



## Cassia County Planning & Zoning Commission

# EXHIBIT LIST

**Application Number:** **2025-14-CU**

**Applicant:** **Luke Marchant**

**Property Owners:** **A3 New Horizon LLC**

**Hearing:** **January 15, 2026**

1. Conditional Use Permit Application
2. Legal Description
3. Site Plan
4. Narrative Statement
5. Property Owners 1 Mile
  - a. Cassia County
  - b. Minidoka County
6. Weed Plan
7. Agency Impact Statements
  - a. Minidoka Irrigation District
  - b. State Highway for Hwy 77
  - c. Declo Fire District
8. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
9. Comment Letters - if any
10. Cassia County Zoning & Building Department Staff Report
11. Flood and TOPO
12. Aerial Maps
13. Resolution(s) for Existing Conditional Use Permit – 99-4-01 and 2001-08-01.



## Conditional Use Permit Application

**LODGED**
**JUL 29 2025**

 Received by: Kadama

### Applicant/Owner Information:

In the event there is more than one property owner for the subject property for which a conditional use permit is being sought, **all owners of the subject property shall sign as applicants**, in order for application to be complete.

If the applicant is a limited liability company, partnership, corporation, or other such entity, then the applicant shall file the appropriate paperwork from the entity-applicant, proving that the application signatory has authority to bind the entity to the terms of the application and any permit, arising therefrom. Any application that does not contain all appropriate signatures, shall be deemed incomplete and will not proceed to hearing before the Commission until appropriately signed and executed. **(Cassia County Code 9-13-2)**

#### Applicant/Authorized Agent (Attach additional pages if Necessary)

Name: Luke H. Marchant  
 Address: P.O. Box 536  
 City: Rupert  
 State: ID Zip: 83350  
 Contact Phone # (208) 944-9310  
 Email: luke@dmidaholaw.com

#### Property Owner of Record (Attach additional pages if Necessary)

Name: A3 New Horizon, LLC  
 Address: 15005 NW 2nd Ave  
 City: Vancouver  
 State: WA Zip: 98685  
 Contact Phone # \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Information:

Location of Property: Southwest corner of exit 216 on the west side of Highway 77

Parcel Number(s): \_\_\_\_\_

Legal Description of Property: (Attach if Necessary): See Attached

Existing Use of Property: Gas station and convenience store

Current Zoning District of the premises: Residential Agricultural

Description of Proposed Conditional Use: Expansion of existing gas station and convenience store.



**Required Submittals:**

- ☒ 1. **Conditional Use Permit Application** and non-refundable application fee.
- ☒ 2. **Site Plan:** A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the commission may require to determine if the proposed special use meets the intent and requirements of this title;
- ☒ 3. **Narrative Statement:** Attach a narrative statement discussing the potential effects of the use on adjoining property; the potential for such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility of the proposal with adjacent and other properties in the district; the relationship of the proposed use to the comprehensive plan and a discussion that explains how this proposal will meet each of the following standards, as listed in 9-13-3 of County Code as follows:
  - ☒ **A. Qualify:** Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.
  - ☒ **B. Meet General Obligations:** Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or the zoning ordinance.
  - ☒ **C. Maintain Character:** Will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity.
  - ☒ **D. Hazards:** Will not be unreasonably hazardous or disturbing to the existing or future neighboring uses.
  - ☒ **E. Facilities:** Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services.
  - ☒ **F. Economic Welfare:** Will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community.
  - ☒ **G. Conditions of Operation:** Will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution or odors.
  - ☒ **H. Harmful Conditions:** Will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.



- ☒ **I. Vehicular Approaches:** Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.
- ☒ **J. Scenic And Historic Features:** Will not result in the destruction or loss or damage to any natural, scenic or historic feature of importance to the public.
- ☒ **4. List of Property Owners** within a one-mile radius of the exterior boundaries of the premises.
- ☐ **5. County Weed Plan:** A plan developed in conjunction with the **Cassia County Weed Department** setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed development herein. Weeds shall be defined by state of Idaho noxious weed statutes, laws and regulations.
- ☐ **6. If CUP is for CAFO Permit**, show compliance with **Title 9, Chapter 11**.
- ☐ **7. Applicant shall obtain an impact statement** from the irrigation district, canal company, groundwater district, surface water district, public water system, or any other such like entity (such entities being referred to hereinafter as "Water System") within which Applicant's proposal will be located.
- ☐ **8. Certificate of Mailing, Notice of Hearing, Affidavit of Publication & Affidavit of Posting** (to be submitted after hearing date has been scheduled, and in accordance with 9-13-3 of County Code).

Upon departmental review for completeness of the application and accompanying documentation, the application will be scheduled for hearing and placed on the next available Planning and Zoning agenda. Applicant will be notified of the scheduled hearing information, or if additional information is needed to process the application. The County Code for the Conditional Use requirements and application is found in Cassia County Code 9-13. Please review and follow all code requirements when submitting applications. A sample notice of hearing protocol for the applicant's review and reference and is also viewable or downloadable online at: **Cassia County Code:** <https://www.cassia.gov/county-code>, **other forms** as well can be found at: <https://www.cassia.gov/county-forms-applications>. (*Most of the Applications are fillable*)

***Until all items listed herein are submitted to the satisfaction of the zoning administrator, any application made with the zoning department is deemed only to be lodged, but not to be filed. Applications shall be considered and determined based upon the regulations existing as of the date of filing of the application, unless otherwise provided for by action of the Board of County Commissioners.***



**Applicant / Authorized Agent / Property Owner Certification:**

*I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration as a conditional use permit. Additionally, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.*

  
\_\_\_\_\_  
Signature of Applicant/Authorized Agent  
(Attach additional signature pages if necessary)

\_\_\_\_\_  
July 29, 2025

\_\_\_\_\_  
Date

Printed Name: Luke H. Marchant, Attorney

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

(Attach additional signature pages if necessary)

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

**For Office Use Only:**

Date Application Lodged: \_\_\_\_\_ By: \_\_\_\_\_

Fee **\$600.00** Paid: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Credit Card: \_\_\_\_\_

Application # \_\_\_\_\_

**ATTACHMENT 1**  
**Legal Description**



**Exhibit "A"**

Real property in the County of Cassia, State of Idaho, described as follows:

**PARCEL NO. 1:**

**TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO**

**Section 11: Part of the SW $\frac{1}{4}$ , more particularly described as follows:**

Beginning at the Southwest corner of said Section 11; Thence N 31°49'16" E for 977.25 feet to a point on the North bank of an irrigation lateral, and also on the East bank of an irrigation lateral; Thence N 1°53'46" E along the East bank of an irrigation lateral for 488.0 feet; which point shall be known as the True Point of Beginning; Thence continuing N 1°53'46" E for 655.0 feet to a point; Thence N 39°07'46" E for 437.1 feet to a point; Thence N 17°42'46" E for 126.0 feet to the South right-of-way line of Interstate 80; Thence S 74°19'14" E along said highway right-of-way for 350.0 feet to its intersection with State Highway 77 right-of-way; Thence S 1°47'33" E along said Highway 77 right-of-way for 472.83 feet to a point; Thence S 0°01'30" W, continuing along said Highway 77 right-of-way for 200 feet to a point; Thence S 6°30'07" E continuing along said Highway 77 right-of-way for 87.94 feet to a point; Thence Southwesterly along an arc of a curve to the right for 284.12 feet along said Highway 77 right-of-way (on a four percent curve along said Highway 77 right-of-way for 281.0 feet rec.), said curve has a central angle of 23°39'01", a radius of 688.32 feet and a long chord bearing S 2°00'13" W for 282.11 feet to a point; Thence N 88°06'14" W for 688.0 feet to the True Point of Beginning.

