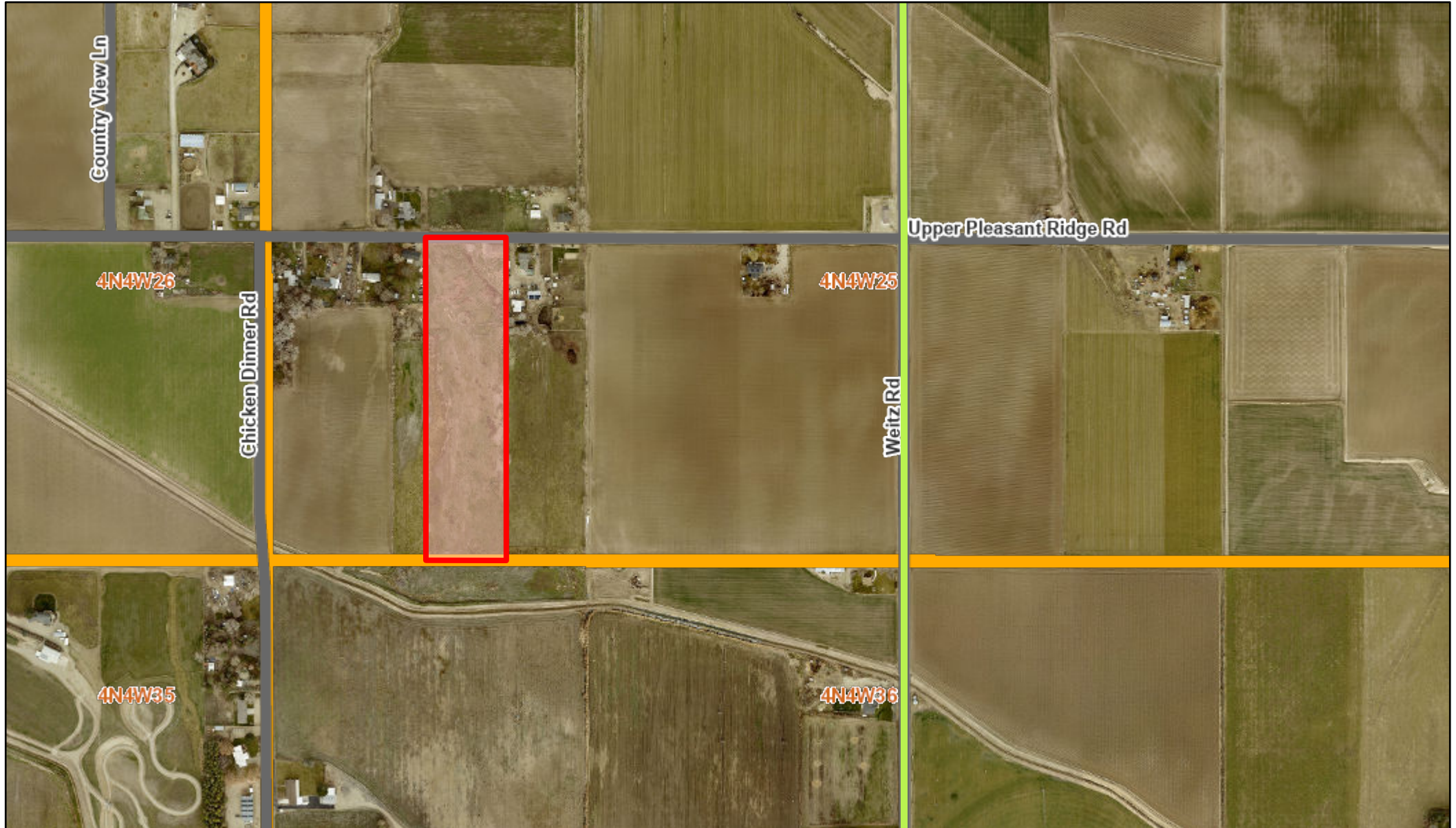


Canyon County, ID Web Map



4/21/2026, 2:55:24 PM



Multiple Parcel Search _Query result



Quarter Line

CanyonCountyRoads



Roads



County Boundary



Current Impact Area



City Limits



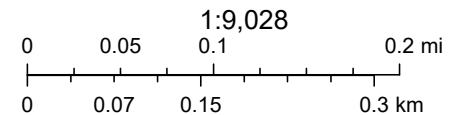
Sections

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: <u>Vanguard Holdings LLC</u>
	MAILING ADDRESS: <u>257 NW 16th ST Ontario OR 97414</u>
	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>3/16/26</u>	

