



ZONING AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jose D. Rodriguez</u>	
	MAILING ADDRESS: <u>15821 Gods way Lane, Caldwell, ID. 83607</u>	
	PHONE: <u>(208) 739-2812</u>	EMAIL: <u>emjoe@mail.com</u>
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u><i>Jose Rodriguez</i></u> Date: <u>2-2-2024</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>BreAnn Salinas</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>621 forest PKWY, Caldwell ID. 83605</u>	
	PHONE: <u>(208) 739-6666</u>	EMAIL: <u>brodriguez@nu.edu</u>

SITE INFO	STREET ADDRESS: <u>15821 Gods way Lane, Caldwell, ID. 83607</u>	
	PARCEL NUMBER: <u>R3270301030</u>	
	PARCEL SIZE: <u>4.5 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>RR</u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>RZ2024-0007</u>	DATE RECEIVED: <u>2/2/24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> CK MO CC CASH



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

- ☐ Rezone
☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.		
Letter of Intent (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting form was completed and signed		
Completed Agency Acknowledgement form including:		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/Idaho Transportation Dept		
Area of City Impact (If applicable)		
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property		
Fee: \$ 950 Rezone • \$1,400 Conditional Rezone \$2,800 Text Amendment		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

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

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

Applicant/Owner: [Signature] Date 2-2-2024

DSD Planner: [Signature] Date 2-2-24

Feb 1, 2024

Parcel Number: R32703010B

Owner: Jose Delores Rodriguez

Address: 15821 Gods Way Lane, Caldwell, 83607

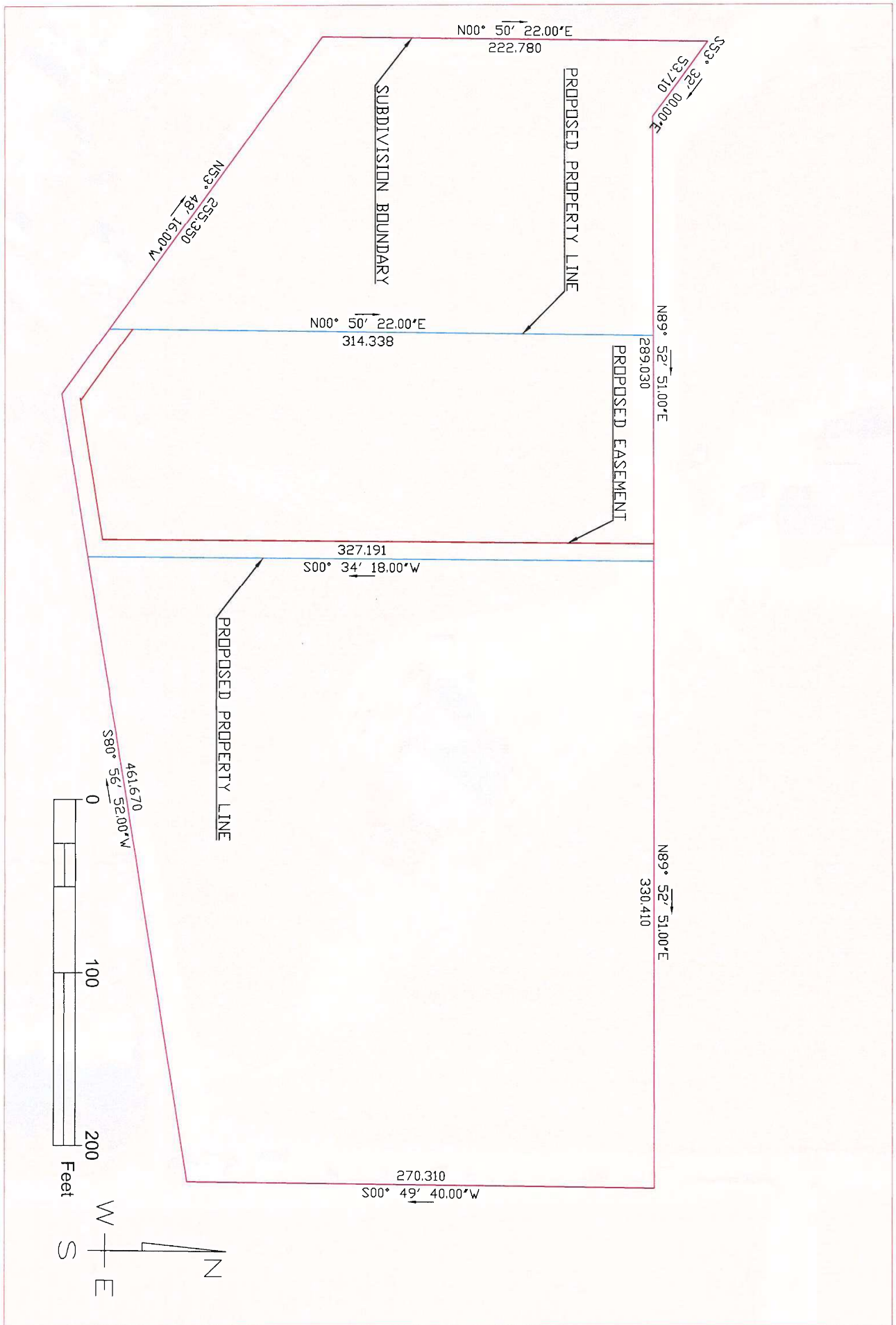
Letter of Intent

To Whom it may concern,

The purpose of this letter is to inform you of the intent of the conditional rezone request. The proposed land use will be to rezone from RR to R1. The existing 4.5 acre lot will be subdivided, provided it is approved, into two 1 acre parcels and one 2.5 acre parcel having each parcel containing a single family dwelling, with private wells and septic systems. Currently, there are two single family dwellings on the existing 4.5 acre parcel. Access to the dwellings is via the private road Gods way lane. Each proposed property will continue to use Gods Way Lane. The expected traffic impact caused by the proposed development would be negligible. The anticipated increase in vehicle trips through the intersection of Farmway Rd. and Bronc Lane would be approx. 4 daily. The increase in the amount of trips would not require additional improvements to adjacent roadways and intersections.