**PARCEL NO. 2:**

**TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO**

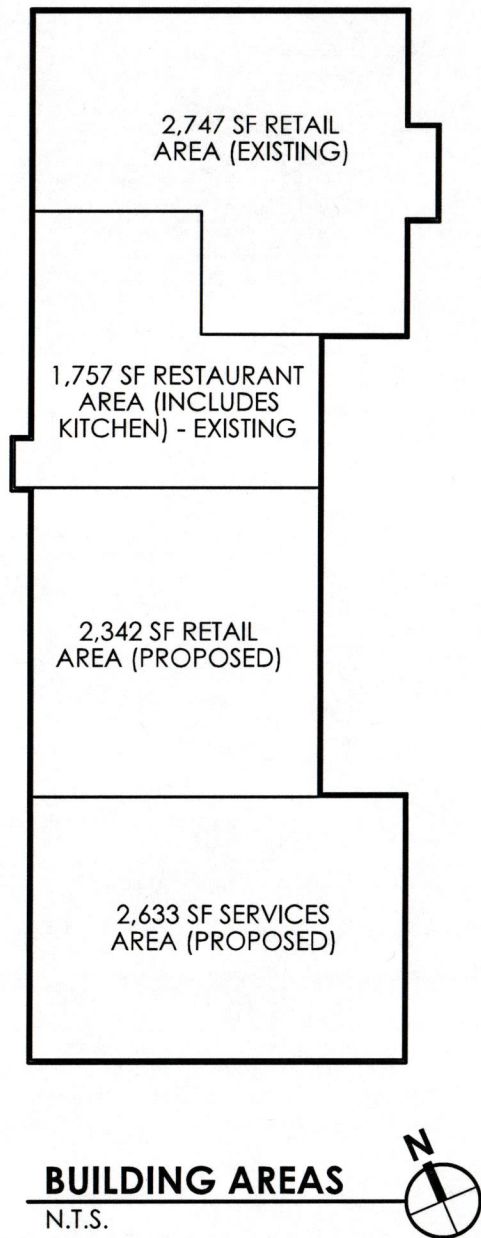
**Section 11: Part of the SW $\frac{1}{4}$ , more particularly described as follows:**

Beginning at the Southwest corner of Section 11; Thence N 31°49' 16" E for 977.25 feet to a point on the North bank of an irrigation lateral and also on the East bank of an irrigation lateral which point shall be known as the True Point of Beginning; Thence N 1°53'46" E along the East bank of an irrigation lateral for 488.0 feet to a point; Thence S 88°06'14" E for 688.0 feet to a point on the West right-of-way of State Hiway 77; Thence Southwesterly along an arc of a curve to the right along said Hiway right-of-way for 666.10 feet (on a 4 ° curve along said Hiway right-of-way for 643.45 feet rec.), said curve has a central angle of 30°17'22", a radius of 1260.00 feet and a long chord bearing S 17°08'54" W for 658.37 feet; Thence N 59°55'14" W along the North bank of an irrigation lateral for 120.7 feet to a point; Thence N 75 °39'14" W continuing along the North bank of said irrigation lateral for 418.25 feet to the True Point of Beginning.

**ATTACHMENT 2**  
**Site Plan**







PARKING ANALYSIS:

REQUIRED PARKING PER CASSIA COUNTY TITLE 9 CHAPTER 15 SECTION 4

SF AREA AND USE:	PARKING SPACES REQUIRED:	# STALLS:
5,089 SF RETAIL AREA (EXISTING + PROPOSED)	1 PER 250 SF	20.4
1,757 SF RESTAURANT AREA (EXISTING TO REMAIN)	1 PER 200 SF	8.8
2,633 SF SERVICES AREA (PROPOSED)	1 PER 300 SF	8.8
TOTAL REQUIRED PARKING:		38 STALLS
TOTAL PROPOSED PARKING:		45 STALLS



**EXHIBIT**

**4**

**ATTACHMENT 3**  
**Narrative Statement**

**Summary**

A3 New Horizon, LLC (the “Applicant”) is the owner of the parcel where the current Pit Stop Grill and Sinclair gas station is located (Parcel No. RP10S24E115500) and the parcel directly to the south (Parcel No. RP10S24E116000) (together the “Project Site”). The Project Site comprises 23.3 acres. Applicant, or Applicant’s predecessors in interest have operated the grill and gas station on the Project Site under a Conditional Use Permit issued in 1999 and amended in 2001. The building constructed under the original permits is outdated and in need of repairs/refurbishment. Condition No. 6 of the 1999 CUP states that the “Permittee not expand the use in any way from the plan presented to the Commission without making a new application to the Commission for such expansion.” With this Application the Applicant seeks to expand and remodel the current gas station and add an additional fuel island to better serve the needs of its customers.

Preliminary plans call for the following:

- A 4,975 square foot addition to the existing building (current building is 4,504 square feet).
- 45 parking stalls (current site has 14 parking stalls).
- New fuel island with four fueling stations and eight pumps (current site has four fueling stations and eight pumps).

**Generally Applicable Standards (§ 9-13-3)**

Section 9-13-3 of the Cassia County Code sets forth the Generally Applicable Standards for a conditional use permit. The decision-making body reviews the particular facts and circumstances of a proposed conditional use based on these standards and determines if adequate evidence has been presented showing that each standard has been satisfied.

As demonstrated below, the proposed project will meet each performance standard.

**A. Qualify:**

The proposed use at the project site “will, in fact, constitute a conditional use as established by the official schedule of zoning regulations in the zone involved” (§ 9-13-13(A)).

The Project Site is currently zoned Residential Agricultural (“RA” or “RA Zone”) in Cassia County (see § 9-7-1).

The following uses are designated “Conditional” uses under the schedule of regulations in Section 9-8-2:

- Gasoline Service Stations



- General Merchandise

#### **B. Meet General Obligations:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance” (§ 9-13-13(B)).

As discussed above, the Project is located within the RA Zone. The purpose of the RA Zone is to provide for and protect residential lands, conveniently located, in relation to urban centers, of substantial size for families who desire a single-family residential environment in an area in transition from agricultural uses and to provide for gardening and family recreation opportunities, the keeping of a limited number of livestock and poultry and similar endeavors” (§ 9-7-1(A)).

The Project Site is already the site of a permitted gas station and restaurant. This application will not change the current use, but will only update, enlarge, and modernize the current gas station. The Project Site is ideally situated for this use as it is located immediately off exit 216 of Interstate 84 and Highway 77. Therefore, the project will be harmonious and in accordance with the general objectives of the comprehensive plan and zoning ordinance.

