

February 27, 2023

## Preliminary Plat – Moss Landing Subdivision - Narrative:

### **Moss Landing Subdivision Description**

The Moss Landing Subdivision consists of fourteen (14) Lots. The proposed overall objective of Moss Landing Subdivision project is to provide low density residential lots on 39.39 acres (average lot size 2.5 acres). The Moss Landing Subdivision will consist of construction of two standard private roads with fire turn arounds that will be built to Valley County and Donnelly Fire District standards. Discussions have taken place with Donnelly Fire District. The applicant and fire district are currently working on underground fire storage tank capacity requirements. The HOA and CC&R's for the proposed subdivision will adopt the Elk Haven Subdivision guidelines and restrictions. The HOA and CC&R's are being finalized for submittal to Valley County P&Z Department review.

Final Engineering for Road Plan is underway and will be submitted to the Valley County Engineer for review and approval. The Wildland Urban Interface Fire Protection Plan is in the process of being prepared and will be submitted before staff comments and the planning and zoning preliminary plat hearing.

Provision for the mitigation of impacts on housing affordability: Lots 8 and 14 will have above garage units that will be available for affordable housing rental. Rent will be based on market rates.

CDHD application has been submitted and staff has been on the site. Proposed systems have been identified for the project. Septic Engineering Report is being prepared for the final designated septic systems.

The anticipated price range for dwelling units lots is approximately \$180,000. to \$280,000.00. The anticipated price range for dwelling residential units is approximately \$500.00 sf.



# 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



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1164</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-12</u>		FEE \$ <u>400</u>
ACCEPTED BY _____		DEPOSIT <u>1000</u>
CROSS REFERENCE FILE(S): _____		DATE <u>2-28-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

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.

Applicant's Signature: [Signature] Date: 2/27/2023

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

- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or  
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.  
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.



**CONTACT INFORMATION**

**PROPOSED SUBDIVISION NAME:** Moss Landing

**APPLICANT** LIVING 4M RANCH LLC.

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

**MAILING ADDRESS** P.O. Box 434, McCall, Idaho

ZIP 83638

**EMAIL** Shannon Moss [REDACTED]

**PROPERTY OWNER** Shawn Moss

(if not the applicant)

**MAILING ADDRESS** 11725 North HWY 52, Horseshoe Bend, Idaho

ZIP 83629

**EMAIL** Shannon Moss [REDACTED]

**Nature of Owner's Interest in this Development?** Land Development Subdivision – Fourteen (14) Lots

**AGENT / REPRESENTATIVE** James Fronk Consulting, LLC.

PHONE [REDACTED]

**MAILING ADDRESS** P.O. Box 576, McCall, Idaho

ZIP 83638

**EMAIL** [REDACTED]

**ENGINEER** ABCO Engineering

**MAILING ADDRESS** 119 Midland Blvd., Nampa, Idaho

ZIP 83651

**EMAIL** [REDACTED]

PHONE [REDACTED]

**SURVEYOR** Dunn Land Surveys, Inc.

**MAILING ADDRESS** 25 Coyote Trail, Cascade, Idaho

ZIP 83611

**EMAIL** [REDACTED]

PHONE [REDACTED]

**PROPERTY INFORMATION**

1. **SIZE OF PROPERTY** 39.39 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 40.0 Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements Undescribed irrigation easement to property owner to south.

Deed Restrictions None

Liens or encumbrances None

4. **LEGAL DESCRIPTION** S/2 OF THE NW4 OF THE SE4 AND THE N2 OF THE SW4 OF THE SE4, SECTION 15., T.17N., R3E., BM., VALLEY COUNTY, IDAHO

5. **TAX PARCEL NUMBER(S)** RP17N03E157655

Quarter \_\_\_\_\_

Section \_\_\_\_\_

Township \_\_\_\_\_

Range \_\_\_\_\_

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Irrigated Pasture - No Structures

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Elk Haven Subdivision - Lot 1 - Pasture

South Residence - Irrigated Pasture Land

East Irrigated Pasture Land

West Irrigated Pasture Land

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None - Flat - Irrigated Pasture.

10a. WATER COURSE: None

10b. 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 ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? None

11a. NUMBER OF EXISTING ROADS: None Width \_\_\_\_\_ Public ☐ Private ☐  
Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: Two (2) Proposed width: 24 ft.  
Will the proposed roads be Public ☐ Private ☒  
Proposed road construction: Gravel ☒ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None

12b. PROPOSED UTILITIES: Power, Phone and Fiber Conduit.

Proposed utility easement width 10 ft. Locations Each side of 70 ft - Right of Way

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well 750 lf. - NE Depth 88 ft. Flow 30 gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☐  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐  
If yes, explain: Flood irrigation to be terminated. Individual sprinkler for residential house landscaping will be from individual residential wells.
16. DRAINAGE (Proposed method of on-site retention): Drainage swales and retention ponds  
Any special drains? No (Please attach map)  
Soil type(s): Melton Loam 0-3 percent slopes, Roseberry coarse sandy loam 0-3 slopes.  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes  
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Escrow account.
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
Setbacks: Front 20.0 feet Sides 15.0 feet Rear 20.0 feet  
Mobile homes allowed? Yes ☐ No ☒  
Minimum construction value \$500.00 sf. Minimum square footage 1800  
Completion of construction required within two years Days ☐ Months ☐ Years ☐  
Resubdivision permitted? Yes ☒ No ☐  
Other HOA and CC&R's will follow the adopted Elk Haven Subdivision guidelines.
17. LAND PROGRAM:  
Open Areas and/or Common Areas Yes ☐ No ☒  
Acreage in subdivision 39.39 ac. Number of lots in subdivision 14  
Typical width and depth of lots 300 lf. Wide - 450 lf. Depth.  
Typical lot area 2.5 ac. Minimum lot area 1.45 ac. Maximum lot area 4.09 ac.  
Lineal footage of streets 675 ft. Ln. - 237 ft. Ct. Average street length per lot 65.0 lf.  
Percentage of area in streets 6.30 %  
Dedicating road right-of-way to Valley County? Yes ☐ No ☒  
Percentage of area of development to be public (including easements) None %  
Maximum street gradient 2.0%  
Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable. Not in a Irrigation District.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

