

# Boise County Planning and Zoning Department

413 Main Street, PO Box 1300

Idaho City, Idaho 83631

Phone: 208-392-2293

[www.boisecounty.us](http://www.boisecounty.us)



## MASTER PUBLIC HEARING APPLICATION

**TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> APPEAL                               | <input type="checkbox"/> DEVELOPMENT AGREEMENT        | <input type="checkbox"/> SUBDIVISION, FINAL           |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT<br>DEVELOPMENT  | <input type="checkbox"/> SUBDIVISION, VACATION        |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>MAP AMENDMENT  | <input checked="" type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUBDIVISION, AMENDED<br>PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE                     | <input type="checkbox"/> CONDITIONAL USE PERMIT       | <input type="checkbox"/> VARIANCE                     |
|   | <input type="checkbox"/> SUBDIVISION, PRELIMINARY     | <input type="checkbox"/> OTHER _____                  |

HEARING BEFORE:  BOARD OF COUNTY COMMISSIONERS  P&Z COMMISSION

PROJECT NAME: Avimor Development

**SITE INFORMATION:**

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: See attached legal Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: \_\_\_\_\_ City: \_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_ Current Land Use: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Avimor Development

Address: 18454 N. McLeod Way

City: Boise State: ID Zip: 83714

Telephone: 208-939-0343 Fax: \_\_\_\_\_

Email: danr@avimor.com

**APPLICANT:**

Name: Avimor Development

Address: 18454 N. McLeod Way

City: Boise State: ID Zip: 83714

Telephone: 208-939-0343 Fax: \_\_\_\_\_

Email: bradp@avimor.com

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Signature: All Owner(s) of Record \_\_\_\_\_ Date \_\_\_\_\_

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Signature: Applicant \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

## BOISE COUNTY

### Legal Description

A tract of land located in Township 5 North, Range 1 East, Boise Meridian, Boise County, Idaho described as follows:

In Section 1, the portions of the Northeast One Quarter which lie within Boise County including Government Lots 1 and 2, and;

### AND ALSO

A tract of land located in Township 6 North, Range 2 East, Boise Meridian, Boise County, Idaho described as follows:

In Section 7, the East One Half of the Southwest One Quarter, and Government Lots 3, 4, 10 and 11, and;

A parcel of land situated in the Southeast One Quarter of the Southeast quarter of Section 17, Township 6 North, Range 2 East, Boise Meridian, Boise County, Idaho, as shown on the Record of Survey filed under Instrument No. 167338 in the Office of the Boise County Recorder, Idaho City, Idaho, said parcel being described as follows:

Beginning at an iron pin with an aluminum cap marking the Southeast corner of said Section 17,

Thence along the East boundary of said Section 17 North  $00^{\circ}33'29''$  East a distance of 595.84 feet to a point on a curve on the Easterly right of way boundary of old Highway 55, FAP F. 129-(13),

Thence along the said Easterly right of way boundary along the arc of a curve to the right having a radius of 722.96 feet, a central angle of  $06^{\circ}37'36''$ , a length of 83.62 feet and a long chord which bears South  $29^{\circ}27'18''$  West a distance of 83.57 feet to a point of spiral curve,

Thence continuing along the arc of a spiral curve to the left having a long chord which bears South  $37^{\circ}37'26''$  West a distance of 169.50 feet to a point of tangent; Thence South  $40^{\circ}16'06''$  West a distance of 220.75 feet to a point of spiral curve, Thence continuing along the arc of a spiral curve to the left having a long chord which bears South  $37^{\circ}56'40''$  West a distance of 130.15 feet to a point of curve,

Thence continuing along the arc of a curve to the left having a radius of 419.52 feet, a central angle of  $17^{\circ}08'36''$ , a length of 125.52 feet and a long chord which bears South  $24^{\circ}09'05''$  West a distance of 125.06 feet to a point on the South boundary of said Section 17, Thence along the said South boundary, South  $89^{\circ}30'00''$  East a distance of 412.67 feet, to the point of beginning.

