

## PROJECT DESCRIPTION

**Applicant:** Colt & Kendra Brown

**Location:** Valley County, Idaho

**Parcel Size:** 10 acres

**Current Use:** Unproductive agricultural land

**Proposed Use:** Commercial lease space on raw ground (no utilities, no structures)

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### 1. Overview of the Proposal

The applicants, Colt and Kendra Brown, are farmers in Valley County. We own a 10-acre parcel that has historically been classified as agricultural land but has proven to be unproductive for farming due to its sandy, gravel-dominant soil composition.

To help supplement our farming income and provide needed commercial yard space within the county, we are proposing to convert this raw ground into leased open commercial space suitable for businesses needing outdoor storage, operational yard area, or temporary workspaces. No permanent buildings or utilities are being proposed.

This land-use request is consistent with the intent of the Comprehensive Plan to support local economic activity, diversify land use where appropriate, and encourage efficient use of land that is unsuitable for agricultural production.

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### 2. Existing Site Conditions

- The parcel is currently covered in sagebrush, small scrub trees, and native groundcover.
  - Soils consist primarily of sand and gravel, historically limiting the land's agricultural productivity.
  - The property naturally slopes toward existing drainage ditches that border the site, allowing for effective stormwater absorption and natural dispersal.
  - There are no wetlands, waterways, or sensitive habitats on or adjacent to the parcel.
  - Access is via existing County roadways that are adequate for anticipated traffic.
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### 3. Proposed Development Activities

The project consists of the following improvements:

### **Site Work**

- Removal of sagebrush and minor vegetation.
- Infill of a small abandoned gravel pit located on the parcel.
- Minor grading to create a consistent, stable plane suitable for safe vehicle access.
- Installation of a compacted gravel surface to stabilize soils and minimize dust.
- Natural drainage patterns will remain intact and continue flowing toward existing ditch lines.

### **Fencing & Security**

- Installation of perimeter fencing could be used to clearly define the leased area and promote tenant safety and property security.
- No permanent structures, utilities, or sanitary facilities are proposed.

### **Lighting**

- No lighting is planned.
- If a future tenant requests lighting, any temporary lighting would comply with Valley County lighting and dark-sky standards.

### **Landscaping**

- Minimal disturbance to soil beyond necessary grading.
- Native trees along the east property boundary to create a natural visual buffer for highway and adjacent properties.

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## **4. Fire, Safety & Environmental Considerations**

### **Fire Mitigation**

The proposed project will significantly reduce wildfire risk by removing dense sagebrush and replacing it with gravel, which creates a non-combustible surface. No utilities or power sources will be installed, further reducing ignition risks.

### **Drainage & Stormwater**

- The soils are highly permeable and absorb water efficiently.
- The grading plan will maintain a gentle slope toward the existing drainage ditches.

- No engineered stormwater infrastructure is required.

#### **Environmental Impacts**

- No wetlands or critical habitats are present.
  - Dust will be minimized through gravel surfacing.
  - Noise will be minimal after construction, limited primarily to tenant vehicle movement.
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### **5. Operational Overview & Impacts**

#### **Traffic**

- Traffic volumes will vary based on the specific future tenant(s).
- Anticipated traffic will consist of a mix of passenger vehicles and commercial trucks during normal business hours.
- Existing roadway access is adequate to serve the expected traffic.

#### **Noise & Vibration**

- Construction noise will be typical of light grading work and equipment operation.
- Post-construction noise will be minimal, mostly related to vehicle movement on gravel.
- Vibrations are not expected beyond those produced by standard vehicle activity.

#### **Heat, Glare & Lighting**

- Minor heat or glare may occur from parked vehicles.
- No permanent lighting is proposed.
- Any future temporary lighting brought in by tenants will comply with County code.

#### **Dust**

- Dust generation will be minimal due to the complete gravel coverage of the site.
- The gravel surface itself serves as a dust-control measure.

#### **Utilities**

- No utilities are planned or required for the proposed use.
- Portable facilities may be brought by tenants if necessary.

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## **6. Economic Considerations**

- This property is unproductive agricultural land, making commercial leasing a responsible and efficient use.
- The project may indirectly support local employment by providing space for local businesses to operate or store equipment.
- The parcel will lose its agricultural exemption, resulting in increased property taxes paid to Valley County.

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## **7. Compatibility With Surrounding Uses**

- The proposed use is low-impact and will not create adverse effects on neighboring properties.
- Similar commercial yard or storage spaces are limited within Valley County, meaning this project meets an existing community need.
- The project will not impair nearby agricultural operations.
- Fencing, natural screening, and the absence of lighting help maintain compatibility with the rural setting.

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## **8. Timeline & Implementation**

If approved, site grading and vegetation removal will begin immediately in the upcoming construction season. The site could be ready for leasing shortly thereafter.

### **Summary**

In summary, this Conditional Use Permit request enables the productive use of a parcel that is not viable for agriculture while providing local businesses with much-needed outdoor commercial space. The project is low-impact, environmentally responsible, fire-safe, and compatible with surrounding land uses. It will strengthen the local economy, encourage efficient land use, and support the long-term viability of the applicants' farming operation.

