



TO: BOARD OF ADA COUNTY COMMISSIONERS

HEARING DATE: February 10, 2016

STAFF: Kristy Inselman, Associate Planner

PROJECT NO.: 201503858 VAC, Brodie Lewis

APPLICANT/OWNER: Brodie Lewis

INTRODUCTION

A request to vacate a utility, drainage, and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision.

EXECUTIVE SUMMARY

The Canonero West Subdivision No. 2 was approved by the Board of County Commissioners on October 10, 1978. The final plat for the subdivision was recorded on October 11, 1978. When the subdivision plat for Canonero West Subdivision No. 2 was recorded, there was a public utilities, drainage and irrigation easement on all side yard lot lines 5-feet in width. The property completed a property boundary adjustment (95-16-LLA) was approved in 1995. At the time that the property boundary adjustment was completed, the easement was not vacated.

The request for the vacation is being made by Brodie Lewis as the existing easement was not vacated at the time the property boundary adjustment was completed, and if the easement were not vacated, it would prevent any construction or addition to the home that would encroach upon the existing easement.

Staff received a letter from Boise City Public Works dated November 25, 2015, in which they had no comment. Staff received a memo from the Ada County Engineer dated November 19, 2015, in which she stated that the applicant should provide documentation that shows that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing. Additionally, if the utility, drainage, and irrigation easement as defined on the original subdivision plat are being relocated to the adjusted parcel line, provide a copy of the recorded document granting said relocated easements.

It should be noted that the request to vacate the utility, drainage and irrigation easement on the subject property will not remove the enforceability of other plat notes or easements on the property.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Board should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO. 201503858 VAC:

1. Pre-Application Notes dated October 27, 2015 – 3 pages
2. Master Application and Checklist submitted October 30, 2015 – 3 pages
3. Detailed Letter submitted October 30, 2015 – 1 page
4. Warranty Deed submitted October 30, 2015 – 3 pages
5. Existing Plat submitted October 30, 2015 – 1 page
6. Record of Survey submitted October 30, 2015 – 1 page
7. Vicinity Map/Aerial – 1 page
8. Transmittal dated November 5, 2015 – 1 page
9. Submittal Letter dated November 5, 2015 – 1 page
10. Memo from Building Official dated November 6, 2015 – 1 page
11. Memo from County Engineer dated November 19, 2015 – 1 page
12. Radius Notice sent Certified Mail on November 25, 2015 – 2 pages
13. Radius Mailing List – 1 page
14. Radius Map – 1 page
15. Memo from Boise City Public Works on November 25, 2015 – 2 pages
16. Legal Notice published on December 29, 2015 – 1 page
17. Site Posting Certification & Photos received on January 31, 2016 – 2 pages



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201501156 - PREAP - A

Status: Active

Date Received: 10/15/2015

Date Closed:

Meeting Date: 10/27/2015 Date Assigned: 10/15/2015 Project Description:

Applicant's Name:
LEWIS BRODIE

Applicant has an existing easement from original plat that he would like to vacate in order to construct a detached accessory structure.

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	<input type="checkbox"/>
KRISTY INSELMAN	<input checked="" type="checkbox"/>

No. of Lots/Units: 0 Total Acres: .528

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
R1277160222	3374 S CANONERO WAY	Boise, ID 83709-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	R2

TwN / Rng / Sec Info:

TwN:	Rng:	Sec:	Qtr:
3N	1E	27	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Boise		
SouthWest	Yes	Article 8-3C	

Comp Plan:

Boise

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	HORNSBY COURTNEY
Comments:	

Proposed Allowed Uses:

Accessory structure

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Prop. 201503858 VAC
Exhibit 1
Brodie Lewis



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PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Required Applications:

App Type: Descriptive Name:
VAC VACATION

Notes:

The subject property is located in the Low Density (R2) District and the Canonero West No. 2 Subdivision.

Parcel #R1277160222 consist of Lot 5 of Block 8 and a part of Lot 4 of Block 8 of the Canonero West #2 Subdivision. The lot line between lot 4 and 5 of block 8 was adjusted in 1995 see Record of Survey #3365. The record of survey depicts that the parcel line between lot 4 and 5 was adjusted approximately 30 feet to the south.

The plat for the Canonero West #2 Subdivision shows a 20 foot Drainage Easement towards the front of the property. Plat Note #1 states that all lot lines common to a public right-of-way line have a 10 foot wide permanent public utilities, drainage and irrigation easement. Plat Note #2 states that side yard lot lines have a five (5) foot wide permanent public utilities, drainage and irrigation easement.

See Article 8-2B of the Ada County Code for information on the R2 District. The setback for a property line on a collector street is 30 feet, rear property line setback is 20 feet, and interior side property line setback is 5 feet per story not to exceed 10 feet.

See Section 8-6-6 of the Ada County Code for information on Vacations: An applicant or owner may petition the Board for a total or partial vacation of a recorded subdivision plat, including easements. Vacation shall be processed in accord with the regulations set forth in Idaho Code Section 50-1306A and recorded in accord with the regulations set forth in Idaho Code section 50-1324.

★ Idaho State Code Section 50-1306A - VACATION OF PLATS -- PROCEDURE

- (1) Any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk.
- (2) Written notice of public hearing on said petition shall be given, by certified mail with return receipt, at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing; provided, however, that in a proceeding as to the vacation of all or portion of a cemetery plat where there has been no interment, or in the case of a cemetery being within three hundred (300) feet of another plat for which a vacation is sought, publication of the notice of hearing shall be only required notice as to the property owners in the cemetery.
- (3) When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest.
- (4) If a petition to vacate is brought before county commissioners, and the plat or part thereof which is the subject of the petition is located within one (1) mile of the boundaries of any city, the county commissioners shall cause written notice of the public hearing on the petition to be given to the mayor or chief administrative officer of the city by regular mail at least thirty (30) days prior to the date of public hearing.
- (5) In the case of easements granted for gas, sewer, water, telephone, cable television, power, drainage, and slope purposes, public notice of intent to vacate is not required. Vacation of these easements shall occur upon the recording of the new or amended plat, provided that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.
- (6) When public streets or public rights-of-way are located within the boundary of a highway district, the highway district commissioners shall assume the authority to vacate said public streets and public rights-of-way as provided in section 40-203, Idaho Code.