The future land use is currently zoned rural residential, it is located within Caldwell's impact area, and there is residential zoning in the vicinity, and it borders a subdivision. These criteria, as stated by Canyon County Planning, would create a favorable environment for further development.

The concept plan has been submitted with the application. The concept includes three proposed lots with property lines and proposed utility easement. The center lot will have a proposed utility easement along its southern and eastern boundary. Existing underground power infrastructure will need to be relocated within the proposed easement to continue to provide service to existing residents as well as to remove the encumbrance from the proposed center lot.



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? 3

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☒ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



AGENCY ACKNOWLEDGMENT

Date: 1/5/2023
Applicant: Jose D. Rodriguez
Parcel Number: R3270301080
Site Address: 15821 Gods Way LN, Caldwell, ID, 83607
Brodriguez@nu.edu, emjoe@mail.com

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 1/5/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Lisa Richard
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for official review.

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

Irrigation District:

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Mike Case
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

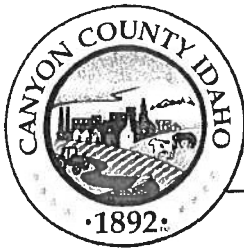
Date: 1/5/24 Signed: Robert O'Connell
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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



AGENCY ACKNOWLEDGMENT

Date: 1/5/2023
Applicant: Jose D. Rodriguez
Parcel Number: R3270301000
Site Address: 15821 God's Way LN, Caldwell, ID, 83607
Brodriguez@nu.edu, emjoe@mail.com
OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 1/5/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Lisa Richard
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HD 41

☐ Applicant submitted/met for official review.

Date: 1/11/24 Signed: Al Ricci
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Wilder Irrigation

☒ Applicant submitted/met for official review.

