

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>6681</u> or <input type="checkbox"/> Cash
FILE # <u>23-54</u>		FEE \$ <u>250</u>
ACCEPTED BY <u>Lee</u>		DEPOSIT <u> </u>
CROSS REFERENCE FILE(S): <u>CUP 18-11</u>		DATE <u>12-11-23</u>
PROPOSED USE: <u>Add 2 bldgs to existing 8 - public storage bldgs + trailers</u>		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Tom Worley Date: 12-12-23

The following must be completed and submitted with the conditional use permit application:

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

**We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Lake Port Holdings, LLC PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS P.O. Box 927, McCall, ID ZIP 83638
EMAIL [REDACTED]
PROPERTY OWNER Sam Worley
MAILING ADDRESS P.O. Box 927, McCall ID ZIP 83638
EMAIL _____
AGENT / REPRESENTATIVE Cleary Building Corp-Dave Daniel PHONE [REDACTED]
MAILING ADDRESS 326 E. Franklin Rd. Meridian ZIP 83642
EMAIL [REDACTED]
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY _____
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP
Quarter _____ Section _____ Township _____ Range _____
1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐
2. SIZE OF PROPERTY _____ Acres ☐ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
8-72x166 Boat Storage Buildings-

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: NO

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North Residential
South Ag
East Ag
West Commercial

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 2

Number of Existing Structures: 8

Proposed Gross Square Feet

1st Floor 11,962 x 2 = 23,904

2nd Floor _____

Total # 11,962 x 2 = 23,904

Existing Gross Square Feet

1st Floor 95,696

2nd Floor _____

Total 95,696

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ Post frame

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 14%

Percentage of site devoted to landscaping: 20%

Percentage of site devoted to roads or driveways: 60%

Percentage of site devoted to other uses: 6%, describe: snow/storm water storage

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: N/A

b. Parking spaces proposed: _____

c. Number of compact spaces proposed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>50</u>	_____	_____	_____
Rear	<u>30</u>	_____	_____	_____
Side	<u>30</u>	_____	_____	_____
Side Street	<u>50</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 25'

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 25'

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: N/A

16. PROPOSED UTILITIES: N/A

Proposed utility easement widths _____

Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ N/A

Central Sewage Treatment Facility ☐

Name: _____

18. POTABLE WATER SOURCE:

Public ☐ N/A

Water Association ☐

Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): _____

Any special drains? No Yes (Please attach map)

Soil type(s): natural and gravel and see attached drainage map.
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☐

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐

If yes, explain:

See attached grading plan.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



VALLEY COUNTY

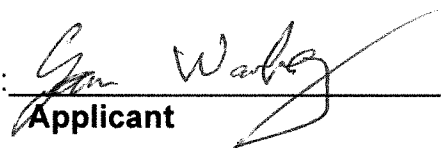
WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: _____
Valley County Weed Control

Date: 12/1/23

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
 2. Provision for the mitigation of impacts on housing affordability.
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

IMPACT REPORT REPONSES

1: The primary traffic access and usage will be to the west through Mile High Power Sports.

2: N/A

3: Construction site is surrounded by pastureland and is in excess of 670 feet from Highway 55 and 600 feet from Rogers Lane.

Construction is 5-7 weeks. Estimated construction is scheduled for May 2024. Normal construction disturbances are expected, no special circumstances anticipated.

4: Heat created from construction should be minimal. Construction will take place during the day, so no outdoor lighting.

5: Particulate emissions to the air may increase during construction, and related activities associated with development of the building pads. These emissions shall be mitigated using appropriate construction management and limiting construction hours.

6: The proposed storage units will not have water availability.

7: Planning measures will provide for necessary building access and utilize best design standards for fire protection. The public will not have access to the storage facilities.

8: The topography of the project site is predominantly a flat bench sloping slightly to the southwest.

9: The only proposed development will be the construction of the private access road and the construction of the proposed buildings. Landscaping techniques implemented on site shall be in compliance with Valley County LUDO. Best Management Practices (BMP) shall be used as outlined in the "Department of Environmental Quality's handbook of Stormwater BMP's" to capture, disperse and treat storm water and stabilize and prevent sedimentation of disturbed soils.