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PREAPPLICATION CONFERENCE NOTES

- (7) All publication costs shall be at the expense of the petitioner.
- (8) Public highway agencies acquiring real property within a platted subdivision for highway right-of-way purposes shall be exempt from the provisions of this section.
- (9) Land exclusive of public right-of-way that has been subdivided and platted in accordance with this chapter need not be vacated in order to be replatted.

Idaho Code Section 50-1324. RECORDING VACATIONS

- (1) Before a vacation of a plat can be recorded, the county treasurer must certify that all taxes due are paid and such certification is recorded as part of the records of the vacation. The treasurer shall withhold the certification only when property taxes are due, but not paid.
- (2) Upon payment of the appropriate fee therefor, the county recorder of each county shall index and record, in the same manner as other instruments affecting the title to real property, a certified copy of each ordinance, resolution or order by which any lot, tract, public street, public right of way, private road, easement, common, plat or any part thereof has been vacated. Such certification shall be by the officer having custody of the original document and shall certify that the copy is a full, true and correct copy of the original.

Meeting Notes:

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:

10/27/2015

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3 OF 3



MASTER APPLICATION/PETITION REQUEST

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200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY*
- PLANNED COMMUNITIES*
- SUBDIVISION, SKETCH PLAT*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 27 Township: 3N Range: 1E Total Acres: .53
 Subdivision Name: Canonero west #2 Subdivision Lot: 4/5 Block: 8
 Site Address: 3374 S. Canonero way City: _____
 Tax Parcel Number(s): R1277160222
 Existing Zoning: R2 Proposed Zoning: — Area of City Impact: Boise Overlay
 District(s): Southwest

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OFFICE USE ONLY

Project #.: <u>201503858-VAC</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>10-30-15</u> Stamped <input checked="" type="checkbox"/>	<u>\$ 350⁰⁰</u>	

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: <u>M. Brodie Lewis</u>	Name: _____
Address: <u>3375 Canovero</u>	Address: _____
City: <u>Besse</u> State: <u>Id</u> Zip: <u>83709</u>	City: _____ State: _____ Zip: _____
Telephone: <u>775 800 3862</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>Brodie.lewis@Gmail</u>	Email: _____
I certify this information is correct to the best of my knowledge.	ENGINEER/SURVEYOR if applicable: (Please Print)
_____	Name: _____
_____	Address: _____
_____	City: _____ State: _____ Zip: _____
_____	Telephone: _____ Fax: _____
_____	Email: _____
Signature: (Applicant) _____ Date _____	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: <u>Same as Above</u>	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless 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 the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless 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 the application.
Signature: _____ Date _____	Signature: _____ Date _____

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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VACATION CHECKLIST (ACC 8-6-6)

A Vacation request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
✓	One paper copy and one electronic copy of all required submittals.	✓
✓	Completed and signed Master Application	✓
	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
	Reason for the vacation. Be specific.	
	Is the property within one mile of the boundary of any city? YES () NO (✓)	
	Is the vacation for a plat? YES () NO (✓)	
	Is the vacation for an easement? YES (✓) NO ()	
✓	PRE-APPLICATION CONFERENCE NOTES	✓
n/a	LEGAL DESCRIPTION AND SURVEY OF THE LOT OR PORTION OF THE LOT TO BE VACATED.	
✓	CURRENT SITE PLAN One reduced copy to 8 1/2" X 11".	✓
✓	PROPOSED VACATION One reduced copy to 8 1/2" X 11".	✓
✓	DEED or evidence of proprietary interest.	✓
✓	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

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Exhibit 2
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To whom it may concern:

I would like to vacate the Public utility and drainage easement on my property. The lot line on my property was moved previously. At that time the P.U.E. was not moved. I would like to correct the error by moving the P.U.E. at this time.

Thank you.

Brodie Lewis



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AFTER RECORDING MAIL TO:

Lewis Living Trust
3374 S. Canonero Way
Boise, ID 83709

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4102-2448200 (KY)

Date: June 05, 2015

For Value Received, **Justin Z. Moore, a married man as his sole and separate property; and Bonnie L. Pierce, a married woman as her sole and separate property,** hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Shaye Lewis and M. Brodie Lewis, Trustees of the Lewis Living Trust,** hereinafter referred to as Grantee, whose current address is **3374 S. Canonero Way, Boise, ID 83709,** the following described premises, situated in **Ada County, Idaho,** to wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN:

Warranty Deed
- continued

File No.: 4102-2448200 (KY)
Date: 06/05/2015

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A portion of Lots 4 and 5 in Block 8 of Canonero West No. 2 Subdivision, according to the plat thereof, filed in Book 45 of Plats at page 3665, official records of Ada County, Idaho, located in the East half of the Northwest quarter of Section 27, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

**COMMENCING at the Southeast corner of said Lot 4, Block 8 of Canonero West No. 2 Subdivision;
thence along the East boundary line of said Lot 4
North 00°29'24" East 262.65 feet to the REAL POINT OF BEGINNING; thence leaving said East
boundary line of Lot 4
South 85°20'00" West 150.12 feet to a point on the Easterly right-of-way line of South Canonero Way,
said point also being on a curve to the left; thence
Northwesterly along said right-of-way line and said curve 84.08 feet, said curve having a
radius of
316.10 feet, a central angle of 15°14'24" and a long chord of 83.83 feet bearing
North 07°07'48" West to the point of tangency; thence continuing along said right-of-way
line
North 14°45'00" West 45.00 feet to the Northwesterly corner of said Lot 5; thence leaving
said rightof-
way line and along the Northerly boundary line of said Lot 5;
North 75°15'00" East 178.74 feet to the Northeasterly corner of said Lot 5; thence along the
East
boundary of said Lot 5;
South 00°29'24" West 160.00 feet to the REAL POINT OF BEGINNING.**
APN:

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Exhibit 4
201503858 VAC
Brodie Lewis

PLAT SHOWING
CAÑONERO WEST NO. 2 SUBDIVISION

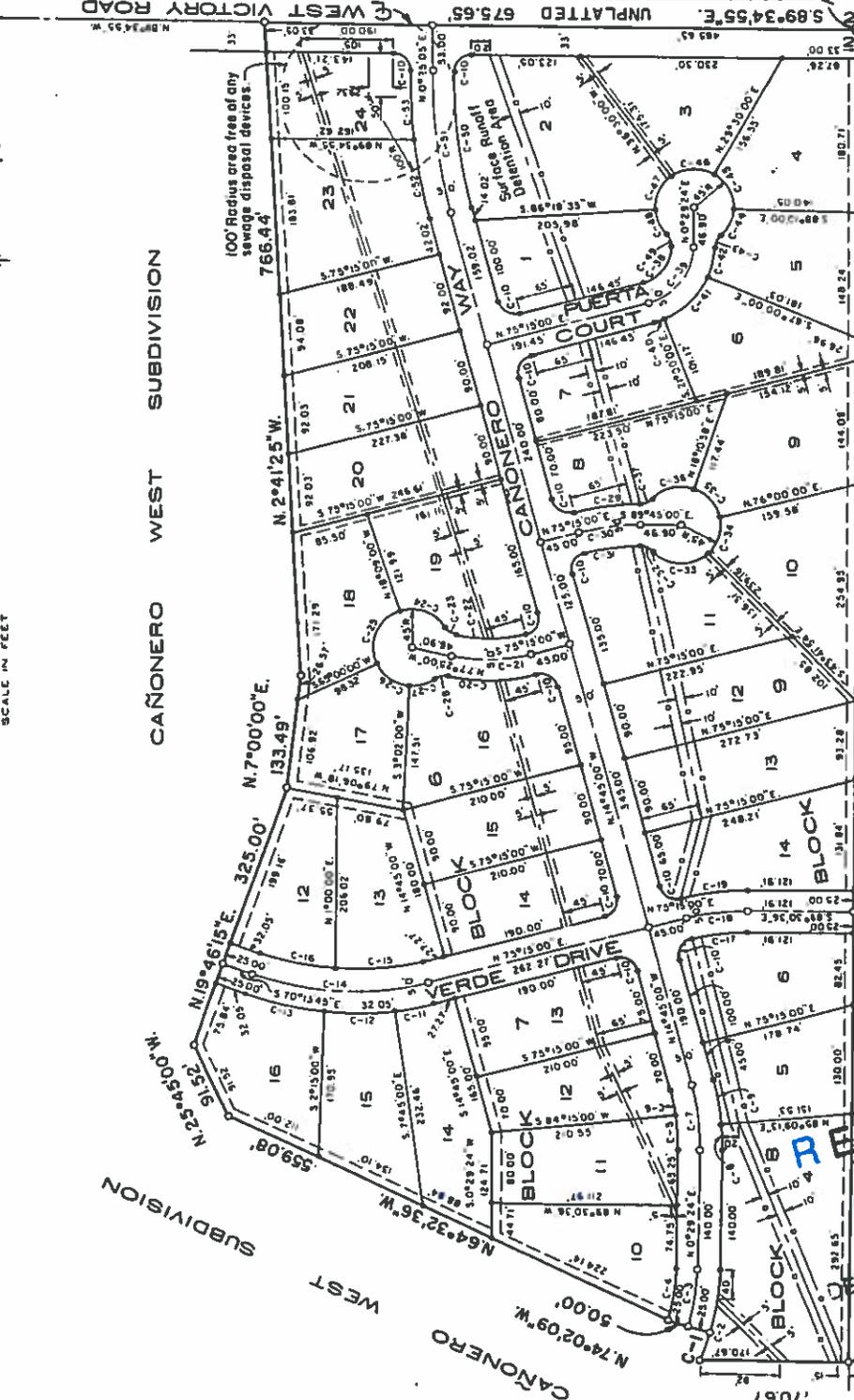
A PORTION OF THE E1/2 NW1/4, SECTION 27, T.3N., R.1E., B.M.

ADA COUNTY, IDAHO

1978



Curve	Radius	Chord	Central Angle	Area
C-1	292.00	625.87	15.52	33.00
C-2	183.00	398.37	15.52	111.19
C-3	241.00	522.81	15.52	140.42
C-4	422.00	929.31	15.52	481.16
C-5	518.00	1129.37	15.52	593.42
C-6	577.00	1246.74	15.52	653.71
C-7	518.00	1129.37	15.52	593.42
C-8	422.00	929.31	15.52	481.16
C-9	318.00	695.43	15.52	363.54
C-10	20.00	90.90	20.00	31.42
C-11	189.44	700.00	22.60	45.14
C-12	189.44	700.00	22.60	45.14
C-13	189.44	700.00	22.60	45.14
C-14	189.44	700.00	22.60	45.14
C-15	319.44	1162.15	15.52	604.34
C-16	319.44	1162.15	15.52	604.34
C-17	239.97	519.24	15.52	319.95
C-18	239.97	519.24	15.52	319.95
C-19	239.97	519.24	15.52	319.95
C-20	239.97	519.24	15.52	319.95
C-21	153.00	327.20	15.52	167.42
C-22	153.00	327.20	15.52	167.42
C-23	153.00	327.20	15.52	167.42
C-24	153.00	327.20	15.52	167.42
C-25	153.00	327.20	15.52	167.42
C-26	153.00	327.20	15.52	167.42
C-27	153.00	327.20	15.52	167.42
C-28	153.00	327.20	15.52	167.42
C-29	153.00	327.20	15.52	167.42
C-30	153.00	327.20	15.52	167.42
C-31	153.00	327.20	15.52	167.42
C-32	153.00	327.20	15.52	167.42
C-33	153.00	327.20	15.52	167.42
C-34	153.00	327.20	15.52	167.42
C-35	153.00	327.20	15.52	167.42
C-36	153.00	327.20	15.52	167.42
C-37	153.00	327.20	15.52	167.42
C-38	153.00	327.20	15.52	167.42
C-39	153.00	327.20	15.52	167.42
C-40	153.00	327.20	15.52	167.42
C-41	153.00	327.20	15.52	167.42
C-42	153.00	327.20	15.52	167.42
C-43	153.00	327.20	15.52	167.42
C-44	153.00	327.20	15.52	167.42
C-45	153.00	327.20	15.52	167.42
C-46	153.00	327.20	15.52	167.42
C-47	153.00	327.20	15.52	167.42
C-48	153.00	327.20	15.52	167.42
C-49	153.00	327.20	15.52	167.42
C-50	153.00	327.20	15.52	167.42
C-51	153.00	327.20	15.52	167.42
C-52	153.00	327.20	15.52	167.42
C-53	153.00	327.20	15.52	167.42