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

SITE INFO	STREET ADDRESS: <u>Ø Upper Pleasant Ridge RD Caldwell</u>	
	PARCEL NUMBER: <u>R36405</u>	
	PARCEL SIZE: <u>10.11 acres</u>	
	REQUESTED USE: <u>Contractor Shop / Staging Area</u>	
	FLOOD ZONE (YES/NO) <u>no</u>	ZONING DISTRICT: <u>Agriculture</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2026-0013</u>	DATE RECEIVED:	<u>4/21/26</u>
RECEIVED BY:	<u>N.P.O.</u>	APPLICATION FEE:	<u>\$1600</u> CK MO CC 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	✓	
Letter of Intent (see standards on next page)	✓	
Site Plan (see standards on next page)	✓	
Operation Plan (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting sheet/letter completed and signed	✓	
Proof of application/communication with the following agencies:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	N/A	
Deed or evidence of property interest to the subject property		
Fee: Per Adopted Fee Schedule		
(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.	X	

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.		

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.	X	

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? 0

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system
☒ N/A – Explain why this is not applicable: Septic tank not in use as unknown condition of tank

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)
Phyllis Canal a couple hundred feet south of property / Drain that runs through

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: Business operations

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7 am to 7 pm
☒ Tuesday 7 am to 7 pm
☒ Wednesday 7 am to 7 pm
☒ Thursday 7 am to 7 pm
☒ Friday 7 am to 7 pm
☒ Saturday 7 am to 7 pm
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 14 ☐ 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? 15

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: _____

Notice of Neighborhood Meeting

Pre-Application requirement for a public hearing

Date 04/10/26

Dear Neighbor,

Due to an allotted time not being fulfilled by the first meeting, the county would like us to redo this meeting once again. We're sure by now you are aware that 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 a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: 04/20/26

Time: 12:00PM

Location: 18835 Upper Pleasant Ridge RD

Property description: Land

The project is summarized below:

Have a staging area for equipment/trucks, and a Contractor Shop for our offices and repair shops on property.

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], OR [REDACTED]

Sincerely,

Your Neighbors at 18835 Upper Pleasant Ridge RD

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 507-01-15

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: <i>18835 Upper Pleasant Ridge Rd</i>	Parcel Number: <i>R36405</i>
City: <i>Caldwell</i>	State: <i>ID</i> ZIP Code: <i>83607</i>
Notices Mailed Date:	Number of Acres: <i>10</i> Current Zoning: <i>A</i>
Description of the Request: <i>Neighborhood Mtg</i>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <i>Eliazor Ramirez</i>	
Company Name: <i>Vanguard Ut'lities</i>	
Current address: <i>18835 Upper Pleasant Ridge Rd</i>	
City: <i>Caldwell</i>	State: <i>ID</i> ZIP Code: <i>83607</i>
Phone:	Cell: <i>[REDACTED]</i> Fax:
Email: <i>[REDACTED]</i>	