10: The parcel sits in a predominately glacial deposit formed area. The Natural Resources Conservation Service (NRCS) has mapped soils within the proposed project as Donnel Sandy Loam throughout the proposed development area. This soil is classified as very deep, well drained, level to nearly level soil. Runoff is slow, the hazard for erosion is slight. For further information, refer to the Soil Survey of Valley County area, Idaho. Soil and erosion control measures will be implemented to avoid potential soil stability problems.

11: Grading will be accomplished with cut and fill slopes along the entrance road, project area will be carefully designed to minimize visual impacts. Storm water conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Environmental Handbook of Stormwater BMP's.

12: The project is in an area (see vicinity map and adjacent property ownership) that has similar adjacent property land use and commercial activities. (Power Sports Dealership, Boat storage, Automobile repair shop, equipment rental yard and fence installation yard.)

13: The same property owner owns the land directly west of the proposed project site location. The structures are designed to primarily store and warehouse boats during the winter months. Transportation of boats will primarily be through the Mile high power Sports property. The project location is in the area (See vicinity map and adjacent property ownership) that has similar adjacent property land use commercial activities.

14: The proposed development will increase county tax revenue. In addition, it will provide jobs during construction of the storage building facility.

15: Because of the nature and relatively small scale of this project, it is not anticipated to have a negative impact to public services or the surrounding community. Increased associated property taxes should more than offset any need for public services.

16: By locating boat and trailer storage buildings to the project site location, should decrease truck and trailer traffic accessing highway 55 through Mile High Power Sports. Trucks and trailers can alleviate using public roads to access storage facilities. It is not anticipated that the project will have significant impacts on existing developments.

17: The proposed development does not impact natural resources. All proposed activities will be designed to protect the integrity of the existing landscape and adjacent properties.

18: Because this project proposes only minor infrastructure required by the builder/ developer, it is not anticipated that the project will be abandoned. It is proposed that the project be built in one phase for both buildings proposed, so financing will be in the form of a bond or letter from a local bank.

19: The subject property proposed by the applicant Lake Port Holdings, LLC is an additional two buildings to the existing eight dry storage for boats and trailers. The project will be built in a single phase of both buildings back-to-back in the same year. Each building may contain 40 boats/ trailers. The rough dimension of each building is 72' x 166'. Total square footage for each building is approximately 11,952 each building for a total of 23,904 square feet.

20: Access to this site is already in place from the first phases of the existing eight buildings. Anticipated start of construction for the two buildings proposed in this request is May of 2023.

21: Anticipated average lease of individual storage is \$100 per month.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.