- LEGEND**
- Brass Cap
 - 5/8" x 30" Iron Pin
 - 1/2" x 24" Iron Pin
 - Public Utilities, Drainage and Irrigation Easement 10' Wide from Property Line Where not Dimensioned
 - Drainage Easements

- NOTES**
- All lot lines common to a public right-of-way line have a 10-foot wide permanent public utilities, drainage and irrigation easement.
 - Side yard lot lines have a 5-foot wide permanent public utilities, drainage and irrigation easement.
 - Building set-backs in this subdivision shall conform to the applicable Zoning Regulations of Ada County.

Exhibit 5
201503858 VAC
Brodie Lewis

Northwest Corner, L.C.V. Block 5
Cañonero West Subdivision
MILE ESTIMATES
7 SUBDIVISION
BASED ON BEARING
of Bearing for this subdivision is on the Modified
are Plane Coordinate System Combination Factor = 1.00016963.

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STATES INVESTMENT CORP
Developers
Boise, Idaho

J-U-B ENGINEERS, INC.
Engineers
Boise, Idaho
Planners
Idaho

LOT LINE ADJUSTMENT SURVEY CAÑONERO WEST NO.2 SUBDIVISION

LOTS 4 & 5, BLOCK 8
LOCATED IN E 1/2 NW 1/4 OF SECTION 27,
T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO
1995

● HUBBLE ENGINEERING, INC. ●
BOISE, IDAHO

LEGEND

- FOUND 8" B.I. BORN P.M.
- FOUND 1" X 3" BORN P.M.
- SET 8" X 3" BORN P.M. LS 7719
- SET 1" X 3" B.I. BORN P.M. LS 7719
- PROPERTY BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ORIGINAL LOT LINE
- NEW PARCEL LINE
- ORIGINAL LOT NUMBER

NOTES

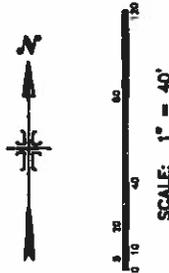
1. EASEMENTS ARE FOR THE OFFICIAL PLAT OF CAÑONERO WEST NO.2 SUBDIVISION.
2. CLUSTER ZONING - R3
3. REFER TO THE OFFICIAL PLAT OF CAÑONERO WEST NO.2 SUBDIVISION (BOOK 44, PAGE 3485) FOR FURTHER SURVEY INFORMATION.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C-1	318.10'	18.33'	18.33'	32.89'	N 07°27'15" E
C-2	318.10'	28.87'	28.87'	54.37'	N 07°27'15" E
C-4	318.10'	27.38'	27.38'	54.37'	N 07°27'15" W

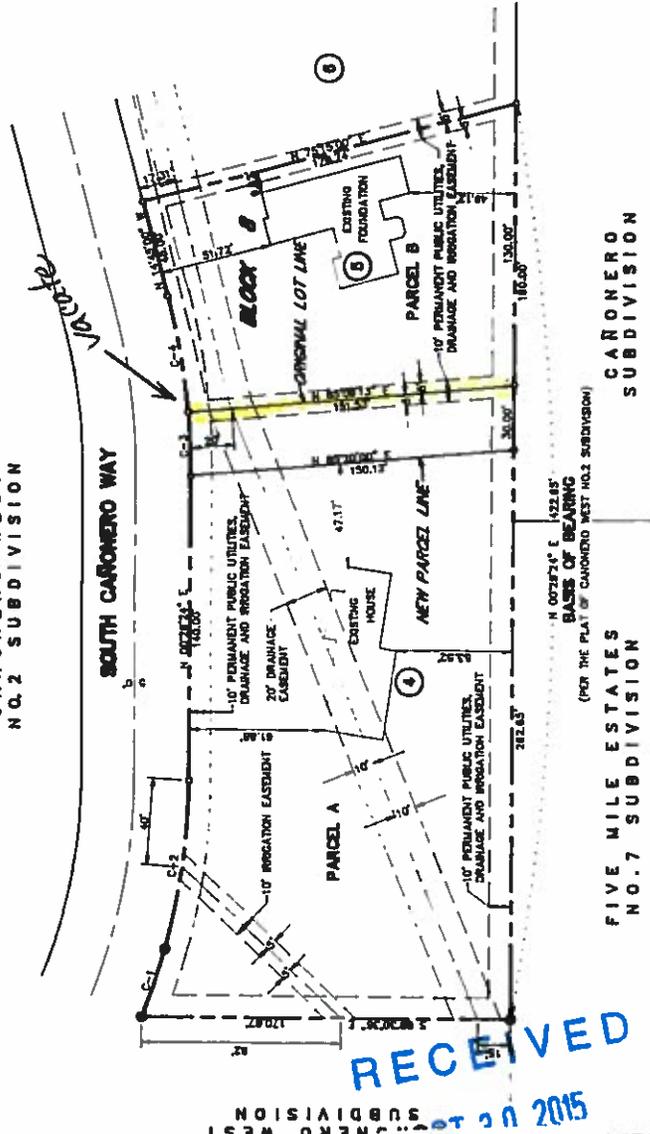
NEW PARCEL AREAS

PARCEL A = 34,019 SQUARE FEET
PARCEL B = 33,002 SQUARE FEET



CAÑONERO WEST
NO.2 SUBDIVISION

SOUTH CAÑONERO WAY



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NOV 10 2015

Exhibit 6
201503858 VAC
Brodie Lewis

RECORD OF SURVEY 3365
WE, THE UNDERSIGNED, ENGINEER, HAVE EXAMINED THE ORIGINAL SURVEY INSTRUMENT AND THE ORIGINAL SURVEY MAP AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF IDAHO.

