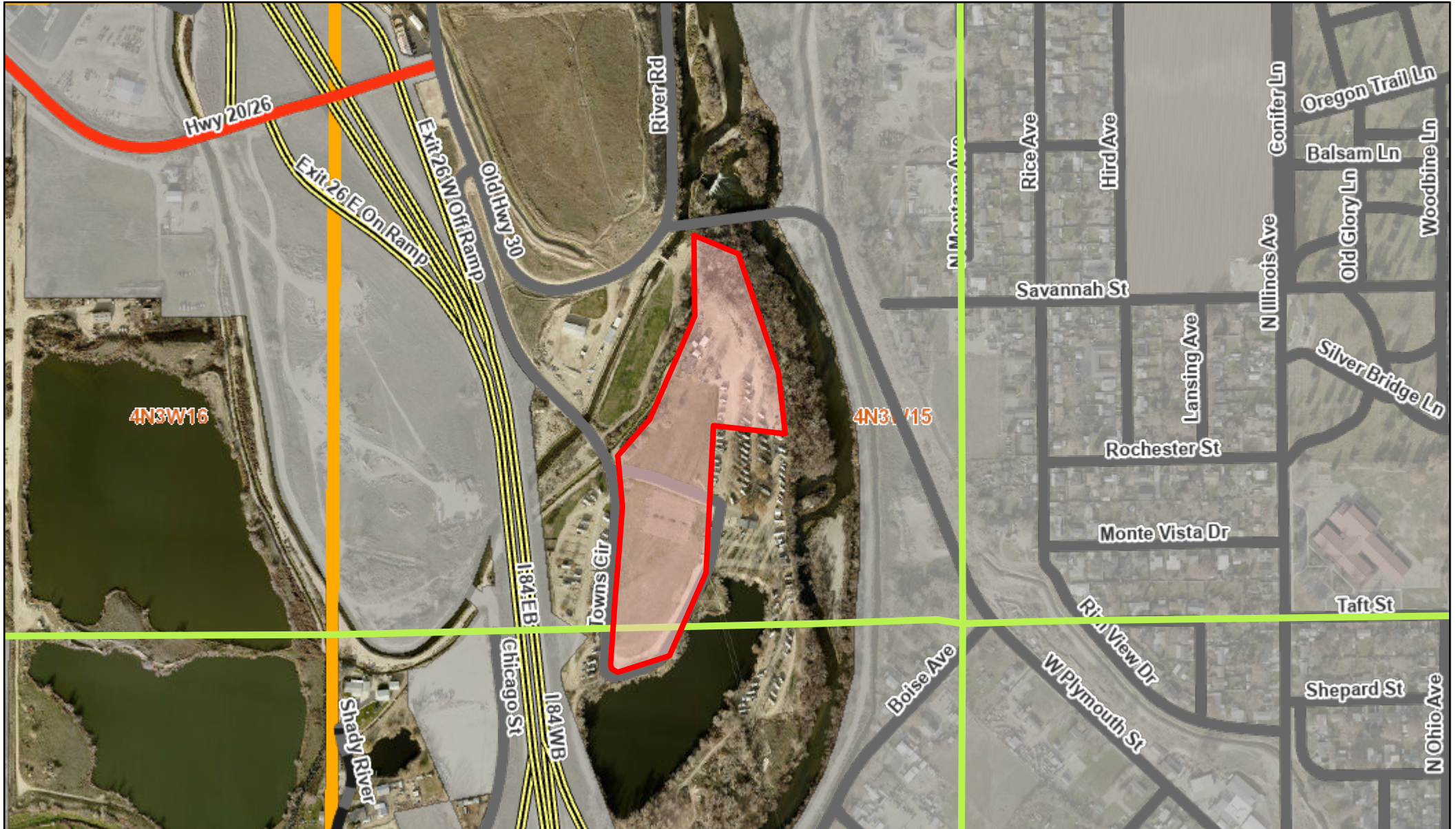


Canyon County, ID Web Map



8/13/2026, 12:26:56 PM

Multiple Parcel Search _Query result

Quarter Line

CanyonCountyRoads

Interstate

Hwy

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

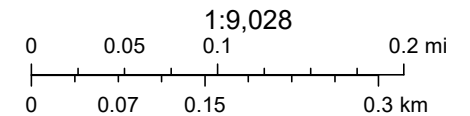
Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