#### **C. Maintain Character:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity” (§ 9-13-13(C)).

In the time since the original CUPs were granted in 1999 and 2001 the area behind the Project Site (to the West and South) has been subdivided. While the area has not been developed yet, the Applicant is cognizant of the fact that the County desires to maintain and enhance the residential nature of the area. The Applicant does not want to take away from this. The proposal calls for updating and renovating the current building to add to and improve the current aesthetics of the site.

It is anticipated that all parts of the design and development will only add to and not detract from the current character of the area. Lighting will be designed to direct light downward and not towards the new subdivision. Fencing can be designed and installed to prevent patrons of the gas station from wandering off the site and into the subdivision. In short, the Applicant desires to work with the County and neighboring landowners to ensure that the Project Site will be harmonious and appropriate in appearance with the existing and intended character of the area.



#### **D. Hazards:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not be unreasonably hazardous or disturbing to existing or future neighboring uses” (§ 9-13-13(D)).

It is not anticipated that the proposed changes will alter the current site in any way that would be hazardous or disturbing to existing or future neighboring uses. The proposal calls for enlargement of the current store and the addition of one fuel island. To accommodate these changes approximately 27,800 square feet of new asphalt will be laid. This will reduce dust from current levels where there is only gravel. The proposed fuel island will use existing below ground fuel tanks.

#### **E. Facilities:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services” (§ 9-13-13(E)).

Once construction is completed, significant burdens on County services and public facilities beyond current uses are not expected. The Project’s location, just off the Interstate, makes it an ideal location to minimize impacts and travel into and around neighboring areas.

During construction, A3 and its contractors will incorporate best management practices to avoid and minimize temporary and permanent impacts on essential public facilities arising from construction activities.

#### **F. Economic Welfare:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community” (§ 9-13-13(F)).

The Project, once completed, will not burden existing facilities and will not add public costs that would otherwise be detrimental to the economic welfare of the community beyond current uses. To the contrary, the Project will bring numerous economic benefits to the area, such as job creation during construction and after completion.

#### **G. Conditions of Operation:**



The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution or odors” (§ 9-13-13(G)).

- **Traffic:** The proposed Project could result in increased traffic to the Project Site. It is noted that traffic speeds and the current road layout are not ideal for vehicles entering and exiting the Project Site. It is likely that soon, the current layout of the road and the overpass/exit/on ramps for Exit 216 will be reconstructed similar to current projects on Exit 208 and 211. This reconstruction should help with traffic flows around the Project Site.
- **Noise:** Some increased level of noise will occur during the construction phase. After construction is completed, noise levels should be similar to current conditions.
- **Smoke, Fumes, Pollution, and Odor:** Some level of diesel and gas fumes and odor are to be expected from a gas station, though not at levels that are excessive or detrimental to persons, property or the general welfare. These fumes are largely the result of idling commercial trucks. The current CUP prohibits overnight truck parking except in times of emergency. It is noted that some overnight truck parking may have occurred in the past. Construction of the new fuel island will cover much of the area previously used for truck parking. Furthermore, Applicant plans to install signage stating that overnight truck parking is prohibited.
- **Glare:** The proposed project should not cause any glare that is excessive or detrimental to persons, property, or the general welfare.

#### **H. No Harmful Conditions:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community” (§ 9-13-13(H)).

The construction, operations, and maintenance of the Project have been or will be developed to ensure that the general safety, health, and welfare of the community is not adversely impacted. In all cases, the Project will comply with all permits and requirements of the applicable federal, state, or local agencies, as appropriate.

The proposed Project will not create conditions that are any different in this regard from those which currently exist.

#### **I. Vehicular Approaches:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares” (§ 9-13-13(I)).

As noted above, traffic speeds and the current road layout are not ideal for vehicles entering and exiting the Project Site. It is anticipated that future construction on Exit 216 will solve these problems. Until that time, the proposed Project will make no changes to current vehicular approaches. While there may be increased traffic during the construction phase, and the possibility of increased customer traffic afterwards, there will be no changes from what is currently permitted.

#### **J. Scenic and Historic Features:**

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public” (§ 9-13-13(J)).

No scenic or historic features are known to exist on the Project Site.

#### **Other Considerations**

##### **A. The Project Complies with the Cassia County Comprehensive Plan**

- Section A.1 of the Comprehensive Plan provides that it is the goal of the County to balance property rights of all individuals when making land-use decisions. The Applicant previously proposed a re-zone of this parcel to construct a truck stop. Opposition from nearby property owners was significant. Keeping this in mind, Applicant has scaled back their plans and now desires to update and remodel the current store and add a fuel island. This is not a significant change to the current use of the property, and balances the property rights of the Applicant and neighboring property owners.
- Section A.2-3 “encourage[s] the protection of the property rights of landowners to the extent possible.” And provides that real property rights include (among others) the following:
  - The right to possess and use real property.
  - The right to enjoyment of the real property.



Applicant, or the Applicant's predecessors, have used this property as a gas station for many years. Allowing the Applicant to update, remodel, and modernize the current building supports the above goals of the Comprehensive Plan by allowing the Applicant to possess and use their property in a manner that is not detrimental to nearby property owners' right to the enjoyment of their property.

- Section B.1-1 of the Comprehensive Plan encourages wise land-use planning. Allowing the Applicant to update, remodel, and modernize their current facilities meets this goal. It does not remove any land from production agriculture and does not change the current use of the land.
- Section D of the Comprehensive Plan encourages additional employment opportunities and economic diversity. Allowing the Applicant to update, remodel, and modernize their current facilities meets this goal not only during the construction phase, but also afterwards.
- Section D.2-3 of the Comprehensive Plan encourages industrial and commercial growth in the county, but not at the expense of the quality of life of its residents. The proposed project is ideally situated along the I-84 corridor for its intended purpose. Granting this Permit would allow reasonable commercial development in a manner that is not at the expense of the quality of life of residents.

Section D.2-3 also provides that the County should ensure that industrial and commercial growth:

- Is sensitive to the natural environment.
- Does not contaminate or pollute the surrounding air, water or soil.
- Is compatible with surrounding land uses.
- Is free from objectionable or dangerous conditions that could negatively impact the surrounding area.
- Controls negative impacts such as, but not limited to: noise, odor, dust, vibrations, etc.
- Is required to provide buffers to protect the aesthetic value of the area.
- Routes traffic away from residential neighborhoods.

The Proposed Project aligns with these goals. The proposed use does not constitute a change from the current use and therefore is not detrimental to the natural environment. It will not contaminate the surrounding air, water or soil. It is compatible with surrounding land uses (another gas station is located directly to the north of the Proposed Project on the other side of the interstate). The Applicant will use all reasonable methods to control noise, odor and dust. Plans call for approximately 27,800 square feet of new asphalt. This will reduce dust from current levels where there is only gravel. The Project sits on a 23.3-acre parcel. The parcel is bordered on two sides by existing roads, and an irrigation ditch on the other two sides. This, along with the large size of the parcel provides a buffer from neighbors and serves to protect the

aesthetic value of the area. Finally, given that the majority of patrons are likely travelers along Interstate 84, the location of the Project is ideal. It allows customers to immediately exit and return to the freeway without entering residential neighborhoods.