DATE: 11/4/95
BY: David A. Boe

APPROVAL OF COUNTY ENGINEER
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF LAND SURVEYOR
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF COUNTY ENGINEER
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF LAND SURVEYOR
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF COUNTY ENGINEER
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF LAND SURVEYOR
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BY: [Signature]

APPROVAL OF LAND SURVEYOR
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

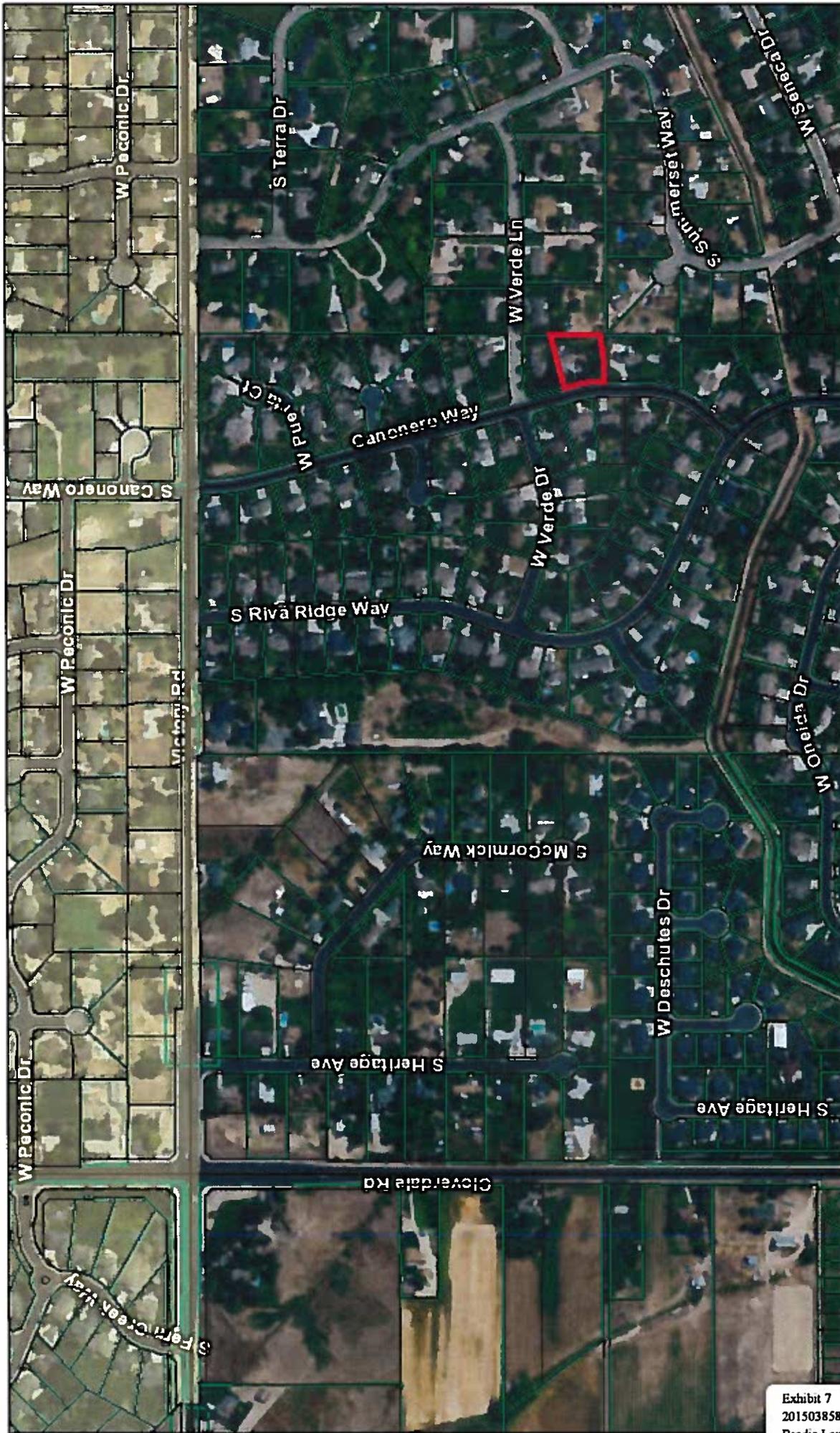
APPROVAL OF COUNTY ENGINEER
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF LAND SURVEYOR
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF COUNTY ENGINEER
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

APPROVAL OF LAND SURVEYOR
STATE OF IDAHO
COUNTY OF ADA
BY: [Signature]

201503858 - VAC (Vicinity/Aerial Map)



Search Results: City Limits
 Parcels
 Parcels

	GARDEN CITY		STAR		Parks
	BOISE		Street Names		P&Z Applications
	EAGLE		Major Streets		

Date: 12/28/2015
 0 0.045 0.09 0.18 Miles
 N

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Kristy Inselman

From: Kristy Inselman
Sent: Thursday, November 05, 2015 9:21 AM
To: chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; john.lee@unitedwater.com; laurenboehlke@yahoo.com; carla.bernardi@cableone.biz; kyokom@cityofboise.org; lflook@cityofboise.org; msinglet@intgas.com; velta@nyid.org; jangels10@cableone.net; wbsdmb@qwestoffice.net; clittle@achdidaho.org; syarrington@achdidaho.org; rennross@cableone.net; rgervais@cityofboise.org; Mark Fern; Angela Gilman; Jean Schaffer; Dale Ann Barton; Kristy Inselman
Cc: Kristy Inselman
Subject: Ada County Application Transmittal Notice.