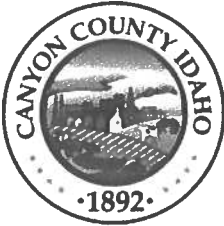
Blue: Band_3



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Lake Point Campground and RV Resort, LLC	
	MAILING ADDRESS: 2275 S Eagle, #185, Meridian ID 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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.		
Signature: <u>[Signature]</u> Date: <u>5/27/2026</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 21830 Towns Circle, Caldwell ID 83607	
	PARCEL NUMBER: 34926000 0	
	PARCEL SIZE: 35.52 Acres	
	REQUESTED USE: Recreational Vehicle Campground Existing 165 plus 120 New Sites	
	FLOOD ZONE (YES/NO) Yes	ZONING DISTRICT: C01 - RV Park

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CM2026-0029</u>	DATE RECEIVED:	<u>8/13/26</u>
RECEIVED BY:	<u>M6</u>	APPLICATION FEE:	<u>\$1,600</u> CK MO <u>CC</u> CASH



CONDITIONAL USE PERMIT **PUBLIC HEARING - CHECKLIST**

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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	X	
Letter of Intent (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Operation Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed	X	
Proof of application/communication with the following agencies:	X	
Southwest District Health	X	
Irrigation District		
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
Area of City Impact (if applicable)	X	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule	X	
(CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

****If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.***

***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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

Revised 1/25/24

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)	
A scaled drawing showing:	
- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.	
Operation Plan to include:	
- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.	
LETTER OF INTENT – CCZO Section 07-07-05	
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.	
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))	
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))	
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.	
Demonstrate legal access	
Address potential impacts to existing or future traffic patterns.	
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.	
If the use will create impacts, provide measures to mitigate impacts.	

This letter of intent is in regard to the Conditional Use Permit request for Lake Point Campground and RV Resort, located at 21830 Town Circle, Caldwell ID 83607 – Canyon County, Idaho. The nature of this intent is to continue operating as Zone C01, RV Park in Canyon County Idaho. In addition to this request, we are requesting the addition of 120 RV Sites to be added to parcel 34926000-0. We are requesting an additional 2 Domestic Water Wells, Electricity for the 120 Sites and Sewer/Septic for these requested sites. Centralized Sewer located adjacent to sites also be located on said parcel. Provide overnight accommodation for visiting recreational vehicle owners for any specified number of nights. The RV Park will employ a total of 20 employees, operate the office from 9am to 9pm seasonally. There will be minimal impact on current road entrances, on-off ramps of I-84 and any connecting State, City or County roads. All storm water and drainage will remain on property. A notice of Neighborhood Meeting has been sent to the only applicable neighbor – (as noted I ordinance 07-01-15 – “600 feet) of the exterior boundary) – Identified as Farmers Co Op and Ditch Company – Parcel 34944010 0.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 2 New Wells Proposed

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

3. **IRRIGATION WATER PROVIDED VIA:**

- ☐ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☐ Gravity

5. **ACCESS:**

- ☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

- ☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

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

Type: _____ Height: _____

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

☐ Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV Campground

2. DAYS AND HOURS OF OPERATION:

- | | | | |
|------------------------------------|-----|----|-----|
| ☐ Monday | 9am | to | 9pm |
| ☐ Tuesday | 9am | to | 9pm |
| ☐ Wednesday | 9am | to | 9pm |
| ☐ Thursday | 9am | to | 9pm |
| ☐ Friday | 9am | to | 9pm |
| ☐ Saturday | 9am | to | 9pm |
| ☐ Sunday | 9am | to | 9pm |