- Section M.2-1 of the Comprehensive Plan encourages innovation and excellence in design for all new developments. It also encourages visually attractive and aesthetically pleasing development. The current gas station is showing its age and is in need of an update. Granting this permit will allow the Applicant to meet this goal of the Comprehensive Plan by creating a new, visually attractive and aesthetically pleasing development.
- Section N of the Comprehensive Plan seeks to protect and preserve agricultural ground for agricultural purposes. The Proposed Project will have no impact on agricultural ground in Cassia County.



**ATTACHMENT 4**  
**Surrounding Property Owners**

# EXHIBIT 5

## CASSIA PROPERTY OWNERS

1 Mile Radius A# New Horizon		DUPLICATES REMOVED				
Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	State	Zip
RP10S24E116000	A3 NEW HORIZON LLC	232 N HWY 77		DECLO	ID	83323
RP10S24E028775	ALLEN, KARL W	900 E 300 N		DECLO	ID	83323
RP10S24E157799	ARNOLD, LESTER C	126 N HWY 77		DECLO	ID	83323
RP10S24E026175	BANK OF UTAH TRUST DEPT	50 S 200 E		SALT LAKE CITY	UT	84111
RP10S24E028802	BARGER, CLIFFORD	914 E 300 N		DECLO	ID	83323
RP10S24E133621	BENNING LAND & LIVESTOCK LLC	1025 E HWY 81		DECLO	ID	83323
RP10S24E123660	BIRD, BRYAN R	280 NORTH 975 EAST		DECLO	ID	83323-6074
RP10S24E147200	BOYER, JIM & ADRIANNA, LIVING TRUST	146 N 950 E		DECLO	ID	83323
RP000330010100	BURCH, L CRAIG	232 N 840 E		DECLO	ID	83323
RP10S24E150001	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318
RP000330010110	CANNON, BLAINE PETER	236 N 840 E		DECLO	ID	83323
RP000860010030	CHEESMAN, KYLER	345 N SANDBAR WAY		DECLO	ID	83323
RP10S24E028850	CHRISTENSEN, MARC D	922 E 300 N		DECLO	ID	83323
RP10S24E157200	CITY OF DECLO	Address Not Provided				
RP10S24E141965	COLE, JAMES C	PO BOX 262		DECLO	ID	83323
RP10S24E025481	COLE, SIDNEY	341 N SANDBAR WAY		DECLO	ID	83323
RP10S24E025501	COLE, SIDNEY CHARLES	341 N SANDBAR WAY		DECLO	ID	83323
RP10S24E141952	COLE, WILLIAM EDWARD	PO BOX 192		DECLO	ID	83323
RP10S24E117005	COPMANN, LAURIE L	PO BOX 221		RUPERT	ID	83350
RP10S24E141801	DARRINGTON, KYLE SHANE	1025 E HWY 81		DECLO	ID	83323
RP10S24E114801	DARRINGTON, SHANE R	1102 E 100 S		DECLO	ID	83323
RP10S24E159001	DARRINGTON, TIM S	28 N 775 E		DECLO	ID	83323
RP10S24E119600	DAYLEY, JAY A	946 E 200 N		DECLO	ID	83323
RP10S24E133752	DERRICK, MARIA MINERVA	PO BOX 136		FULTON	CA	95439
RP000330010030	DOUGLASS, PAUL A	206 N 840 E		DECLO	ID	83323
RP10S24E126380	ECK, ROBERT D	209 N 950 E		DECLO	ID	83323
RP10S24E025656	FIFE, RANDALL MAX	330 SANDBAR WAY N		DECLO	ID	83323
RP10S24E117000	GARRETT, KIM D	866 E 200 N		DECLO	ID	83323
RP10S24E110020	GIBBY, ERIC	811 NORMAL AVE		BURLEY	ID	83318
RP10S24E110004	GIBBY, LEE	294 N 950 E		DECLO	ID	83323
RP10S24E140005	GIL, VICTORIA	1500 NORMAL AVE		BURLEY	ID	83318
RP10S24E028805	GKO PROPERTIES LLC	372 N 910 E		DECLO	ID	83323
RP000330010010	HARPER, GARY B	196 NORTH 840 EAST		DECLO	ID	83323
RP10S24E110055	HARPER, GREG	115 S 950 E		DECLO	ID	83323
RP10S24E026003	JUS ENOUGH ACRES LLC	900 E 300 N		DECLO	ID	83323
RP000330010120	KIDD, CHASE	240 N 840 E		DECLO	ID	83323
RP10S24E016300	KIDD, ORLLO J	1000 E HWY 81		DECLO	ID	83323



RP10S24E140015	KOWITZ, CHARLES F L/E	927 E 200 N		DECLO	ID	83323
RP10S24E143600	KOWITZ, DENIS	171 N HWY 77		DECLO	ID	83323
RP10S24E142400	KOWITZ, LAMONT	887 E 200 N		DECLO	ID	83323
RP10S24E146150	KUNAU, RICHARD G	137 N HWY 77		DECLO	ID	83323
RP10S24E144801	KUNAU, RICHARD GLEN	133 N HWY 77		DECLO	ID	83323
RP10S24E157895	KUWANA, IDA	160 N HWY 77		DECLO	ID	83323
RP10S24E157885	KUWANA, JERRY L	164 N HWY 77		DECLO	ID	83323
RP10S24E157805	KUWANA, JERRY LAMONT	164 NORTH HWY 77		DECLO	ID	83323
RP000330010020	LARSEN, MICHAEL L	198 N 840 E		DECLO	ID	83323
RP10S24E141200	LAZY T FARMS LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E141375	MCGRAW, CHAD	901 E 200 N		DECLO	ID	83323
RP10S24E114000	MCMILLIAN, JOLAUREL	268 HWY 25		DECLO	ID	83323
RP10S24E126445	MIDNIGHT SUN INC	UBS FARMLAND INVESTORS LLC ATTN: DAN MURRAY	10 STATE HOUSE SQUARE, 15TH FLOOR	HARTFORD	CT	06103
RP000330010070	MILLER, MALIA DEE	220 NORTH 840 EAST		DECLO	ID	83323
RP000330010080	MILLER, PAMELLA K	224 N 840 E		DECLO	ID	83323
RP10S24E123050	MILLER, RAYMOND & LINDA, TRUST	965 EAST 300 NORTH		DECLO	ID	83323
RP000330010090	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP10S24E158201	MOORE, ROBERT, CORPORATION	802 EAST 100 NORTH		DECLO	ID	83323
RP10S24E120752	N+ RANCHES LLC	2564 SOUTH SWALLOWTAIL LANE		BOISE	ID	83706
RP10S24E025510	OLSON, KIRT	202 E 400 S		BURLEY	ID	83318
RP10S24E109500	OTTLEY, MELANIE	350 E BASELINE RD		RUPERT	ID	83350
RP000860010020	PATTERSON, ZACH A	875 W 300 N		PAUL	ID	83347
RP10S24E116400	PELICAN PIER LLC	240 N 840 E		DECLO	ID	83323
RP000330010040	PLOTTS, NANCY	208 NORTH 840 EAST		DECLO	ID	83323
RP10S24E147210	ROBINSON, THOMAS LEROY	453 EAST 600 SOUTH		BURLEY	ID	83318
RP10S24E125450	S & L LAND LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E027202	SAMUELSON, LARRY W	328 N 950 E		DECLO	ID	83323
RP10S24E141876	SIMPLOT, ROBERT D	166 N 950 E		DECLO	ID	83323
RP10S24E117210	SPEAR, KATHLEEN S	PO BOX 88		DECLO	ID	83323
RP10S24E143150	SPRAGUE, KAREN	853 E 200 N		DECLO	ID	83323
RP10S24E151100	STATE OF IDAHO	P O BOX 25		BOISE	ID	83707
RP10S24E132420	TAYJO LC	1250 E 11 N		DECLO	ID	83323
RP10S24E025413	TURNER, BRIAN J	863 E 350 N		DECLO	ID	83323
RP10S24E025456	TURNER, GLENA C	3417 HILAND AVE		BURLEY	ID	83318
RP10S24E150451	VALLEY RIVER FARMS LLC	PO BOX 164		DECLO	ID	83323
RP10S24E113000	VILLAGE ENTERPRISES LLC	274 S HWY 25		DECLO	ID	83323
RP10S24E109590	WALLACE, RICHARD ORVAL	848 E 200 N		DECLO	ID	83323
RP10S24E142407	WARREN FAMILY TRUST	191 N HWY 77		DECLO	ID	83323-5035
RP10S24E125402	WEST BROS	210 N 840 E		DECLO	ID	83323
RP00033001005A	WEST, DANNY	210 N 840 E		DECLO	ID	83323