McCALL DESIGN & PLANNING ©
PO Box 729
McCALL, IDAHO 83638

SUSEMIHL - VANNOY © 2023 MDPI

DATE: 11/17/23

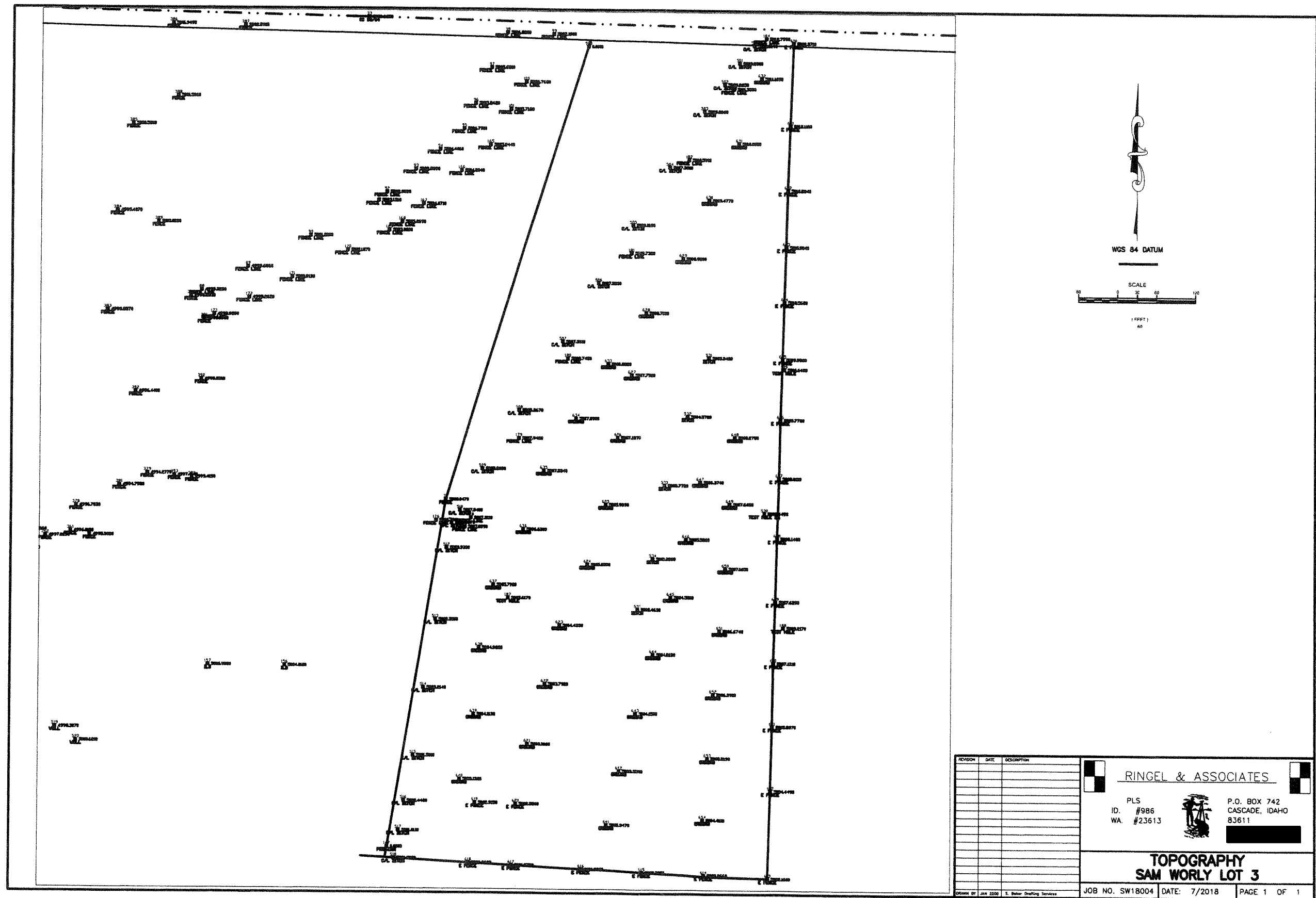
DRAWN BY: HAS

These Drawings and any of MDPI's Instruments of Service, as well as any facsimile(s) of the same, shall remain the intellectual property of MDPI, whether or not the Project(s) for which they made is/are executed or completed; and MDPI retains and reserves all rights appurtenant thereto.