In Section 18, the East One Half of the Northwest One Quarter, the Northeast One Quarter of the Southwest One Quarter and Southeast One Quarter of the Southeast One Quarter, Government Lots 1, 2, 3 and 4, and;

In Section 19, the Southeast One Quarter, the South One Half of the Northeast One Quarter and the Southwest One Quarter, Government Lots 1 and 2 and;

All of Section 20, **Except** that portion thereof lying within the following:

A tract of land situated in the Northeast quarter of Section 20 and the Southeast quarter of the Southeast quarter of Section 17, all in Township 6 North, Range 2 East, Boise Meridian, Boise County, Idaho, said tract being described as follows:

Commencing at a steel pin set to mark the Southwest corner of said Section 17,  
Thence along the Southerly line of said Section 17 South  $89^{\circ}10'42''$  East a distance of 2624.35 feet to a found stone monumenting the South quarter corner of said Section 17;  
Thence continuing along the Southerly line of said Section 17 South  $89^{\circ}30'00''$  East a distance of 1279.86 feet to a steel pin, **said steel pin being the point of beginning**;  
Thence leaving the Southerly line of said Section 17 and following an existing fence South  $00^{\circ}01'36''$  West a distance of 1397.07 feet to a steel pin on the Westerly right of way of old Highway 55,  
Thence following the Westerly right of way of old Highway 55 the following courses and distances:  
Thence North  $00^{\circ}00'00''$  East a distance of 152.83 feet along the arc of a non-tangent circular curve to the right, said curve having a radius of 722.96 feet, a central angle of  $12^{\circ}06'43''$ , a chord bearing of North  $53^{\circ}01'44''$  East and a chord distance of 152.54 feet to a steel pin,  
Thence along the arc of a spiral curve to the right, said spiral having a long chord bearing of North  $63^{\circ}56'27''$  East and a chord distance of 169.52 feet to a right-of-way monument;  
Thence North  $66^{\circ}35'06''$  East a distance of 83.38 feet to a right-of-way monument;  
Thence along the arc of a spiral curve to the left, said spiral having a long chord bearing of North  $64^{\circ}29'08''$  East and a chord distance of 132.25 feet to a steel pin,  
Thence North,  $00^{\circ}00'00''$  East a distance of 641.23 feet along the arc of a circular curve to the left, said curve having a radius of 486.62 feet, a central angle of  $75^{\circ}30'00''$ , a chord bearing of North  $22^{\circ}05'06''$  East and a chord distance of 395.83 feet to a steel pin,  
Thence along the arc of a spiral curve to the left, said spiral having a long chord bearing of North  $20^{\circ}18'55''$  West and a chord distance of 132.23 feet to a right-of-way monument,  
Thence along the arc of a spiral curve to the right, said spiral having a long chord bearing of North  $19^{\circ}45'14''$  West and a chord distance of 169.62 feet to a steel pin,  
Thence North  $00^{\circ}00'00''$  West a distance of 302.58 feet along the arc of a circular curve to the right, said curve having a radius of 719.52 feet, a central angle of  $24^{\circ}05'40''$ , a chord bearing of North  $02^{\circ}49'21''$  West and a chord distance of 300.35 feet to a point,  
Thence North  $00^{\circ}00'00''$  East a distance of 295.09 feet along the arc of a circular curve to the right, said curve having a radius of 719.52 feet, a central angle of  $23^{\circ}29'54''$ , a chord bearing of North  $20^{\circ}58'26''$  East and a chord of 293.03 feet to a steel pin,

Thence along the arc of a spiral curve to the right, said spiral having a long chord bearing of North 37°36'26" East and a chord distance of 169.62 feet to a right of way monument;

Thence North 40°16'06" East a distance of 220.75 feet to a steel pin,

Thence along the arc of a spiral curve to the left, said spiral having a long chord bearing of North 37°57'25" East and a chord distance of 130.27 feet to a steel pin,