Date: 1/8/24 Signed: Mike Case
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

Date: 1/5/24 Signed: Robert O'Connell
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

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 **not** 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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 15821 Gods Way Ln.	Parcel Number:	
City: Caldwell,	State: ID	ZIP Code: 83607
Notices Mailed Date: Jan. 19, 2024	Number of Acres: 4.5	Current Zoning: rural residential
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joe Rodriguez		
Company Name:		
Current address: 15821 Gods Way Ln.		
City: Caldwell	State: ID.	ZIP Code: 83607
Phone: (208) 739-2812	Cell:	Fax:
Email: emjoe@mail.com		

MEETING INFORMATION

DATE OF MEETING: 1/31	MEETING LOCATION: Caldwell Public Library	
MEETING START TIME: 6:30 p.m.	MEETING END TIME: 7:00 p.m.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Joe Rodriguez	<i>Joe Rodriguez</i>	15821 Gods Way Ln.
2. Carolyn Hamann	<i>Carolyn Hamann</i>	15781 Yoda Ave
3. Cory Lemieux	<i>Cory Lemieux</i>	15782 Yoda Ave.
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Joe Rodriguez

APPLICANT/REPRESENTATIVE (Signature):

Joe Rodriguez

DATE: 02 / 02 / 2024

APPLICATION-Acknowledgement Notice



Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

(Official Use Only)

Parcel #: R3270301080

Acres: _____

Property Address: 15821 Gods Way Ln.

City Caldwell

Zip Code 83607

Legal Description: Township 3N Range 3W Section 9

County Canyon

Subdivision: R3270301080

Lot _____

Block _____

Applicants Name: Jose D. Rodriguez

Email: brodriguez@nnu.edu

Mailing Address: 15821 Gods Way Ln.

Phone #: (208) 739-2812

City: Caldwell

State: ID.

Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other

Date: _____

Owners Name: Jose D. Rodriguez

Mailing Address: 15821 Gods Way Ln.

Phone #: (208) 739-2812

City: Caldwell

State: ID.

Zip Code: 83607

The proposed use will be:

☒ Residential

☐ Commercial

Is there an existing structure(s) on this parcel?

☒ Yes

☐ No

Is a Letter of Intended Use provided? ☐ Yes

☒ No

The proposed change will be:

☐ Land Split

☒ Land Use Changes (i.e., zoning)

☐ Preliminary Plat Review

☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): _____

Property is located in: ☐ City

☒ Impact Zone

☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply:

☒ Private Well

☐ Shared Well

☐ Public Water System

Description of proposal:

Rezone through county to allow the existing 4.5 Ac. parcel to be split into two, acre lots and one, two and a half acre lot.

SIGNATURE

Jose D. Rodriguez

DATE: 1/5/2023

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

* Jose Dolores Rodriguez, who
acquired title as

QUITCLAIM DEED

*
FOR VALUE RECEIVED, Jose Dolores Rodriguez does hereby
convey, release,

remise and forever quit claim unto Jose Dolores Rodriguez,

whose current address is:

4508 Laster St. Caldwell, Id. 83607

the following described premises:

see attached exhibits

2020-025184

RECORDED

05/11/2020 04:31 PM



00517809202000251840040046

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 HCRETAL

\$15.00

DEED

JOSE RODRIGUEZ

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 4-29-2020

By: Jose Dolores Rodriguez

State of Id, County of Canyon

This record was acknowledged before me on 4/29/20

by Jose Dolores Rodriguez

Barbara S. Negri
Signature of notary public

Commission Expires: 10/22/2022

Harma, Id.

BARBARA S. NEGRI
COMMISSION #43077
NOTARY PUBLIC
STATE OF IDAHO



Thomas J. Wellard, PLS
Rodney Clark, PE

January 27, 2020

Legal Description for
Joe Rodriguez
Job No. NV1919

Parcel 3

This parcel is a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$, (CWI/16 Corner, Section 9), a found $\frac{5}{8}$ inch diameter rebar:

thence North $00^{\circ}49'40''$ East along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 169.89 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a found $\frac{5}{8}$ inch diameter rebar bearing South $80^{\circ}56'52''$ West a distance of 0.16 feet:

thence South $80^{\circ}56'52''$ West a distance of 461.67 feet to a point on the Northeasterly boundary of Yoder First Subdivision, a found aluminum cap monument:

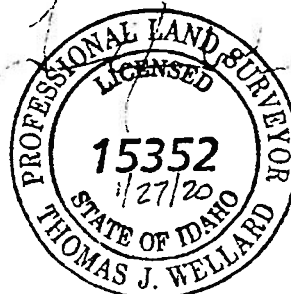
thence North $53^{\circ}48'16''$ West along said Northeasterly boundary a distance of 255.35 feet to the Southeast corner of the Maverick Subdivision, a found $\frac{5}{8}$ inch diameter rebar:

thence North $00^{\circ}50'22''$ East along said East boundary a distance of 222.78 feet to a found $\frac{5}{8}$ inch diameter rebar:

thence South $53^{\circ}32'00''$ East a distance of 53.71 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352:

thence North $89^{\circ}52'51''$ East a distance of 619.44 feet to a point on the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352:

thence South $00^{\circ}49'40''$ West along said East boundary a distance of 270.31 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.486 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