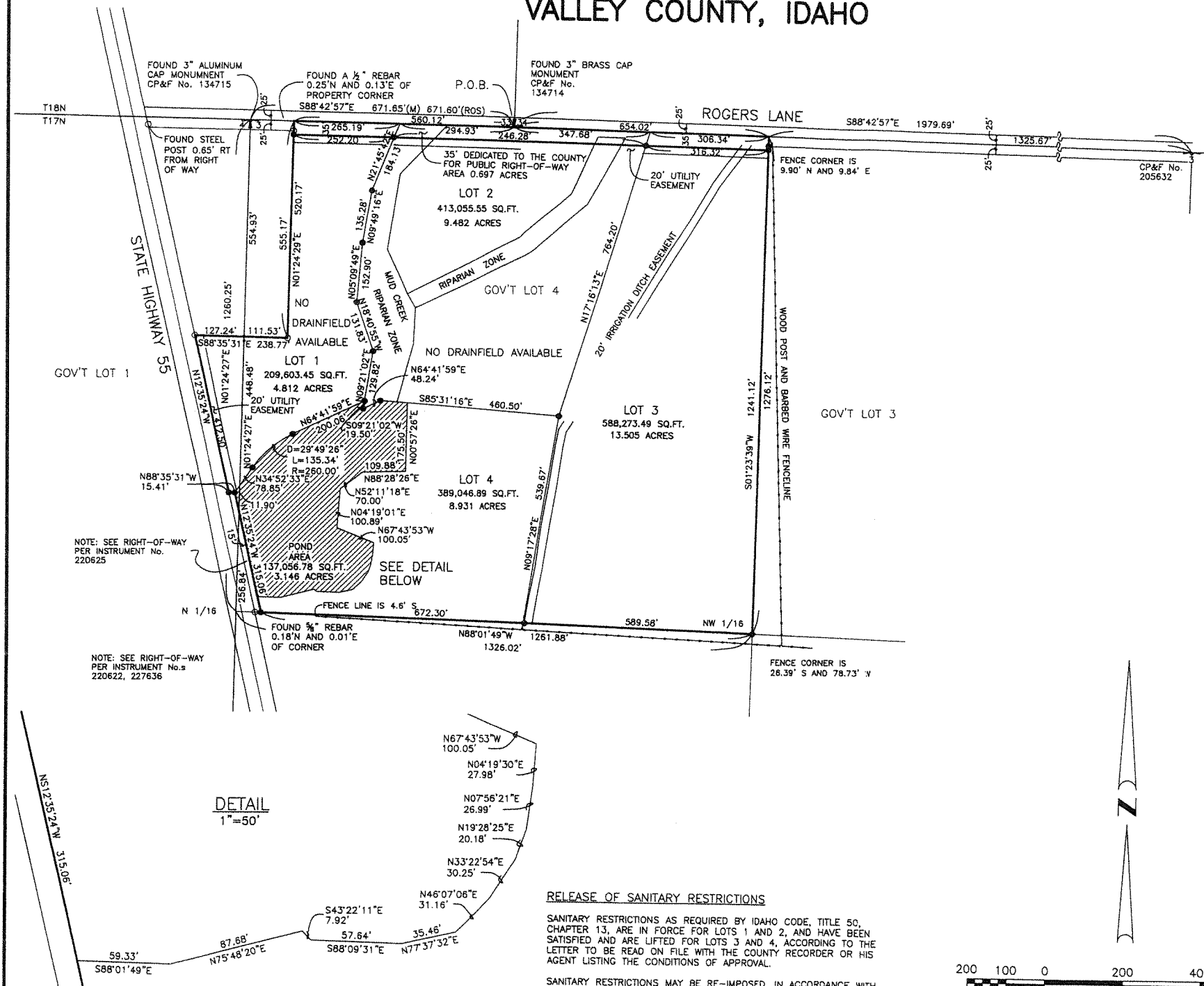
LAKEPORT STORAGE UNITS

**13924 HWY 55,
MCCALL, VALLEY COUNTY**

DR1



HINSON ACRES SUBDIVISION
PORTION OF GOV'T LOT 4, SECTION 3, T. 17 N., R. 3 E., B.M.
PORTION OF GOV'T LOT 1, SECTION 4, T. 17 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO



RESTRICTIVE COVENANTS

FILED UNDER INSTRUMENT No. _____ RECORDS OF VALLEY COUNTY.

BUILDING SETBACKS

SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

DECLARATION OF PUBLIC ROADS

THAT PORTION OF ROGERS LANE WITHIN THE BOUNDARY OF HINSON ACRES SUBDIVISION IS HEREBY DEDICATED TO VALLEY COUNTY FOR THE PUBLIC'S USE FOREVER. ROAD DEVELOPMENT AGREEMENT WITH VALLEY COUNTY IS FILED UNDER INSTRUMENT NO. _____

DECLARATION OF UTILITIES

THE UTILITIES SERVING HINSON ACRES SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

NOTES:

- 1) RIGHT-OF-WAY GRANTED TO CONTINENTAL TELEPHONE OF THE WEST RECORDED FEBRUARY 26, 1988 AS INSTRUMENT No. 160247 OF OFFICIAL RECORDS. (LOT 1)
- 2) 20' UTILITY EASEMENTS ARE SHOWN ALONG ROGERS LAND AND HIGHWAY 55.
- 3) THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.
- 4) EXTERIOR LIGHTING SHALL COMPLY WITH THE VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
- 5) SUBJECT TO A RECORD OF SURVEY, BOOK 5, PAGE 426, RECORDED SEPTEMBER 9, 1996 AS INSTRUMENT No. 220741 OF OFFICIAL RECORDS. (FENCE LINE IS NOT THE PROPERTY LINE) SEE RECORD OF SURVEY BOOK 8, PAGE 181, INSTRUMENT No. 295182 REFER TO RECORD OF SURVEY INSTRUMENT No. 295466, BOOK 8, PAGE 189.
- 6) TAX PARCEL NUMBER RP12N04E163605.

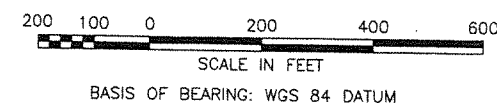
RELEASE OF SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOTS 1 AND 2, AND HAVE BEEN SATISFIED AND ARE LIFTED FOR LOTS 3 AND 4, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REHS
DATE _____

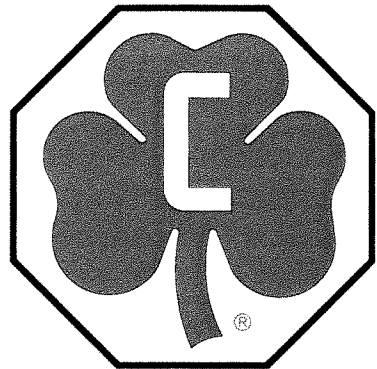
LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. _____



LEGEND

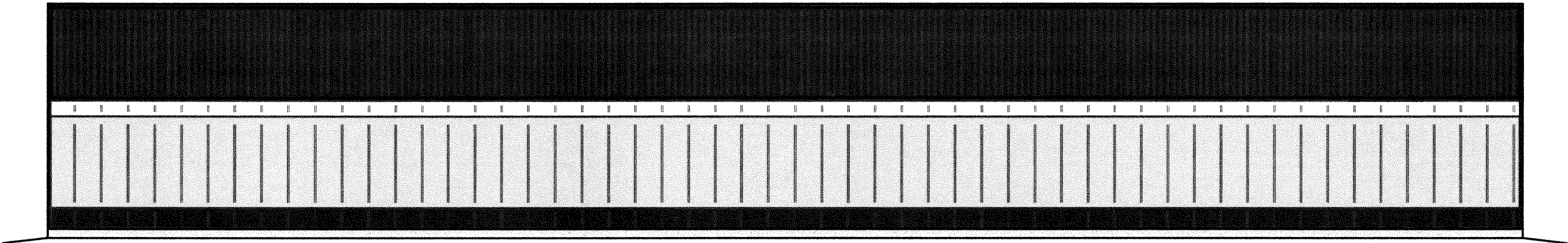
- SET 5/8" X 30" REBAR W/YELLOW ID CAP & 2"x2" WHITE GUARD STAKE
- FOUND 5/8" REBAR

RINGEL & ASSOCIATES		P.O. BOX 742 CASCADE, IDAHO 83611	
PLS	ID. #986		
WA. #23613			
JOB NO. JH04061	DATE: 5/2005	PAGE 1 OF 2	