RP10S24E109552	WEST, THOMAS	207 N 840 E		DECLO	ID	83323
RP10S24E024803	WRIGLEY, TYSON	353 E 700 S		BURLEY	ID	83318



ONE MILE A3 New Horizon MINIDOKA COUNTY						
dbo.%TSB_DE_PIN.PI N	dbo.%TSB_DE_PIN.Owner1	dbo.%TSB_DE_PIN.Owner2	dbo.%TSB_DE_PIN.OwnerStr	dbo.%TSB_DE_ PIN.OwnerCity	dbo.%TSB _DE_PIN. OwnerSt	dbo.%TSB_DE_PIN. OwnerZip
RP09001000003A	ABENROTH DOUGLAS G	ABENROTH CORTNEY P	281 RIVER VIEW HTS	RUPERT	ID	83350
RP09001000005A	BARKER DAVID	BARKER MEGAN MICHELLE	285 S RIVER VIEW HTS	RUPERT	ID	83350
RP10S24E101690	BOURQUIN DALE		152 E 342 LN S	RUPERT	ID	83350
RP10S24E154475	CHANDLER FAMILY TRUST		1304 E 800 N	JACKSON	ID	83350
RP10S24E108100	CLAYVILLE EARL R	CLAYVILLE CARLEEN B	150 E 400 S	RUPERT	ID	83350
RP10S24E108822	CLAYVILLE KARL W	CLAYVILLE SANDRA	160 E 400 S	RUPERT	ID	83350
RP10S24E154550	COATS SCOTT	COATS SHELLEY	126 E 450 LN S	RUPERT	ID	83350
RP09001000004A	CONDIE GARRETT ROBERT	CONDIE SARAH	283 S RIVER VIEW HEIGHTS	RUPERT	ID	83350
RP09001000007A	DALTON CATHERINE MARIE	DALTON SCOTT WESLEY	192 E RIVER VIEW HTS	RUPERT	ID	83350
RP10S24E152413	DUFFIN DACX		420 S 135 LN E	RUPERT	ID	83350
RP084100000010	DUFFIN DACX DANIEL	DUFFIN WHITNEY ANN	420 S 135 LN E	RUPERT	ID	83350
RP10S24E152850	DUFFIN DANIEL D	DUFFIN SHEILA L	422 S 135 LN E	RUPERT	ID	83350
RP09001000006A	FAUX WESSTON	FAUX RACHEL	1513 K DR	RUPERT	ID	83350
RP10S24E102580	FIFE SAMUAL M		131 E 300 S	RUPERT	ID	83350
RP10S24E039027	GARNER SAMUEL L	GARNER JEANNA	173 E 275 LN S	RUPERT	ID	83350
RP10S24E104803	HARBOR VIEW DEVELOPMENT LLC		2051 E 1475 S	HAZELTON	ID	83335
RP09001000002A	HERNANDEZ JOSE L	HERNANDEZ CONCEPCION O	240 E 300 N	RUPERT	ID	83350-9451
RP10S24E104660	HONSINGER JAMES L		212 E 200 S	RUPERT	ID	83350
RP10S24E154480	HUNSAKER A DEE	HUNSAKER JULIE A	430 S 135 LN E	RUPERT	ID	83350
RP10S24E152417	HUNSAKER LYNN A	HUNSAKER A DEE	1050 E BRIGHAM RD APT 48	SAINT GEORGE	UT	84790
RP10S24E038900	HYMAS DOUGLAS L		162 E 300 S	RUPERT	ID	83350
RP10S24E100788	IDAHO LAND & DEVELOPMENT LLC		PO BOX 584	RUPERT	ID	83350
RP10S24E102430	LIND MELINDA R	LLOYD JACOB L	137 E 300 S	RUPERT	ID	83350
RP10S24E102411	NEWCOMB MARK T	NEWCOMB LONNA	251 E 200 S	RUPERT	ID	83350
RP10S24E103000	NORBY JOAN LIFE EST	CLARK LAURA	PO BOX 394	RUPERT	ID	83350
RP10S24E154471	PARR WESLEY M	PARR CATHLEEN LEA	438 S 135 LN E	RUPERT	ID	83350
RP10S24E150805	PETERSON BARRY	PETERSON REXANNE	PO BOX 935	HEYBURN	ID	83336
RP10S24E150900	PETERSON BARRY C	PETERSON REXANNE	484 S 100 W	RUPERT	ID	83350
RP09001000001A	RIVER VIEW HEIGHTS LLC		173 E 275 LN S	RUPERT	ID	83350
RP10S24E154230	ROWE FAMILY TRUST		1168 W DESERT SPARROW DR	SAINT GEORGE	UT	84790
RP10S24E038751	SIMCOE JENNIFER	SIMCOE MIKE	236 S 100 W	RUPERT	ID	83350
RP10S24E103750	STATE OF IDAHO		PO BOX 7129	BOISE	ID	83707
RP10S24E106953	STUDER KARL	STUDER EMILY	PO BOX 675	HEYBURN	ID	83336-0675
RP10S24E035000	STUDER STEVEN L AND LINDA L TRUST		149 E 200 S	RUPERT	ID	83350