Ada County Development Services Planning & Zoning Division Transmittal

File Number: 201503858-VAC	X-Reference: NONE
Description: Application for a vacation of an existing utility, drainage and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision.	
Reviewing Body: BOCC	Hearing Date: 1/13/2016
Applicant: LEWIS BRODIE	P&Z Recommendation:
Property: The property contains .53 acres and is located at 3374 S CANONERO WAY BOISE 83709, Section 27 3N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 11/20/2015. When responding, please reference the file number identified above. If responding by email, please send comments to kinselmann@adaweb.net.

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,
KRISTY INSELMAN, ASSOCIATE PLANNER
200 W Front Street
Boise ID 83702
kinselmann@adaweb.net



ADA COUNTY
Development Services Department

November 5, 2015

Brodie Lewis
3374 Canonero Way
Boise, ID 83709

RE: PROJECT #201503858-VAC; Brodie Lewis

Dear Mr. Lewis;

This is to notify you that your application has been scheduled to be heard by the Board of Ada County Commissioners on **January 13, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report.

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The sign is required to be posted ten (10) days in advance of the hearing. The certification form is available to download on our website at www.adaweb.net/DevelopmentServices.

The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign **does not** need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process. Enclosed is the sign posting brochure.

I can be reached at 287-7998 or via email at kinselmann@adaweb.net.

Sincerely,

A handwritten signature in cursive script that reads "Kristy Inselman".

Kristy Inselman
Associate Planner
Ada County Development Services, Planning & Zoning Division

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District

MEMORANDUM



DATE: 11/6/2015

RE: 201503858-VAC Lewis

TO: Kristy Inselman, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

Application for a vacation of an existing utility, drainage and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision. The subject property is addressed 3374 S Canonero Way.

Findings and Conditions:

The Building Division has no objection to the proposed change.

Conclusion:

Approved as Submitted

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

MEMORANDUM



DATE: November 19, 2015

RE: Recommendation Regarding File 201503858 VAC, 3374 S. Canonero Way, Boise ID 83709

TO: Kristy Inselman, Associate Planner

FROM: Dale P. Meyers, Survey/Engineering Tech.

CC: Angela Gilman, Ada County Engineer

Kristy,

Per your request I have reviewed the following documents for the project referenced above.

- Master Application
- Detailed Letter
- Recorded Record of Survey and Subdivision plat

My comments and Conditions of Approval are as follows:

- Provide documentation that shows "... that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing." (I.C. 50-1306A(5))
- If the "Public Utility, Drainage and Irrigation Easements", as defined on the original subdivision plat, are being relocated to the adjusted parcel line, provide a copy of the recorded document granting said relocated easements.

Please let me know if you have any questions.

Dale



ADA COUNTY
Development Services Department

November 25, 2015

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **January 13, 2016**, at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

201503858-VAC, Brodie Lewis: An application for a vacation of a utility, drainage and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision. The property is located at 3374 S. Canonero Way and contains .53 acres; Section 27, T.3N, R.1E.

Contact Kristy Inselman, Associate Planner, at 287-7998 or kinselman@adaweb.net for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed **online** by completing the following:

- 1 Type gisx.adaweb.net/acdsv2/
- 2 Enter "**201503858-VAC**" in search application by file number
- 3 Click on 'Application Information'
- 4 Review documents by clicking on 'Supporting Documents'

Five (5) days prior to the hearing you can go the www.adacounty.id.gov to view the agenda or staff report.

NOTES:

- This item may not be heard at the scheduled time of 6:00 p.m. as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 three days prior to this public hearing to make arrangements.

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Engineering & Surveying
Permitting
Planning & Zoning

Ada County Commissioners
Jim Tibbs, First District
Rick Yzaguirre, Second District
David L. Case, Third District



LOT LINE ADJUSTMENT SURVEY CAÑONERO WEST NO. 2 SUBDIVISION

LOTS 4 & 5, BLOCK 8
LOCATED IN E 1/2 NW 1/4 OF SECTION 27,
T.3N., R.1E., B.M.,
ADA COUNTY, IDAHO
1995

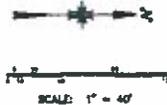
• HUGBLE ENGINEERING, INC. •
BOISE, IDAHO

LEGEND

- ROAD 1/2" OF 200 FT
- ROAD 1" OF 200 FT
- LOT 1/2" OF 200 FT OR LESS
- LOT 1/2" OF 200 FT OR MORE
- PROPERTY CORNER LOT
- CENTERLINE
- ADJACENT LOT
- BOUNDARY LINE
- NEW PARCEL LINE
- VERTICAL LOT CENTER

NOTES

1. DIMENSIONS ARE FOR THE OFFICIAL PLAT OF CAÑONERO WEST NO. 2 SUBDIVISION.
2. CORNER NUMBER = 85
3. REFER TO THE OFFICIAL PLAT OF CAÑONERO WEST NO. 2 SUBDIVISION FOR ALL PARCELS AND FOR FURTHER SURVEY INFORMATION.