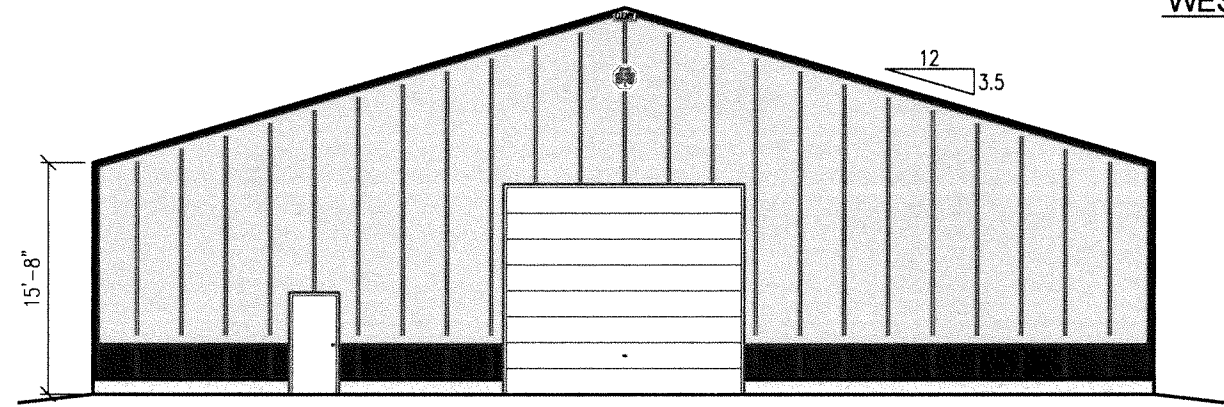


Proposed Building for: Lake Port Holdings, LLC

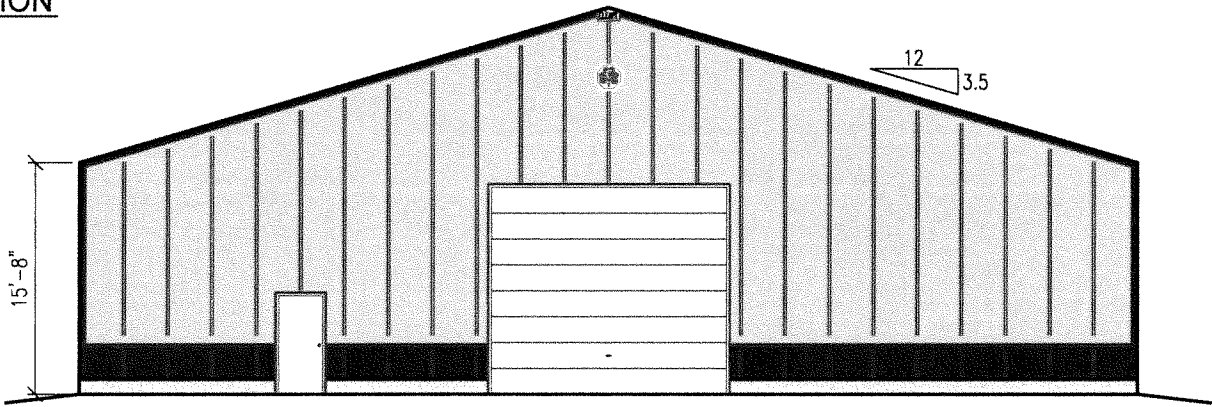
72'x166'



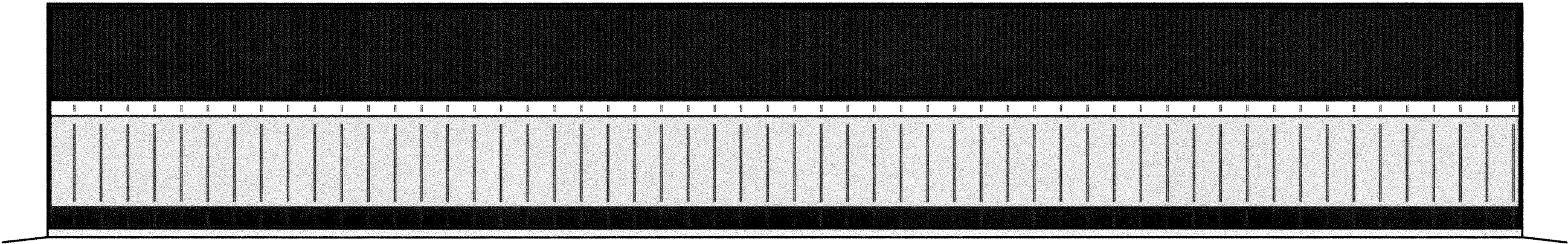
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

BUILDING COLORS
ROOF: FOREST
SIDES: HICKORY MOSS
TRIM: FOREST
WAINSCOTING: FOREST

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS

We Protect What You Value™