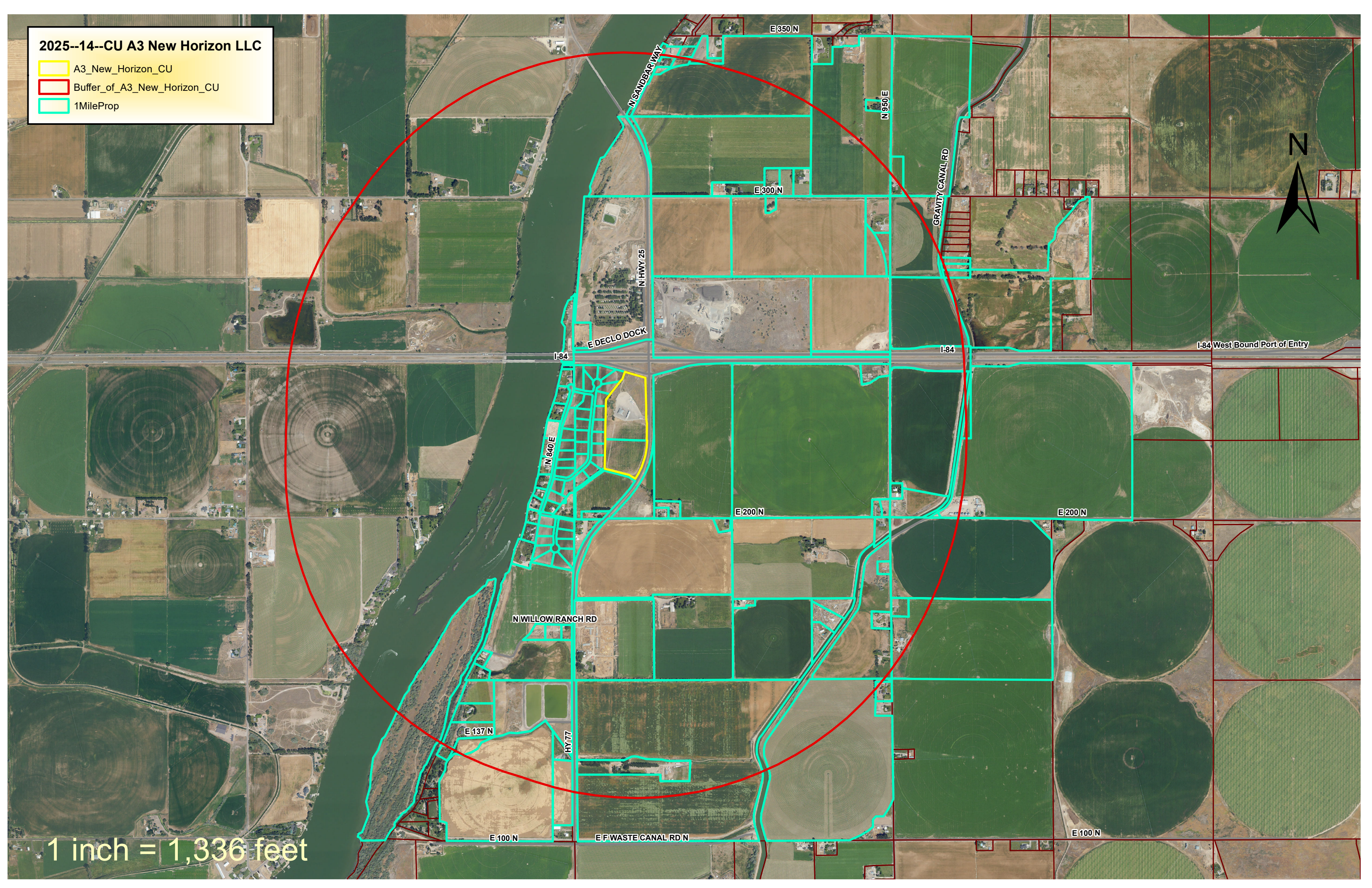


2025--14--CU A3 New Horizon LLC

- A3\_New\_Horizon\_CU
- Buffer\_of\_A3\_New\_Horizon\_CU
- 1MileProp



1 inch = 1,336 feet





Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP10S24E159001	DARRINGTON, TIM S	28 N 775 E		DECLO	ID	83323
RP10S24E158201	MOORE, ROBERT, CORPORATION	802 EAST 100 NORTH		DECLO	ID	83323
RP10S24E158375	DARRINGTON, TIM S	28 N 775 E		DECLO	ID	83323
RP10S24E157799	ARNOLD, LESTER C	126 N HWY 77		DECLO	ID	83323
RP10S24E147200	BOYER, JIM & ADRIANNA, LIVING TRUST	146 N 950 E		DECLO	ID	83323
RP10S24E157805	KUWANA, JERRY LAMONT	164 NORTH HWY 77		DECLO	ID	83323
RP10S24E157200	CITY OF DECLO	Address Not Provided				
RP10S24E147210	ROBINSON, THOMAS LEROY	453 EAST 600 SOUTH		BURLEY	ID	83318
RP10S24E141375	MCGRAW, CHAD	901 E 200 N		DECLO	ID	83323
RP10S24E141200	LAZY T FARMS LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E141965	COLE, JAMES C	PO BOX 262		DECLO	ID	83323
RP10S24E151100	STATE OF IDAHO	P O BOX 25		BOISE	ID	83707
RP10S24E150452	VALLEY RIVER FARMS LLC	PO BOX 164		DECLO	ID	83323
RP10S24E140450	LAZY T FARMS LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E150301	VALLEY RIVER FARMS LLC	PO BOX 164		DECLO	ID	83323
RP10S24E141801	DARRINGTON, KYLE SHANE	1025 E HWY 81		DECLO	ID	83323
RP000330010010	HARPER, GARY B	196 NORTH 840 EAST		DECLO	ID	83323
RP10S24E150001	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318
RP10S24E143150	SPRAGUE, KAREN	853 E 200 N		DECLO	ID	83323
RP10S24E142400	KOWITZ, LAMONT	887 E 200 N		DECLO	ID	83323
RP10S24E142450	LAZY T FARMS LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E140015	KOWITZ, CHARLES F L/E	927 E 200 N		DECLO	ID	83323
RP10S24E140005	GIL, VICTORIA	1500 NORMAL AVE		BURLEY	ID	83318
RP000590010100	VALLEY RIVER FARMS LLC	PO BOX 164		DECLO	ID	83323
RP10S24E126445	MIDNIGHT SUN INC	UBS FARMLAND INVESTORS LLC ATTN: DAN MURRAY 10 STATE HOUSE SQUARE, 12TH FLOOR		HARTFORD	CT	06103
RP000330010020	LARSEN, MICHAEL L	198 N 840 E		DECLO	ID	83323
RP10S24E109552	WEST, THOMAS	207 N 840 E		DECLO	ID	83323
RP000330010030	DOUGLASS, PAUL A	206 N 840 E		DECLO	ID	83323
RP10S24E109500	OTTLEY, MELANIE	350 E BASELINE RD		RUPERT	ID	83350
RP000330010040	PLOTTS, NANCY	208 NORTH 840 EAST		DECLO	ID	83323
RP00033001005A	WEST, DANNY	210 N 840 E		DECLO	ID	83323
RP000330010070	MILLER, MALIA DEE	220 NORTH 840 EAST		DECLO	ID	83323
RP000330010080	MILLER, PAMELLA K	224 N 840 E		DECLO	ID	83323
RP000330010090	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP000330010100	BURCH, L CRAIG	232 N 840 E		DECLO	ID	83323
RP000600000000	VALLEY RIVER FARMS LLC	PO BOX 164		DECLO	ID	83323
RP000330010110	CANNON, BLAINE PETER	236 N 840 E		DECLO	ID	83323
RP000330010000	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318
RP000330010120	KIDD, CHASE	240 N 840 E		DECLO	ID	83323
RP10S24E123650	LAZY T FARMS LLC	1250 E 11 N		DECLO	ID	83323
RP10S24E123660	BIRD, BRYAN R	280 NORTH 975 EAST		DECLO	ID	83323-6074
RP10S24E123640	BIRD, BRYAN R	280 NORTH 975 EAST		DECLO	ID	83323-6074
RP10S24E123620	BIRD, BRYAN R	280 N 975 E		DECLO	ID	83323
RP10S24E123050	MILLER, RAYMOND & LINDA, TRUST	965 EAST 300 NORTH		DECLO	ID	83323
RP10S24E016300	KIDD, ORLLO J	1000 E HWY 81		DECLO	ID	83323
RP10S24E109560	WEST, DANNY	210 N 840 E		DECLO	ID	83323