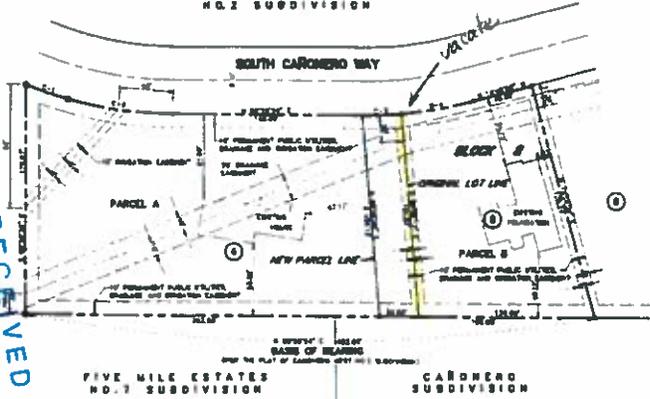
CRUISE DATA

STATION	BEARING	DISTANCE	ANGLE	REMARKS
1	N 89° 15' 00" E	120.00		START OF ROAD
2	N 89° 15' 00" E	120.00		END OF ROAD
3	S 89° 15' 00" W	120.00		START OF ROAD
4	S 89° 15' 00" W	120.00		END OF ROAD
5	N 89° 15' 00" E	120.00		START OF ROAD
6	N 89° 15' 00" E	120.00		END OF ROAD
7	S 89° 15' 00" W	120.00		START OF ROAD
8	S 89° 15' 00" W	120.00		END OF ROAD
9	N 89° 15' 00" E	120.00		START OF ROAD
10	N 89° 15' 00" E	120.00		END OF ROAD
11	S 89° 15' 00" W	120.00		START OF ROAD
12	S 89° 15' 00" W	120.00		END OF ROAD
13	N 89° 15' 00" E	120.00		START OF ROAD
14	N 89° 15' 00" E	120.00		END OF ROAD
15	S 89° 15' 00" W	120.00		START OF ROAD
16	S 89° 15' 00" W	120.00		END OF ROAD
17	N 89° 15' 00" E	120.00		START OF ROAD
18	N 89° 15' 00" E	120.00		END OF ROAD
19	S 89° 15' 00" W	120.00		START OF ROAD
20	S 89° 15' 00" W	120.00		END OF ROAD

NEW PARCEL AREA

- PARCEL A = 0.248 ACRES PER
- PARCEL B = 0.248 ACRES PER

**CAÑONERO WEST
NO. 2 SUBDIVISION**



RECORD OF SURVEY **3365**

APPROVED BY SURVEYOR: *[Signature]*
 APPROVED BY OWNER: *[Signature]*
 APPROVED BY COUNTY CLERK: *[Signature]*

STATE OF IDAHO
 COUNTY OF ADA
 BOISE, IDAHO

4/24/99
 HUGBLE ENGINEERING, INC.
 BOISE, IDAHO

APPROVED BY SURVEYOR: *[Signature]*
 STATE OF IDAHO
 COUNTY OF ADA
 BOISE, IDAHO

4/24/99
 HUGBLE ENGINEERING, INC.
 BOISE, IDAHO

APPROVED BY SURVEYOR: *[Signature]*
 STATE OF IDAHO
 COUNTY OF ADA
 BOISE, IDAHO

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 BOISE, IDAHO

APPROVED BY SURVEYOR: *[Signature]*
 STATE OF IDAHO
 COUNTY OF ADA
 BOISE, IDAHO

RECEIVED
 ADA COUNTY
 CLERK'S OFFICE
 OCT 30 2015

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
PON KENNETH K & WANG SHIXIN	PON DIANA L WANG YANJIE	3500 S RIVA RIDGE WAY 743 W TWO RIVERS DR	BOISE, ID 83709-3809 EAGLE, ID 83616-0000
BARBER JOHN & VALORIE TRUST MOXHAM STEPHEN F	BARBER JOHN D TRUSTEE MOXHAM ANGELA K	PO BOX 190876 3255 S CANONERO WAY	BOISE, ID 83719-0000 BOISE, ID 83709-3875
BARNES ADAM C SALA MIKE L	BARNES TANJA SALA KELLIE M	3423 S CANONERO WAY 11535 W VERDE DR	BOISE, ID 83709-0000 BOISE, ID 83709-0000
LEWIS LIVING TRUST BERGMAN WILLIAM	LEWIS SHAYE TRUSTEE BERGMAN DAM	3374 S CANONERO WAY 11389 W VERDE LN	BOISE, ID 83709-0000 BOISE, ID 83709-0000
DELONG ROSS A GALINATO GERRY D	DELONG DENICE C GALINATO LETICIA J	11311 W VERDE LN 3492 S RIVA RIDGE WAY	BOISE, ID 83709-0000 BOISE, ID 83709-3809
TOOLE COLIN SCOTT & STRONG MARVIN G & SZYMONIAK JOHN	TOOLE GABRIELE E STRONG REBECCA A SZYMONIAK MARY A	3447 S CANONERO WAY 3375 S CANONERO WAY 3351 S CANONERO WAY	BOISE, ID 83709-3877 BOISE, ID 83709-3876 BOISE, ID 83709-0000
SHULTS TRACEY E PASERO PAUL G	SHULTS JULIE A PASERO JUDY A	11426 W VERDE LN 3465 S SUMMERMSET WAY	BOISE, ID 83709-0000 BOISE, ID 83709-0000
MIELE MICHAEL S & DONG YAYI	MIELE ANNA CHEN YANDIE	3477 S SUMMERMSET WAY 3499 S SUMMERMSET WAY	BOISE, ID 83709-0000 BOISE, ID 83709-0000
COPE GERALD V GILWORTH SCOTT F	COPE ANITA M GILWORTH KAREN D	12866 MORNING DR 11388 W VERDE LN	DONNELLY, ID 83615-3838 BOISE, ID 83709-0000
CURTIS RYAN P MCDOWELL ALAN JAMES & FEKETE GEORGE E	CURTIS JEANEEN K MCDOWELL CAROL ANN FEKETE JUDY L	3484 S RIVA RIDGE WAY 3500 S CANONERO WAY 3446 S CANONERO WAY	BOISE, ID 83709-0000 BOISE, ID 83709-3878 BOISE, ID 83709-0000
RODERICK RANDALL W & MARRIOTT ARLIS A	RODERICK COLLEEN Y MARRIOTT COLLEEN K	3254 S CANONERO WAY 3481 S SUMMERMSET WAY	BOISE, ID 83709-0000 BOISE, ID 83709-0000