MEETING INFORMATION

DATE OF MEETING: <i>03/23/26</i>	MEETING LOCATION: <i>18835 Upper Pleasant Ridge</i>	
MEETING START TIME: <i>12:00 PM</i>	MEETING END TIME: <i>1:00 PM</i>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <i>Brad Benke</i>	<i>Brad Benke</i>	<i>17222 Upper Pleasant</i>
2. ~~BRAD BENKE~~ <i>VIVIAN FERRY</i>	<i>[Signature]</i>	<i>19335 LOWER PLEASANT</i>
3. <i>CHUCK CHILDERS</i>	<i>C. Childers</i>	<i>19548 Country View Ln.</i>
4. <i>Tawni Childers</i>	<i>T Childers</i>	<i>19547 Country View Ln.</i>
5. <i>Connie Benke</i>	<i>Connie Benke</i>	<i>17222 Upper Pleasant Ridge</i>
6. <i>Theresa Johnson</i>	<i>Theresa Johnson</i>	<i>19921 Upper Pleasant Ridge Ln</i>
7. <i>Dave House</i>	<i>Dave House</i>	<i>18472 Lower Pleasant Ridge Rd</i>
8. <i>Ed McFarland</i>	<i>Ed McFarland</i>	<i>17476 Upper Pleasant Ridge Rd</i>
9. <i>Daniel Kershner</i>	<i>Daniel Kershner</i>	<i>18969 Upper Pleasant Ridge Rd</i>

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: 18835 Upper Pleasant

Parcel Number: R36405

City: Caldwell

State: ID

ZIP Code:

Notices Mailed Date:

Number of Acres:

Current Zoning:

Description of the Request:

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Continued..Pg 2.

Company Name:

Current address:

City:

State:

ZIP Code:

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING:

MEETING LOCATION:

MEETING START TIME:

MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Rick Given 18879 Upper Pleasant

2. Joyce Given " " "

3. James Ellens 18900 " "

4. Allen Calkins 18840 Malt Rd

5. Shawn Ryals 18465 Lower Pleasant Ridge Rd

6. Christy Streit 18766 Upper Pleasant Ridge Rd

7. Joey & Vanessa 18807 Upper Pleasant Ridge Rd

8. Shawn Given Upper Pleasant

9. Flint Thompson 17729 Upper Pleasant Ridge Rd

Against
Against
NO
Against

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 507-01-15

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

SITE INFORMATION

Site Address: 18835 Upper Pleasant Rd

Parcel Number: R36405

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date:

Number of Acres: 10

Current Zoning: A

Description of the Request:

Neighborhood mty

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Continued Pg 3

Company Name:

Current address:

City:

State:

ZIP Code:

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 3/23/26

MEETING LOCATION:

MEETING START TIME:

MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

- | | | | |
|----|----------------------|----------------------|----------------------------------|
| 1. | LYNN WHITTIG | Lynn Whittig | 19720 May IT Rd |
| 2. | Mark & DEBBIE FULTON | Mark & Debbie Fulton | 18997 Chicken Drive Rd |
| 3. | Jandra D Kershner | Jandra D Kershner | 18969 Caldwell |
| 4. | Sharon Knight | Sharon Knight | 18925 Up. PR Caldwell |
| 5. | Sonya House | Sonya House | 18472 Lower Pleasant Rd Caldwell |
| 6. | Jason Dodge | Jason Dodge | 18961 Upper Pleasant Ridge Rd. |
| 7. | BRIAN AUSTIN | Brian Austin | 19261 Upper Pleasant Ridge Rd. |
| 8. | TIM ROSEN | Tim Rosen | 19261 Upper Pleasant Ridge Rd. |
| 9. | Cher Christi Holmes | Cher Christi Holmes | 19755 Lower Pleasant |