20.00 Foot Power and Utility Easement

This easement lies in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$. (CWI/16 Corner, Section 9), a found 5/8 inch diameter rebar:

thence North $00^{\circ}49'40''$ East along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 169.89 feet to a found 5/8 inch diameter rebar:

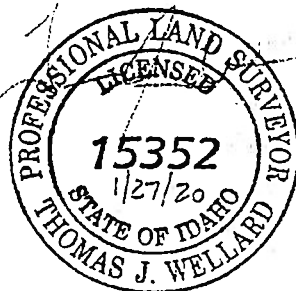
thence South $80^{\circ}56'52''$ West a distance of 461.67 feet to the **TRUE POINT OF BEGINNING**, a found aluminum cap monument:

thence North $53^{\circ}48'16''$ West a distance of 20.75 feet;

thence North $20^{\circ}42'52''$ East a distance of 352.73 feet;

thence North $89^{\circ}52'51''$ East a distance of 21.40 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South $20^{\circ}42'52''$ West a distance of 365.88 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

Legal Description for
Joe Rodriguez
Job No. NV1919

January 27, 2020

60.00 Foot Ingress/Egress Easement

This easement lies in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$, (CW1/16 Corner, Section 9), a found $\frac{5}{8}$ inch diameter rebar;

thence North $00^{\circ}49'40''$ East along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 169.89 feet to a found $\frac{5}{8}$ inch diameter rebar;

thence South $80^{\circ}56'52''$ West a distance of 461.67 feet to a found aluminum cap monument;

thence North $53^{\circ}48'16''$ West a distance of 255.35 feet to a found $\frac{5}{8}$ inch diameter rebar;

thence North $00^{\circ}50'22''$ East a distance of 222.78 feet to the **TRUE POINT OF BEGINNING**, a found $\frac{5}{8}$ inch diameter rebar;

thence continuing North $00^{\circ}50'22''$ East a distance of 73.82 feet;

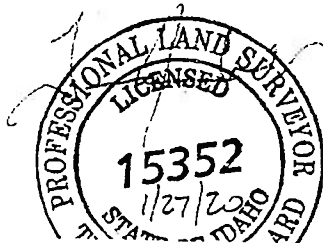
thence South $53^{\circ}32'00''$ East a distance of 76.87 feet;

thence North $89^{\circ}52'51''$ East a distance of 198.44 feet;

thence Southwesterly 312.92 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of $298^{\circ}48'44''$ and a long chord which bears South $10^{\circ}38'29''$ West a distance of 61.07 feet;

thence South $89^{\circ}52'51''$ West a distance of 206.87 feet to a $\frac{5}{8}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North $53^{\circ}32'00''$ West a distance of 53.71 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.



PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyoncounty.id.gov Phone: 208-454-7458



- 1 • **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

- 2 • **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTION 07-01-15**

- 3 • **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
 - Incomplete submittals will not be accepted

- 4 • **STAFF REVIEW OF APPLICATION**
 - APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

- 5 • **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
 - SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
 - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and property owners
 - **DAY 19:** Comment deadline ends. Comments received late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
 - **DAY 20-30:** Staff Report Packet preparation
 - **DAY 31:** Staff Report Packet sent to hearing body
 - STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
 - **Day 41:** Public Hearing

- 6 • **PUBLIC HEARING**
 - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
 - Hearing Examiner hearing (3rd Wednesday afternoon); or
 - Board of County Commissioners hearing (Day-time)
 - HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

- 7 • **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
 - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

- 8 • **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
 - FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

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: 81711

Date: 2/2/2024

Date Created: 2/2/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jose Rodriguez

Comments:

Site Address: 15821 GODS WAY LN, Caldwell ID 83607 / Parcel Number: 32703010B0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2024-0002	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	103	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: Jalmeida