RP10S24E109590	WALLACE, RICHARD ORVAL	848 E 200 N	DECLO	ID	83323
RP10S24E109998	STATE OF IDAHO	Address Not Provided			
RP10S24E126380	ECK, ROBERT D	209 N 950 E	DECLO	ID	83323
RP10S24E124000	STATE OF IDAHO	Address Not Provided			
RP10S24E125402	WEST BROS	210 N 840 E	DECLO	ID	83323
RP10S24E141876	SIMPLOT, ROBERT D	166 N 950 E	DECLO	ID	83323
RP10S24E132420	TAYJO LC	1250 E 11 N	DECLO	ID	83323
RP10S24E125850	TAYJO LC	1250 EAST 11 NORTH	DECLO,	ID	83323
RP10S24E125450	S & L LAND LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E124801	TAYJO LC	1250 E 11 N	DECLO	ID	83323
RP10S24E015400	KIDD, ORLLO J	1000 EAST HWY 81	DECLO	ID	83323
RP10S24E146150	KUNAU, RICHARD G	137 N HWY 77	DECLO	ID	83323
RP10S24E144801	KUNAU, RICHARD GLEN	137 N HWY 77	DECLO	ID	83323
RP10S24E143600	KOWITZ, DENIS	171 N HWY 77	DECLO	ID	83323
RP10S24E120752	N+ RANCHES LLC	2564 SOUTH SWALLOWTAIL LANE	BOISE	ID	83706
RP10S24E157895	KUWANA, IDA	160 N HWY 77	DECLO	ID	83323
RP10S24E157600	DARRINGTON, TIM S	28 N 775 E	DECLO	ID	83323
RP10S24E157885	KUWANA, JERRY L	164 N HWY 77	DECLO	ID	83323
RP10S24E102260	KIDD, CHASE	240 NORTH 840 EAST	DECLO	ID	83323
RP10S24E109997	STATE OF IDAHO	Address Not Provided			
RP10S24E027202	SAMUELSON, LARRY W	328 N 950 E	DECLO	ID	83323
RP10S24E028850	CHRISTENSEN, MARC D	922 E 300 N	DECLO	ID	83323
RP10S24E028802	BARGER, CLIFFORD	914 E 300 N	DECLO	ID	83323
RP10S24E026003	JUS ENOUGH ACRES LLC	900 E 300 N	DECLO	ID	83323
RP10S24E026100	STATE OF IDAHO	Address Not Provided			
RP10S24E026175	BANK OF UTAH TRUST DEPT	50 S 200 E	SALT LAKE CITY UT		84111
RP10S24E025656	FIFE, RANDALL MAX	330 SANDBAR WAY N	DECLO	ID	83323
RP10S24E025413	TURNER, BRIAN J	863 E 350 N	DECLO	ID	83323
RP10S24E025501	COLE, SIDNEY CHARLES	341 N SANDBAR WAY	DECLO	ID	83323
RP000860010030	CHEESMAN, KYLER	345 N SANDBAR WAY	DECLO	ID	83323
RP10S24E024803	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP10S24E133621	BENNING LAND & LIVESTOCK LLC	1025 E HWY 81	DECLO	ID	83323
RP10S24E133752	DERRICK, MARIA MINERVA	PO BOX 136	FULTON	CA	95439
RP10S24E110004	GIBBY, LEE	294 N 950 E	DECLO	ID	83323
RP10S24E110055	HARPER, GREG	115 S 950 E	DECLO	ID	83323
RP10S24E110052	LAZY T FARMS LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E111201	STATE OF IDAHO	Address Not Provided			
RP10S24E112390	STATE OF IDAHO	Address Not Provided			
RP10S24E111801	LAZY T FARMS LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E112400	TAYJO LC	1250 E 11 N	DECLO	ID	83323
RP10S24E114000	MCMILLIAN, JOLAUREL	268 HWY 25	DECLO	ID	83323
RP10S24E113000	VILLAGE ENTERPRISES LLC	274 S HWY 25	DECLO	ID	83323
RP10S24E114801	DARRINGTON, SHANE R	1102 E 100 S	DECLO	ID	83323
RP10S24E117000	GARRETT, KIM D	866 E 200 N	DECLO	ID	83323
RP10S24E117005	COPMANN, LAURIE L	152 E 870 N APT G104	TOOELE	UT	84074
RP10S24E116500	STATE OF IDAHO	Address Not Provided			
RP10S24E116400	PELICAN PIER LLC	240 N 840 E	DECLO	ID	83323



RP10S24E116300	PELICAN PIER LLC	240 N 840 E	DECLO	ID	83323
RP10S24E116000	A3 NEW HORIZON LLC	232 N HWY 77	DECLO	ID	83323
RP10S24E115500	A3 NEW HORIZON LLC	232 N HWY 77	DECLO	ID	83323
RP10S24E117246	LAZY T FARMS LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E119501	LAZY T FARMS LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E119600	DAYLEY, JAY A	946 E 200 N	DECLO	ID	83323
RP10S24E117210	SPEAR, KATHLEEN S	PO BOX 88	DECLO	ID	83323
RP10S24E028805	GKO PROPERTIES LLC	372 N 910 E	DECLO	ID	83323
RP10S24E141955	COLE, JAMES C	PO BOX 262	DECLO	ID	83323
RP000590010010	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010020	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
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RP000590010050	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010060	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010070	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010080	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010090	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000590010000	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E025660	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
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RP000600010030	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600010040	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
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RP000600010060	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
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RP000600010080	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
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RP000600020060	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020070	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020080	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020090	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020100	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020110	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323