Neighborhood Meeting 4/20/26

16835 Upper Pleasant Ridge Rd

- Brad & Connie Benke 17222 Upper Pleasant (against)
- MARK & DEBBIE FULTON 18887 CHICKEN DINNER Rd Opposed
- Russ & Jayne Arden 17129 Upper Pleasant Ridge Rd - Opposed!
- BRIAN AUSTIN & TIM RODEN 19261 Upper Pleasant Ridge Rd Opposed
- Theresa Johnson 19921 Upper Pleasant Ridge OPPOSED
- Ken Johnson 19921 Upper Pleasant Ridge OPPOSED
- Sandra D Kercher 1923 Upper Plot Rd
- Shaun Ryals 18465 Lower Pleasant Ridge Ham Thyle OPPOSED
- Lynn Whitting 19720 Malt Rd OPPOSED
- Dave House 18472 Lower Pleasant Ridge Opposed
- Sonya House 18472 Lower Pleasant Ridge Opposed
- Richard & Susan Ballantyne 18750 Malt Rd. opposed
- Allen & Emily Calkins 18840 Malt Rd. opposed
- Jorge & Vanesa Madrigal 18801 Upper Pleasant Ridge Rd (Against)
- Kayla and Jared Larsen 18754 Malt rd (against)
- VIVIAN AND MARK FERKIN 19335 LOWER PLEASANT AGAINST
- Jason Dodge 18967 Upper Pleasant Ridge Opposed
- Shayne Cheney 17556 upper pleasant
- Barb Cheney Shayne
- Ryan Whitting 18291 Upper Pleasant Ridge rd Opposed
- Jake Chin 18879 Upper Pleasant " " Opposed
- Richard Leven " " " "
- Michael & Christy Street 18766 Upper Pleasant Ridge Rd Against
- Caldwell

To Whom it May Concern,

We at Vanguard Holdings intend to use the property 18835 Upper Pleasant Ridge RD within the conditional use permits that are being applied for "Contractor Shop, Staging Area" in the following manners.

For the Contractor Shop permit, we'd like to have our mobile office trailer for our administrative and clerical work, and a mechanical shop for our equipment. This would be used as not only storage for some of our equipment throughout the seasons but also for maintenance on our machinery and equipment. Noise for this will be enclosed as it will be a closed shop that are common throughout the area and will be a couple of hundred feet away from the frontage and from any existing neighbor. As mentioned, we'd like to also have our office eventually be apart of the shop or move it closer to it if approved for use. That would allow us to be farther from frontage as well as neighbors, while the office does not produce any noise like a shop being away would satisfy future concerns.

As of March, we currently have 19 full-time employees with 2 part-time employees. We have clear hours of operations for business, Monday through Friday, with occasionally Saturday depending on workload. Our hours are from 7am to 7pm at the latest, however currently most of our workers finish around 4-5pm. The nature of our business does not mean we will have machinery and equipment running on property. We work at job sites away from our location, only in the morning and evening is when we have trucks and equipment coming in and out of the property. This limits the traffic on the road throughout the day. Our use of the Staging Area permit would mainly just encompass the storage and parking of our equipment here, as mentioned before we do not work on the property. We understand that hearing trucks in the early morning can be frustrating, but where we park our equipment is at least 100-200' away from any neighbor, and if allowed an enclosed shop would help in this situation where we could store some trucks in there overnight. We also understand that visually speaking our property might not look appealing in the current state, we intend to mitigate that with some container storage and appealing fencing. This way at very least the storage of our equipment is not unappealing to view. We also are in talks with some landscaping contractors to do some work near the frontage for the purpose of improving it visually.