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 20 ☐ No

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

Height: 20 ft Width: 15 ft. Height above ground: 20 ft

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

5. PARKING AND LOADING:

How many parking spaces? 20

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

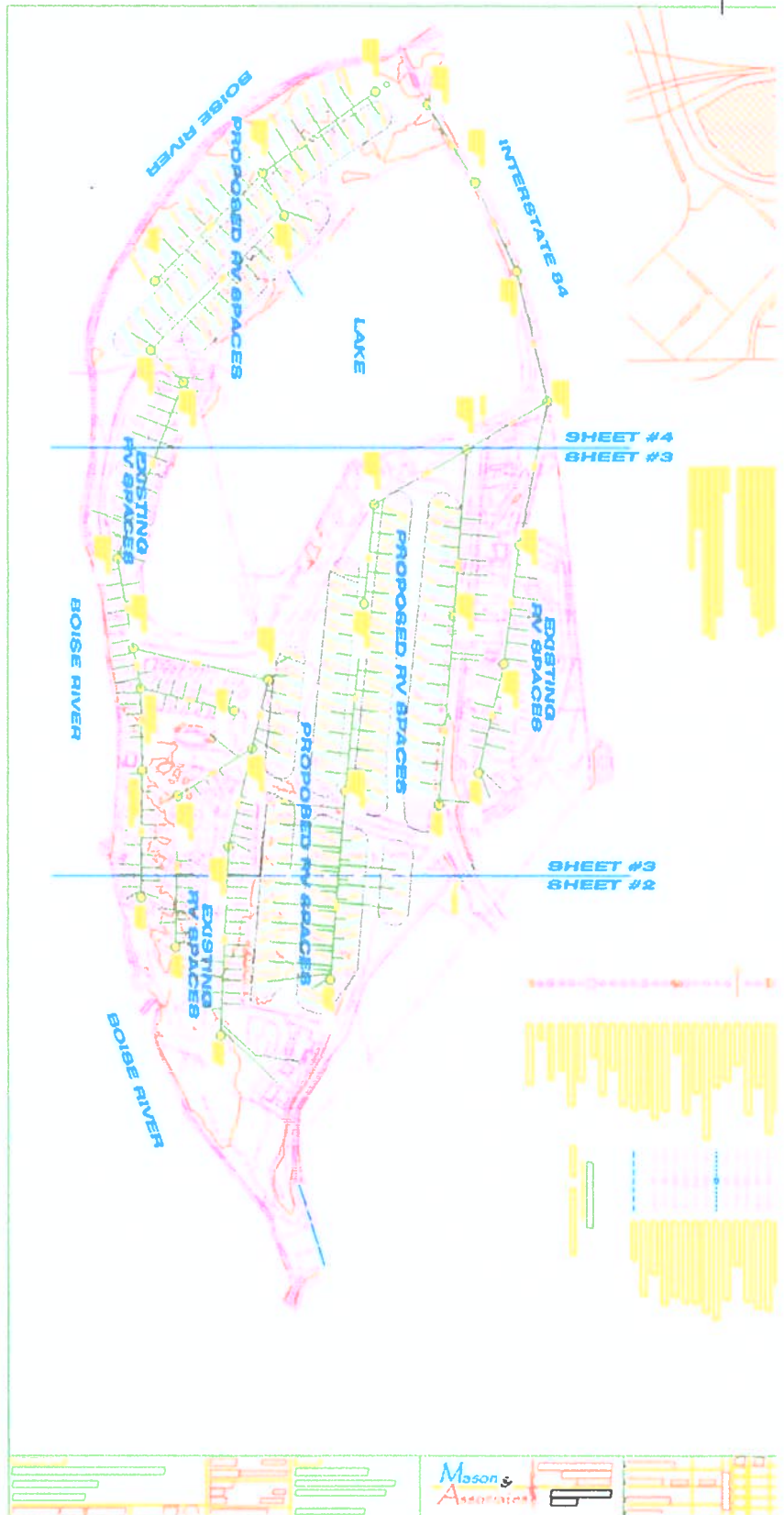
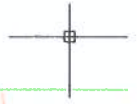
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