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherriek@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 <span style="background-color: black; color: black;">[REDACTED]</span> or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # <u>C.U.P. 25-033</u>	FEE \$ <u>250</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>11-19-2025</u>	
PROPOSED USE: <u>Brown Commercial Yard</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: [Signature] Date: 11-19-25

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](http://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.
- ☒ A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

We recommend you review the Valley County Code online at [www.co.valley.id.us](http://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 Colt + Kendra Brown PHONE [REDACTED]  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS Po Box [REDACTED] Donnelly, ID 83615 ZIP —

EMAIL [REDACTED]

PROPERTY OWNER Same

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

AGENT / REPRESENTATIVE Same PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

CONTACT PERSON (if different from above) Same

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY Loomis Ln + Highway 55

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

N/2 N/2 NWNE S26 T16N R3E

TAX PARCEL NUMBER(S) RP16N03E260605

Quarter NWNE Section 26 Township 16N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 10 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Bare land / Ag storage

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 Vacant Rural Land

South Grazing Land

East Highway / Timber

West Agriculture



### APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

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

Number of Proposed Structures: \_\_\_\_\_

Number of Existing Structures: \_\_\_\_\_

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor \_\_\_\_\_

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

Total \_\_\_\_\_

Total \_\_\_\_\_

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

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ N/A

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: \_\_\_\_\_ N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0%

Percentage of site devoted to landscaping: 5%

Percentage of site devoted to roads or driveways: 2%

Percentage of site devoted to other uses: 93%, describe: staging / parking

Total: 100%

10. PARKING (If applicable): As needed

Office Use Only

a. Handicapped spaces proposed: \_\_\_\_\_

Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: \_\_\_\_\_

Parking spaces required: \_\_\_\_\_

c. Number of compact spaces proposed: \_\_\_\_\_

Number of compact spaces allowed: \_\_\_\_\_

d. Restricted parking spaces proposed: \_\_\_\_\_

e. Are you proposing off-site parking: no

11. SETBACKS: BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front N/A

Rear |

Side |

Side Street |

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

30ft N

30ft S

100ft E

30ft W

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. NUMBER OF EXISTING ROADS: 0 Width: \_\_\_\_\_

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: 0 Proposed width: \_\_\_\_\_

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:

None

16. PROPOSED UTILITIES: None

Proposed utility easement widths \_\_\_\_\_

Locations \_\_\_\_\_

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐

Central Sewage Treatment Facility ☐

N/A

Name: \_\_\_\_\_

18. POTABLE WATER SOURCE: N/A Public ☐ 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): N/A

Any special drains? No (Please attach map)

Soil type(s): Sand / Gravel

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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:

Fill in abandoned gravel pit and generally level the area and top with gravel

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





# VALLEY COUNTY

## WEED CONTROL AGREEMENT

**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

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 Supervisor

Date: 11-19-25

# 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: 11 / 19 / 25

## **Impact Report**

- 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.**
  - a. Traffic will increase depending on the occupant of the property. Traffic volume will be determined by occupants' work hours. Current access roads are adequate for proposed traffic volume. We anticipate that traffic will consist of passenger vehicles and commercial vehicles.
- 2. Provision for the mitigation of impacts on housing affordability.**
  - a. N/A
- 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.**
  - a. During construction, noise and vibrations would be consistent with typical grade work. After construction, noise and vibrations would be minimal.
- 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.**
  - a. Possible heat and glare from parked autos. Any outdoor lighting will comply with Valley County code. We do not intend to install any permanent light fixtures.
- 5. Particulate emissions to the air including smoke, dust, chemicals, gases, or fumes, etc., both existing and what may be added by the proposed uses.**
  - a. Minimal dust could be created but will be mitigated by the graveling of the area.
- 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.**
  - a. N/A
- 7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.**
  - a. No known hazards exist

- 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.**
  - a. No wetlands on proposed site. Removal of sage brush and some small scrub trees to create a flat open area.
- 9. Include practices that will be used to stabilize soils and restore or replace vegetation.**
  - a. We will use grading and graveling to stabilize soils. Current soil is mostly sand/gravel.
- 10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.**
  - a. We will remove minimal topsoil where it exists, fill in small gravel pit, grade and slope the ground, and add gravel. Proposed landscaping would include native trees on the east property boundary bordering Highway 55 that create a natural visual barrier.
- 11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.**
  - a. See above.
- 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.**
  - a. See #11. No shadows will be created.
- 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.**
  - a. We selected this land because it is unproductive farm ground that we own. We are trying to supplement our farming income and provide needed commercial yard space within the county.

**14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.**

- a. We would lose the ag exemption we have on this parcel of land, and the property taxes would increase. Lessees could potentially employ local residents.

**15. Approximation of costs for additional public services, facilities, and other economic impacts.**

- a. None anticipated.

**16. State how the proposed development will impact existing developments providing the same or similar products or services.**

- a. There will be no impact on similar developments. There are minimal sites in Valley County offering a similar opportunity.

**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.**

- a. N/A

**18. What will be the impacts of a project abandoned at partial completion?**

- a. None

**19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.**

- a. None

**20. Stages of development in geographic terms and proposed construction time schedule.**

- a. If approved, we would begin site grading immediately once the weather allows.

**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.**

- a. Competitive market rate for bare unimproved land.



Brown's Ag Field

W  
300 ft

gravel surface

Existing Entrance

BLM Ground

1,452 ft  
S

gravel surface

Loomis Lane  
N

Existing Entrance

100 ft

Native Trees  
E

Highway 55