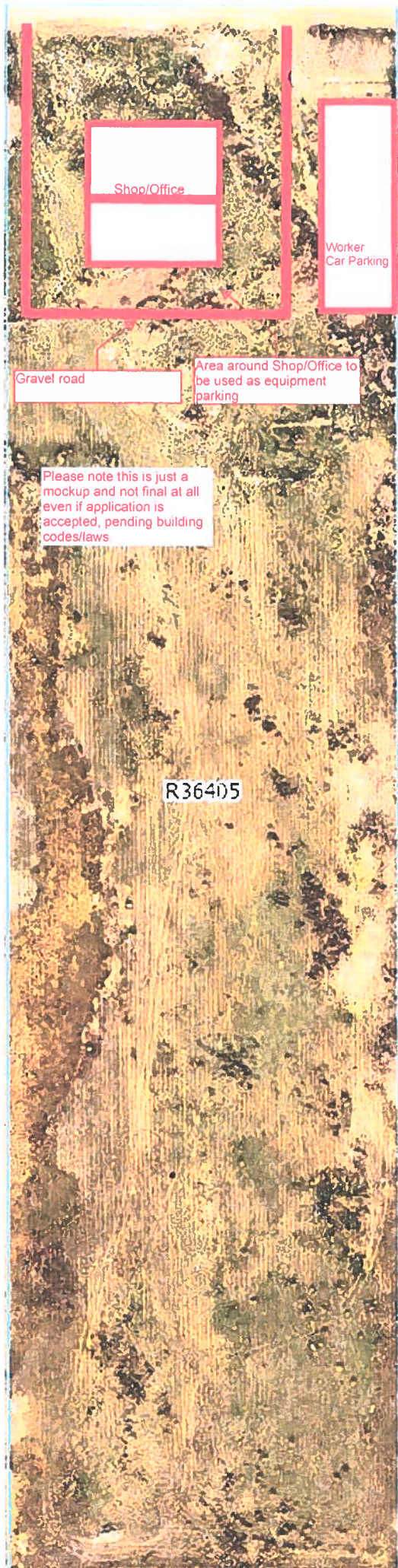
When we hosted our neighborhood meeting, we received a lot of negative feedback about us applying for these conditional use permits with noise/lighting being the main concern. These concerns are completely understandable however, we are not adding any heavy lighting such as flood lamps or parking lamps, and our previous statement about our shop's help will help with noise concerns. Lastly, a concern brought up was drainage, we have not done anything to affect the current drain that runs through the property and will

not do anything to affect that without consultation with necessary parties. These additions are mainly focused on the frontage side of the property.

We hope that this helps alleviate some of those concerns as we'd like to be a part of this neighborhood for the long term, and doing so in a respectful, sensible and organized manner. Please see attached for a mockup of the layout for where everything will be if appropriate.

Thank you for your consideration,

Jorge Nunez



Shop/Office

Worker
Car Parking

Gravel road

Area around Shop/Office to
be used as equipment
parking

Please note this is just a
mockup and not final at all
even if application is
accepted, pending building
codes/laws

R36405



Jorge Nunez [REDACTED]

18835 Upper Pleasant Ridge RD

Dave Watkins <davew@pioneerirrigation.com>

Tue, Mar 31, 2026 at 3:34 PM

To: Jorge Nunez [REDACTED]

Jorge,

After review PID sees no encroachments or conflicts with our facilities based on the drawing provided.

Please let me know if you have further questions.

Respectfully,

Dave Watkins

Assistant Superintendent

Pioneer Irrigation District

Cell (208) 249-2509

Office (208) 459-3617

[Quoted text hidden]



Caldwell Rural Fire District

707 Notus Road

Notus ID 83656

208-402-1041

April 2, 2026

Van Guard Utilities

RE: 18835 Upper Pleasant Ridge Road

With respect to the location referenced above, the Caldwell Rural Fire District has no fire code concerns regarding the parking of vehicles or mobile property at this site. However, should permanent structures, fuel storage facilities, housing units, or mobile living trailers be added, a comprehensive plan review will be required, for fire code compliance.

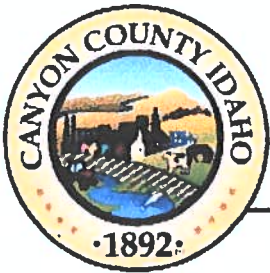
Please feel free to contact us if you have any questions.

Respectfully Submitted,

Mark W Wendelsdorf

Mark W Wendelsdorf

Admin. Chief



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Vancouver Holdings LLC

Parcel Number: 2336405

Site Address: 18831 Upper Pleasant Ridge RD

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 04/08/2026 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: _____ Signed: _____

Email

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Leonard Riccio

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

Digitally signed by Leonard Riccio
DN: cn=Leonard Riccio, o=Canyon County, ou=Idaho, email=leonard.riccio@ccid.idaho.gov
Reason: I am the author of this document
Date: 2026.04.08 16:44:05-0800
From: POC: Highway District, 2023.7.0

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Email

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

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: 88177

Date: 4/21/2026

Date Created: 4/21/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jorge Nunez

Comments: CU2026-0013

Site Address: 0 UPPER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 36405000 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)	CU2026-0013	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0013	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0013	\$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	196114297	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00