Neighborhood Notification Map

Parcel No. R34925
Buffer Distance 600 Feet

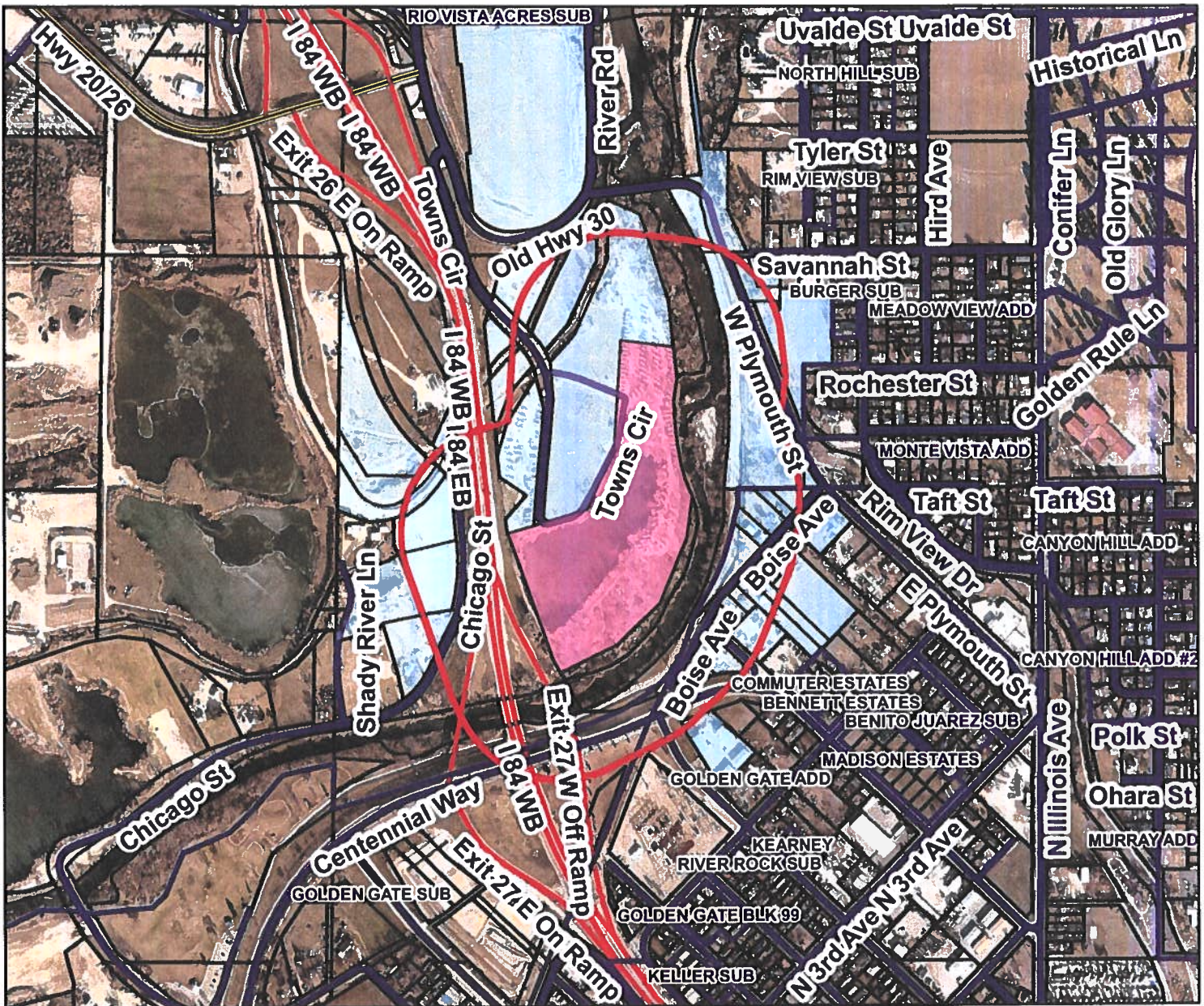
Canyon County
Development Services
111 North 11th Ave, #310
Caldwell, ID 83605



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

Date: 5/27/2026
By: MVanderveen

The neighborhood meeting shall be conducted prior to acceptance of the application. 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.



