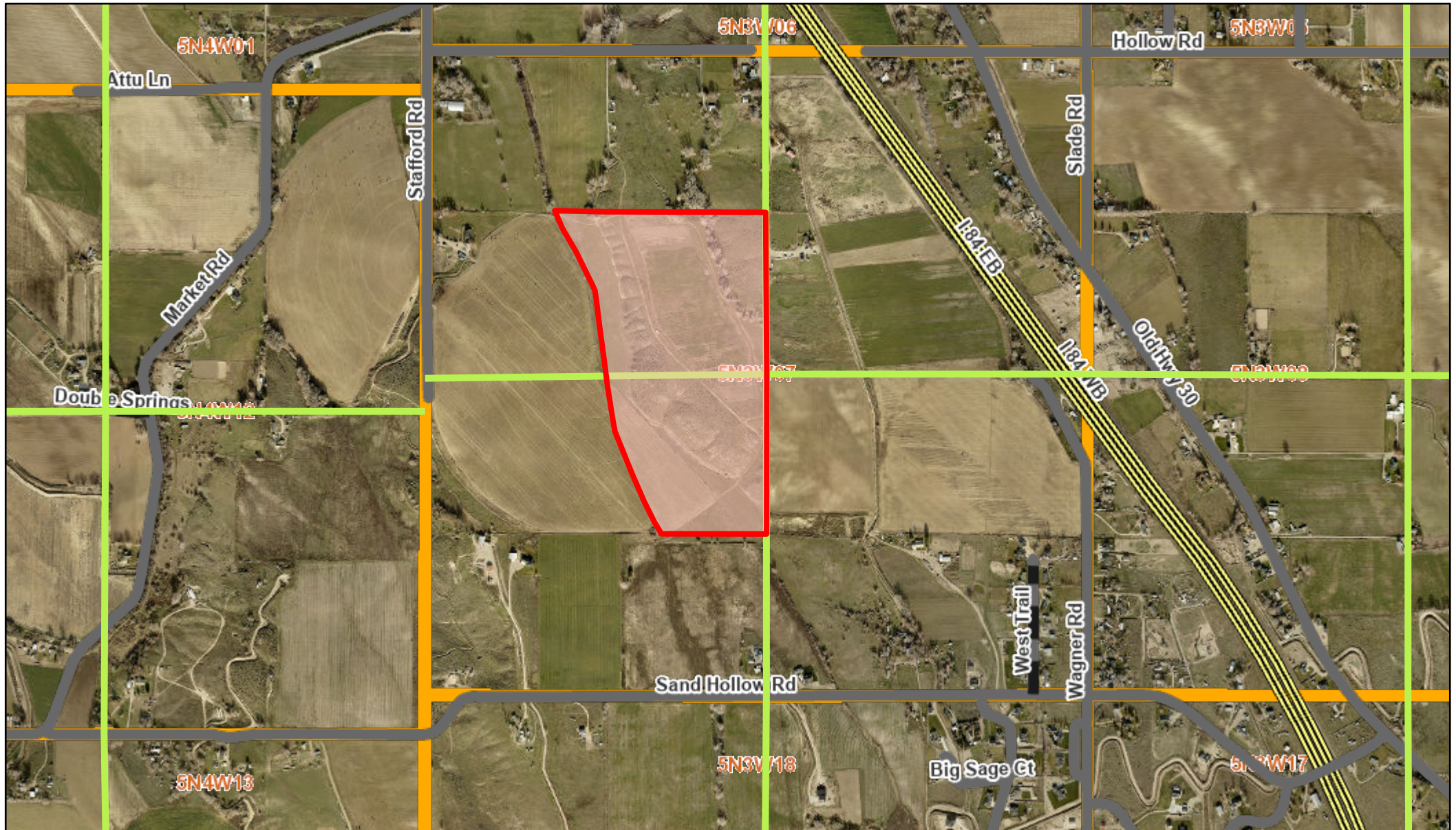
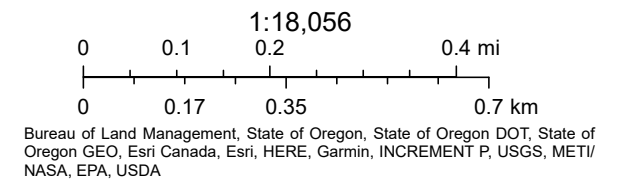


Canyon County, ID Web Map



3/11/2026, 2:20:24 PM

- Multiple Parcel Search_Query result
- Quarter Line
- CanyonCountyRoads
- Interstate
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_2026
- Red: Band_1



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: Ted G. Arnzen & Tammy Arnzen
	MAILING ADDRESS: 28718 Stafford Road Caldwell, Idaho 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]
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>Ted G. Arnzen</u> Date: <u>3/16/25</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: T J. Wellard (Skinner Land Survey)
	COMPANY NAME: Skinner Land Survey
	MAILING ADDRESS: 17842 Sand Hollow Road Caldwell, Idaho 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Sand Hollow Road		
	PARCEL #: R3772400000	LOT SIZE/AREA: 79.355 Acres	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NW 1/4	SECTION: 7	TOWNSHIP: 5 North RANGE: 3 West
	ZONING DISTRICT: AG		FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	☐ CONDITIONAL USE	☐ COMP PLAN AMENDMENT	☐ CONDITIONAL REZONE
	☐ ZONING AMENDMENT (REZONE)	☐ DEV. AGREEMENT MODIFICATION	☐ VARIANCE > 33%
	☐ MINOR REPLAT	☐ VACATION	☒ APPEAL
	☐ SHORT PLAT SUBDIVISION	☐ PRELIMINARY PLAT SUBDIVISION	☐ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	☐ ADMINISTRATIVE LAND DIVISION	☐ EASEMENT REDUCTION	☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT	☐ HOME BUSINESS	☐ VARIANCE 33% >
	☐ PRIVATE ROAD NAME	☐ TEMPORARY USE	☐ DAY CARE
	☐ OTHER _____		

CASE NUMBER: AD2025-0020-APL	DATE RECEIVED: 3-11-26
RECEIVED BY: Emily Bunn	APPLICATION FEE: 1100 CK MO ☒ CASH

Appeal - 750
Notific. - 350
1100

Revised 1/3/21



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

March 11, 2026

Ted Arnzen
Job No. OC0424

Letter of Intent for Appeal AD2025-0020

Canyon County Development Services and Board of County Commissioners,

We are formally requesting an appeal to the Board of County Commissioners for the denial of AD2025-0020. 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 can prove this sudden interpretation change, the arbitrary and capriciousness of said change and no ordinance change to support this interpretation of County Code. DSD staff is combining separate aliquot part descriptions while identifying similar other parts of the description as separate. We are also appealing the denial of an easement reduction from sixty-feet (60') down to twenty-eight feet (28'). DSD staff have incorrectly denied the request because they don't find physical characteristics supporting the request. We will prove those physical characteristics with pictures and verbal explanation why sixty-feet (60') is not necessary.

We appreciate your consideration of this request and hope you find our appeal in compliance and following long standing interpretation and adherence to County Code and definitions and approve our appeal request.

Respectfully submitted,

T.J. Wellard, PLS
Skinner Land Survey



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: 87771

Date: 3/11/2026

Date Created: 3/11/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Thomas Wellard for Arnzen appeal

Comments: AD2025-0020-APL

Site Address: 0 SAND HOLLOW RD, Caldwell ID / Parcel Number: 37724000 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	AD2025-0020-APL	\$750.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	AD2025-0020-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	193421457	\$1,100.00

Total Payments: \$1,100.00

ADJUSTMENTS

Receipt Balance: \$0.00