NOT LOCATED IN IRRIGATION DISTRICT

# 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 \_\_\_\_\_ X No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: NA  
Drainage: \_\_\_\_\_
- 3. How many acres is the property being subdivided? 40.0 Acres
- 4. What percentage of this property has water? 100%
- 5. How many inches of water are available to the property? 1.12 cfs.
- 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  
**From individual residential wells.**
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.  
Irrigation head gate is located to the North.
- 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? BMP's - Road drainage retention swales, small detention basins out of Right of Way.

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)

NA

### 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: 2 / 12 / 2023





# 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: 2/27/2023

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.** The project proposes fourteen (14) residential lots. It is anticipated that a slight increase in traffic will result along State Highway 55. The development will not significantly alter the existing traffic pattern along State Highway 55. An existing highway approach (Elk Haven Lane) is in service that was approved for the Elk Haven Subdivision.
2. **Provision for the mitigation of impacts on housing affordability.** Lots 8 and 14 will have above garage units that will be available for affordable housing rental. Rent will be based on market rates.
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.**

At the time of road construction and building construction for the proposed 14 lots there will be a temporary increase in noise due to the construction of the development area. Construction shall be during daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the development.

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.** At the time of building construction, there may be a slight increase in heat and glare within the 14 lots due to construction and related activities associated with site development. Long term heat and glare should be minimized to the greatest extent possible by site planning, building orientation and vegetative screening. All lighting will comply with Section 3.03.06(b) "Lighting" of the Valley County LUDO.
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.**  
Each residential home will be allowed one (1) wood burning devices, wood stove or fireplace. Particulate emissions to the air may increase slightly during residential construction and related activities associated with the 14 lot development. These emissions shall be mitigated using appropriate construction management and limit construction hours.
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.**

Proposed water for the 14 residential lots shall be provided by individual wells supplying quality potable water. A site wetland delineation was conducted in the summer of 2022 by James Fronk Consulting, LLC. and found no jurisdictional wetlands or "Waters of the United States". A small area that showed wetland characteristics is irrigation induced and not ACOE jurisdiction.

7. **Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.**

Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design standards for fire protection. The proposed 14 lot subdivision is all open irrigated grazing ground with no timber.

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.** The topography of the project is a slope of generally 0 to 2 percent across the site. The NRCS soils survey identifies the soils type as Melton loam, and Roseberry course sandy loam. These soils are poorly drained, with the hazard of erosion being slight.

9. **Include practices that will be used to stabilize soils and restore or replace vegetation.**

The proposed development will consist of 2 roads and associated driveways for the 14 single family residences. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMP's to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.

10. **Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.** The topography of the project is a slope of generally 0 to 2 percent across the site. The NRCS soils survey identifies the soils type as Melton loam, and Roseberry course sandy loam. These soils are poorly drained, with the hazard of erosion being slight. Soil and erosion control measures will be implemented to avoid potential sediment and erosion concerns.

11. **Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.**

Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along roadway will be minimal and designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Environmental Quality's Handbook of Stormwater BMP's.

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.**

The proposed development will be visible from the adjacent State Highway 55 and from distant adjoining properties, and buildings. The applicant will use the natural topography and select native trees to screen the project from highway 55 and the south boundary from the subdivision residential structures as much as possible. (See Site Plan.)

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.** The selection of the Moss Landing Subdivision location: The current land-use setting is irrigated pasture and cattle grazing with natural vegetation present. The proposed site location is owned by applicant. The location next to state highway 55 provides easy access from the proposed project to the adjacent communities (McCall, Donnelly, Cascade and Boise). The proposed project is a low residential density and is separated from the rest of Elk Haven Subdivision and will act as a buffer from the highway. See Site Plan for vegetative screening for the property to the south and highway 55.

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

The proposed development will increase tax revenue. It will provide jobs during the construction of the road and new buildings.

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

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of 14 lots.

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

Because of the small scale of this development and location, it is not anticipated that the project will have any significant impacts on the existing developments.

**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.**

The proposed development impacts natural resources only to the extent that it changes the use of the property from irrigated pasture to residential. The construction of the road, driveway and buildings will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

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

Because this project proposes two roads and minor infrastructure by the developer; it is not anticipated that the project will be abandoned at partial completion. The Moss Landing Subdivision will be self financed.

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

The development will consist of 14 residential dwelling units approximately 1800 to 3300 square feet in size. The total non-residential floor spaces (garages, out buildings) are approximately 3000 square feet per dwelling unit.

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

The planned start of the private road and utilities for Moss Landing Subdivision is spring and summer of 2023. Completion spring of 2024.

**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.**

The anticipated price range for dwelling units lots is approximately \$180,000. to \$280,000.00

The anticipated price range for dwelling units is approximately \$500.00 sf.



Assessor's Map & Parcel Viewer



2/27/2023, 7:53:11 AM

☐ Parcel Summary & Improvement Report