Legend

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

MAP SCALE: 1:10,000

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

Notice of Neighborhood Meeting

Date: May 27, 2026

From: Lake Point Campground and RV Resort, LLC

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county. This neighborhood meeting is not a public hearing before the governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication, and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: June 8, 2026

Time: 5:30pm to 6:30pm

Location: Lake Point Campground, 21830 Town Circle, Caldwell, ID 83607

Property description: Lobby of Lake Point Campground

The project is summarized below:

Site Location: Lake Point Campground, 21830 Town Circle, Caldwell, ID 83607

Proposed access: Existing Operation

Total acreage: Existing Acreage

Proposed lots: 120 Sites

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

Feel free to contact me at [REDACTED] 2275 S Eagle Road, #185, Meridian, ID 83642.

Sincerely,

Blue Terra Management

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 21830 Town Circle	Parcel Number: 34926000
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 5/27/2026	Number of Acres: 35.82 Current Zoning: C01-RV
Description of the Request: To continue to operate Campground with Additional Sites	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Michael Gaines		
Company Name: Blue Terra Management		
Current address: 2275 SEagle Rd #185		
City: Meridian	State: ID	ZIP Code: 83642
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 6/8/2026	MEETING LOCATION: Lake Point Campground	
MEETING START TIME: 5:30 pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ricky Belendez	[Signature]	21830 town Cir, Caldwell, ID 83607
2. Michael Gaines	[Signature]	21830 town Cir, Caldwell ID 83607
3.		
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):

Michael Gaines

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 6 / 8 / 2026



AGENCY ACKNOWLEDGMENT

Date: 5/1/2026

Applicant: Lake Point Campground and RV Resort, LLC

Parcel Number: 34926000

Site Address: 21830 Towns Circle, Caldwell ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/05/2026 Signed: _____

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

Fire District:

District: Middleton Rural Fire District

☐ Applicant submitted/met for official review.

Date: 8/13/2026 Signed: _____

Victor Islas
Victor Islas, Deputy Chief
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for official review.

Date: 5/28/26 Signed: _____

Kendra Conder ITD Development Services
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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: 6/5/2026 Signed: _____

Morgan Bessaw
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

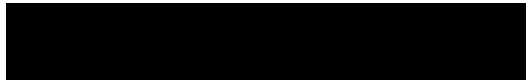
Lake Point RV Park

21830 Town Circle Caldwell
ID

We have contacted Dave Watkins &
Kirk Meyers with Pioneer Irrigation as well
as Canyon Ditch Company. Neither Party is
saying we are part of their district.

Feel free to call us with any questions

Michael Gaines





TitleOne
a title & escrow co.

Order Number: 24528353

2025-024283	
RECORDED	
07/14/2025 12:44 PM	
RICK HOGABOAM	
CANYON COUNTY RECORDER	
Pgs=4 JWINSLOW	\$15.00
TYPE DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Warranty Deed

For Value Received,

Joanne Wolters, as Trustee of the Rein and Joanne Wolters Trust, U/T/A 11/8/93, the Grantor, does hereby grant, bargain sell and convey unto, **Lake Point Campground & RV Resort LLC, an Idaho limited liability company**, whose current address is **2541 E. Gala St., Ste 310, Meridian, ID 83642**, the Grantee, the following described premises, in **Canyon County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated:

7/9/2025

Rein and Joanne Wolters Trust

By:

Joanne Wolters, Trustee

State of Idaho, County of Ada, ss.

On this 9th day of July in the year of 2025, before me, the undersigned, a notary public in and for said state personally appeared Joanne Wolters, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of the Rein and Joanne Wolters Trust and acknowledged to me that she executed the same as trustee.

Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel II:

A part of the West half of Section 15, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the West quarter corner of Section 15, Township 4 North, Range 3 West of the Boise Meridian; thence South 75°57'50" East 972.08 feet, to the Initial Point of this Description, which is a point in the Easterly line of the State Highway at Highway Survey Station 129+44; thence North 73°03' East 465 feet; thence North 24°27' East 372 feet; thence North 3°33' East 605.5 feet; thence South 82°56'30" East 222.85 feet (to the centerline of the ingress and egress road); thence continue South 82°56'30" East 74.57 feet, to a point on the Northwesterly bank of the Boise River; thence meandering along the said Bank South 5°45' East 262.42 feet; thence South 10°30' East 481.8 feet; thence South 7°30' West 330 feet; thence South 22°00' West 396 feet; thence South 46°15' West 330 feet; thence South 64°15' West 562 feet, more or less, to a point where said bank intersects the Easterly line of the State Highway right of way; thence curving along the said Highway right of way line on a curve having a variable radius, with a chord which bears North 7°43' West 483.61 feet, to the Point of Spiral at Highway Survey Station 133+26.89; thence North 6°41' West, (shown on the Highway Map as North 6°23'15" West) a distance of 382.9 feet along said Highway right of way line, to the Initial Point of this description.

EXCEPTING THEREFROM: That portion thereof lying West of the North-South boundary line between Government Lots 6 and 7 of said Section 15, and the Southerly extension of said boundary line.

Parcel III:

A part of the West one-half of Section 15, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described to-wit:

Commencing at the West quarter corner of Section 15, Township 4 North, Range 3 West of the Boise Meridian; thence South 75°57'50" East 972.08 feet, to a point in the Easterly line of the State Highway at Highway Station 129+44; thence North 73°03' East 148.00 feet, to the Initial Point of this Description; thence North 4°50' East 892.40 feet; thence North 42°00' East 235.00 feet; thence North 24°15' East 462.00 feet; thence North 0°00' East 330.00 feet; thence South 67°15' East 198.00 feet; thence South 18°00' East 514.80 feet; thence

UNOFFICIAL COPY

South 5°45' East 252.08 feet; thence
North 82°56'30" West 297.42 feet; thence
South 3°33' West 605.50 feet; thence
South 24°27' West 372.00 feet; thence
South 73°03' West 317.00 feet; to the Initial Point of this Description.

EXCEPT that portion of deeded to the State of Idaho recorded August 27, 1979 as Instrument No. 871628, records of Canyon County, Idaho.

Parcel IV:

That portion of the following described Tract lying West of the North-South boundary line between Government Lots 6 and 7 of Section 15, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and the Southerly extension of said boundary.

Commencing at the West Quarter corner of Section 15, Township 4 North, Range 3 West of the Boise Meridian; thence
South 75°57'50" East 972.08 feet, to the Initial Point of this Description, which is a point in the Easterly line of the State Highway at Highway Survey Station 129+44; thence
North 73°03' East 465 feet; thence
North 24°27' East 372 feet; thence
North 3°33' East 605.5 feet; thence
South 82°56'30" East 222.85 feet (to the centerline of the ingress and egress road); thence continue
South 82°56'30" East 74.57 feet, to a point on the Northwesterly bank of the Boise River; thence meandering along the said Bank;
South 5°45' East 262.42 feet; thence
South 10°30' East 481.8 feet; thence
South 7°30' West 330 feet; thence
South 22°00' West 396 feet; thence
South 46°15' West 330 feet; thence
South 64°15' West 562 feet, more or less, to a point where the said bank intersects the Easterly line of the State Highway right of way; thence curving along the said Highway right of way line on a curve having a variable radius, with a chord which bears North 7°43' West 483.61 feet, to the Point of Spiral at Highway Survey Station 133+26.89; thence
North 6°41' West, (shown on the Highway Map as North 6°23'15" West) a distance of 382.9 feet along the said Highway right of way line, to the Initial Point of this Description.

EXCEPT that portion deeded to the State of Idaho, recorded August 27, 1979, as Instrument No. 871628, records of Canyon County, 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: 89125

Date: 8/13/2026

Date Created: 8/13/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Richard Belendez

Comments: CU2026-0029

Site Address: 21830 TOWNS CIR, Caldwell ID / Parcel Number: 34926000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0029	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0029	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0029	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	202982283	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00