Thence North 00°00'00" East a distance of 303.89 feet along the arc of a circular curve to the left, said curve having a radius of 422.96 feet, a central angle of 41°10'00", a chord bearing of North 12°11'06" East and a chord distance 297.40 feet to a steel pin,

Thence along the arc of a spiral curve to the left, said spiral having a long chord bearing of North 13°35'13" West and a chord distance of 130.27 feet to a right-of-way monument,

Thence North 15°53'54" West a distance of 2.38 feet to a right-of-way monument,

Thence along the arc of a spiral curve to the right, said spiral having a long chord bearing of North 13°15'14" West and a chord distance of 169.50 feet to a steel pin,

Thence North 00°00'00" West a distance of 43.29 feet along the arc of a circular curve to the right, said curve having a radius of 722.96 feet, a central angle of 03°25'52", a chord bearing of North 06°40'58" West and a chord distance of 43.29 feet to a point on the Northerly line of the Southeast quarter of the Southeast quarter of said Section 17,

Thence leaving said Westerly right-of-way and following the Northerly line of the Southeast quarter of the Southeast quarter of said Section 17 North 89°20'25" West a distance of 981.45 feet to a steel pin monumenting the Northwest corner of said Southeast One Quarter of the Southeast One Quarter,

Thence along the Easterly line of the said Southeast One Quarter of the Southeast One Quarter South 00°14'18" West a distance of 1313.12 feet to a steel pin monumenting the Southeast corner of the Southeast One Quarter of the Southeast One Quarter,

Thence North 89°30'00" West a distance of 7.16 feet to a steel pin, said pin being the point of beginning.

**And Except** the North One Half of the North One Half lying west of the above described parcel

**And Except** that portion conveyed to the State of Idaho by the Deed recorded under Instrument No. 126533.

In Section 21, Northwest One Quarter of the Northwest One Quarter and;

In Section 28, the North One Half, the North One Half of the South One Half and the Southeast One Quarter of the Southeast One Quarter, and;

All portions of Section 29, **Except** those portions conveyed to the State of Idaho by the Deeds recorded under Instrument No's 116461 and 126533.

All portions of Section 30, **Except** that portion thereof conveyed to the State of Idaho by the Deed recorded under Instrument No. 116461.

In Section 31, the East One Half, the East One Half of the Southwest One Quarter, the East One Half of the Northwest One Quarter, and Government Lots 2, 3, and 4, **Except** that portion conveyed to the State of Idaho by the Deed Recorded under Instrument No. 116461.

In Section 32, the North One Half, the Southwest One Quarter, the North One Half of the Southeast One Quarter and the Southwest One Quarter of the Southeast One Quarter, and;  
In Section 33, the West One Half of the West One Half, and the Southeast One Quarter of the Southwest One Quarter, and;

AND ALSO

A tract of land located in Township 5 North, Range 2 East, Boise Meridian, Boise County, Idaho described as follows:

In Section 5, Government Lots 2, 3 and 4, the South One Half of the North One Half and the South One Half, and;

In Section 6, all portions which lie within Boise County including but not limited to that portion of abandoned highway right of way as evidenced by Instrument No. 134123, **Except** those portions conveyed for road right-of-way by deeds recorded under Instrument Numbers 46769 and 116461.

In Section 7, all portions which lie within Boise County, and;

In Section 8, the North One Half of the Northwest One Quarter, the Southeast One Quarter of the Northwest One Quarter, the South One Half of the Northeast One Quarter, the Northeast One Quarter of the Northeast One Quarter, the East One Half of the Southeast One Quarter, those portions of the Southwest One Quarter of the Southeast One Quarter and the Southwest One Quarter lying in Boise County, and;

In Section 9, the North One Half of the Northwest One Quarter and the West One Half of the Northeast One Quarter, and;

In Sections 17, those portions of the Northwest One Quarter of the Northeast One Quarter which lie within Boise County, and;

Subject to all existing easements and rights-of-way, recorded or prescriptive.