201503858 - AC - Radius Map



- Search Results:**
- City Limits
 - BOISE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - EAGLE
 - STAR
 - Street Names
 - Major Streets
 - Parks
 - P&Z Applications



Date: 11/25/2015

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: November 25, 2015

To: Boise City Planning & Zoning

Re: 201503858-VAC; 3374 S. Cananero

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS -

**Rob
Bousfield**

Digitally signed by Rob Bousfield
DN: cn=Rob Bousfield, o, ou=Asst.
City Engineer,
email=rbousfield@cityofboise.org,
c=US
Date: 2015.11.30 11:19:54 -07'00'

PUBLIC WORKS REPRESENTATIVE

**Mike
Sheppard,
P.E.**

Digitally signed by Mike
Sheppard, P.E.
DN: cn=Mike Sheppard, P.E.,
o=Public Works, ou=Civil
Engineer,
email=msheppard@cityofboise.org,
c=US
Date: 2015.11.30 11:20:17 -07'00'

PUBLIC WORKS REPRESENTATIVE

I:\PWA\Subjects\Review Comments\CUs\2015-CU\201503858-VAC.doc

BOISE CITY APPLICATION

ADA COUNTY APPLICATION

APPLICANT: LEWIS BRODIE

REPRESENTATIVE: BRODIE LEWIS

LOCATION: 3374 S CANANERO

- MARK J.
- Mike Sheppard
- BEV M.
- Mike Hedge
- BRIAN M.
- Terry A.
- Rick C.
- LORI
- ROB B.
- Mike Sheppard
- LORI

1. CU, DR, OR PDR NUMBER: 201503858-VAC

2. SEWER CONDITIONS: no comment

3. DRAINAGE/STORMWATER REVIEW: NC

4. STREET LIGHT CONDITIONS: No Comment

5. PERSON MAKING OTHER COMMENTS: _____

6. OTHER COMMENTS: _____

7. FILE NAME: _____

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on January 13, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201502328-ZOA, TAEC DOUG KOFFORD; A zoning ordinance text amendment to amend the specific use standards for "Tower or Antenna Structure, Commercial" in Section 8-5-3-114. The applicant is proposing to amend items D(1) and D(2) that require engineering data at the time of submittal for a conditional use application. The applicant is proposing that the engineering data be submitted with the building permit. Kristy Inselman 287-7998 201503818-CU-MSP-V, WALKER GLENN; Conditional Use/Master Site Plan application for a Contractor's Yard for a landscaping business. Will be using 600 square feet of the existing outbuilding for office space and the remainder of the building for storage. A total square footage of 2,165. A variance for the 100" setback. Diana Sanders 287-7905 201503858-VAC, LEWIS BRODIE; Application for a vacation of an existing utility, drainage and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision. Kristy Inselman 287-7998 Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. **BOARD OF ADA COUNTY COMMISSIONERS** Mark Perfect Planning & Zoning Administrator Pub. Dec. 29, 2015 **Publish Dates:** 12/29/2015-1/12/2016

Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

PROJECT INFORMATION:

Location:	Quarter:	Section: 27	Township: 3N	Range: 1E	Total Acres: 0.53
Project Name: Brodie Lewis			Lot: 4/5	Block: 8	
Site Address: 3374 S Canonero Way Base ID 83709			Tax Parcel Number(s): R1271100222		
File Number: 201503858-VAC, Brodie Lewis			Date Posted: 1/29/10 1/29/10		

APPLICANT:

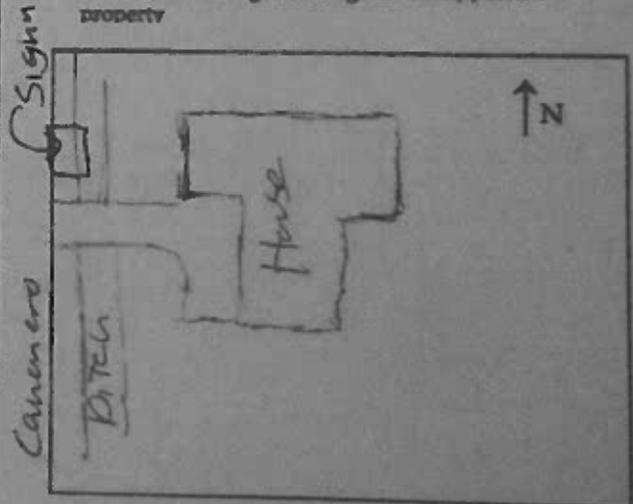
Name: M. Brodie Lewis		
Address: 3374 S Canonero Way		
City: Boise	State: ID	Zip: 83709
Telephone: (208) 900-3862	Fax:	

I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

[Handwritten Signature] 1)

Signature: (Applicant) _____ Date: ~~1-29-10~~
1-30-10

Please draw a diagram of sign location(s) on the property



OFFICE USE ONLY		
File No.:	Received By:	Date:
		Stamped:



**ADA COUNTY
PUBLIC HEARING NOTICE**
 Board of Ada County Commissioners
WHEN: ADA COUNTY will hold a public hearing on February 10, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room # 1235 on the first floor, 200 W. Front Street, Boise ID
PURPOSE: An application for a vacation of a utility, drainage, and irrigation easement that remains after a property boundary adjustment was done between lots 4 & 5, Block 8 of Canonero West No. 2 Subdivision.
PROPERTY SIZE/LOCATION: The property contains approximately 0.53 acres and is located at 3374 S. Canonero Way; Section 27, T3N, R.1E.
APPLICATION BY: M. Brodie Lewis, 3374 S Canonero Way Boise ID 83709 USA
PROJECT NUMBER/PLANNER NAME/PLANNER PHONE NUMBER: 201503858-VAC, Brodie Lewis/Kristy Inselman, Associate Planner/(208)287-7998 or kinselman@adaweb.net