manager for Best Investments LLC
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same. He

TAMMY KRATZBERG
COMMISSION #18555
NOTARY PUBLIC
STATE OF IDAHO

Notary: [Signature]

My Commission Expires: 2/3/2028



*Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS*

July 29, 2025

Best Investments, LLC
Job No. NV1124

Letter of Intent for Appeal

Canyon County Development Services,

We are formally requesting an appeal to the Board of County Commissioners for the denial of AD2025-0046 through 0049 and RD2025-0008. The reason for the denial is based on the interpretation of the original parcels. We have shown through deed history the description of the parcels is by aliquot parts and those aliquot parts cannot and were not combined in the legal description. Our appeal is based on the definition of the original parcels and the historical interpretation of what Canyon County Code defines as the original parcel.

We appreciate your consideration of this request and hope you find our appeal in compliance and approve our request.

Respectfully submitted,

T.J. Wellard, PLS
Skinner Land Survey
208-454-0933
tj@skinnerlandsurvey.com

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: 85975

Date: 7/30/2025

Date Created: 7/30/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Thomas Wellard

Comments: Appeals for group of cases: under AD2025-0046-APL

Site Address: 0 MAP ROCK RD, Melba ID 83641 / Parcel Number: 28800011 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 - Appeal to the Board of County Commissioners	AD2025-0046-APL	\$750.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	AD2025-0046-APL	\$350.00	\$0.00	\$0.00

Sub Total: \$1,100.00

Sales Tax: \$0.00

Total Charges: \$1,100.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	180107022	\$1,100.00

Total Payments: \$1,100.00

ADJUSTMENTS

Receipt Balance: \$0.00