RP000600020120	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP000600020130	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E142407	WARREN FAMILY TRUST	191 N HWY 77	DECLO	ID	83323-5035
RP10S24E110030	LAZY T FARMS LLC	1250 E 11 N	DECLO	ID	83323
RP10S24E025481	COLE, SIDNEY	341 N SANDBAR WAY	DECLO	ID	83323
RP10S24E028775	ALLEN, KARL W	900 E 300 N	DECLO	ID	83323
RP10S24E141952	COLE, WILLIAM EDWARD	PO BOX 192	DECLO	ID	83323
RP10S24E110020	GIBBY, ERIC	811 NORMAL AVE	BURLEY	ID	83318
RP000860010020	PATTERSON, ZACH A	875 W 300 N	PAUL	ID	83347
RP10S24E025456	TURNER, GLENA C	3417 HILAND AVE	BURLEY	ID	83318
RP10S24E025510	OLSON, KIRT	202 E 400 S	BURLEY	ID	83318
RP10S24E151780	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E151760	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E151840	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E151850	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323
RP10S24E151830	VALLEY RIVER FARMS LLC	PO BOX 164	DECLO	ID	83323



**ATTACHMENT 5**  
**County Weed Plan**



Cassia County Noxious Weed Control  
1459 Overland Ave., Room 4  
Burley, ID 83318  
Phone: 208-878-4043  
Fax: 208-878-7862

Applicant: A3 New Horizon, LLC

Name: DAULAT SANDHU

Address: 15005 NW 2nd Ave., Vancouver, WA 98685

Phone: (559) 649-3368

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

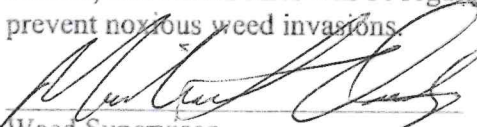
Survey: During the late spring, early summer and/or fall of 2025 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane  
Canada Thistle  
Curley Pondweed  
Dalmation Toadflax  
Diffuse Knapweed  
Field Bindweed  
Houndstongue  
Jointed Goatgrass  
Leafy Spurge  
Musk Thistle


Puncture Vine  
Perennial Pepperweed  
Poison Hemlock  
Rush Skeletonweed  
Russian Knapweed  
Saltcedar  
Scotch Thistle  
Spotted Knapweed  
White Bryony  
Whitetop

If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides. During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.

  
Weed Supervisor

Date: 9-25-25

  
Applicant

Date: 7/30/25





2207 Greenwood Avenue N  
Seattle, Washington 98107  
206-182

**CLIENT:**  
A3 NEW HORIZON I  
15005 NE 2ND AVE  
VANCOUVER, WA 98

PRELIMINARY  
NOT FOR CONSTRUCTION

REG-112  
32 APR 81  
REG-112

DECLO SINCLAIR  
FUEL & MARKET

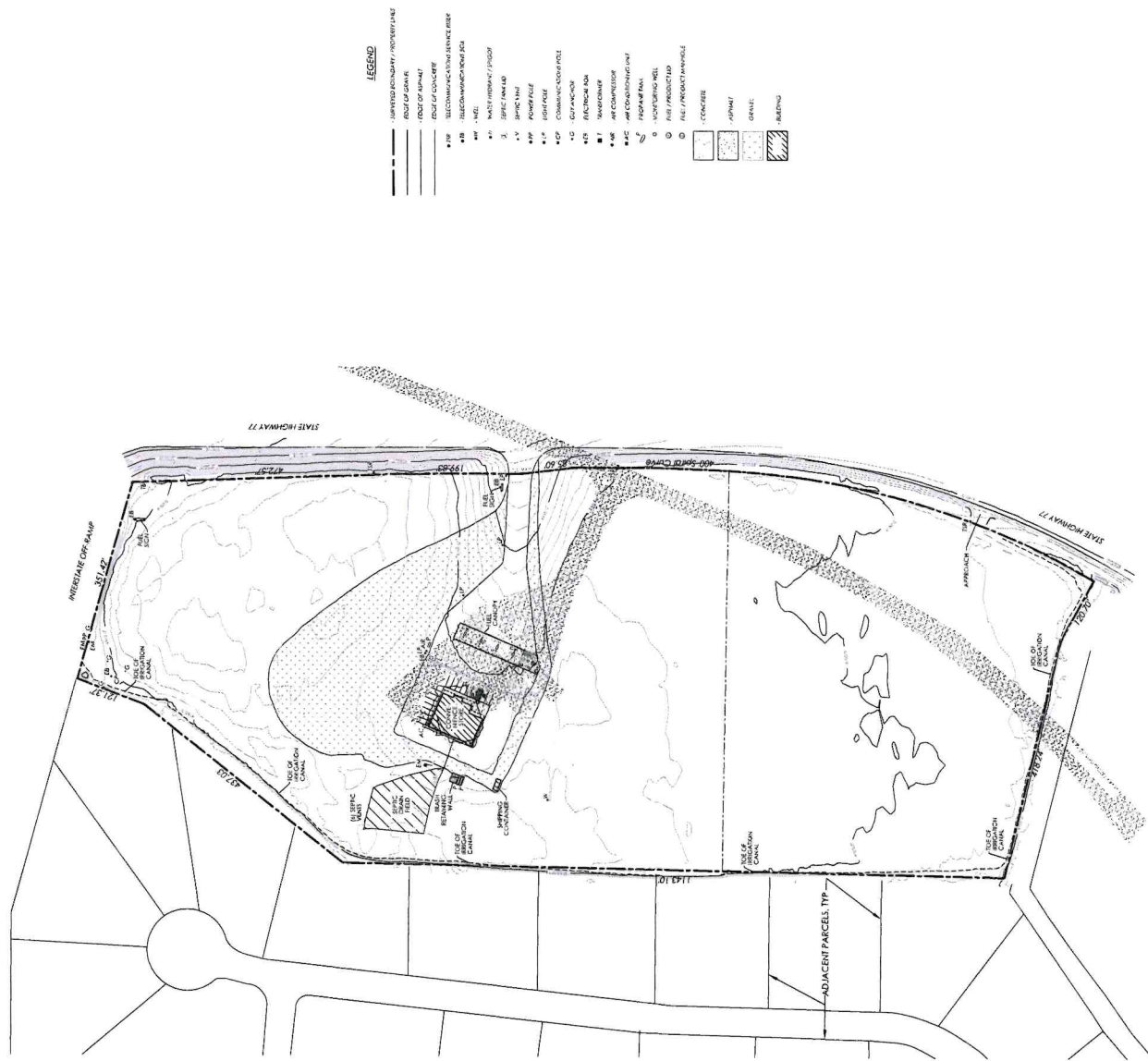
232 ID-77  
DECLO, ID  
83323

EXISTING SITE  
PLAN

1 FEB 2025 PRINTING

1997-1998

SP-E



DATE OF ANI EXISTING





CB ANDERSON  
ARCHITECTS

2200 Commercial Avenue, Suite 200  
Seattle, Washington 98101-3120  
Phone: 206.461.1500  
Fax: 206.461.1501

CLIENT  
NEW BRIDGES  
2400 1st Avenue  
VANCOUVER, WA 98101

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT  
BRIDGE  
SCHEDULE

DECLO SINCLAIR  
FUEL & MARKET

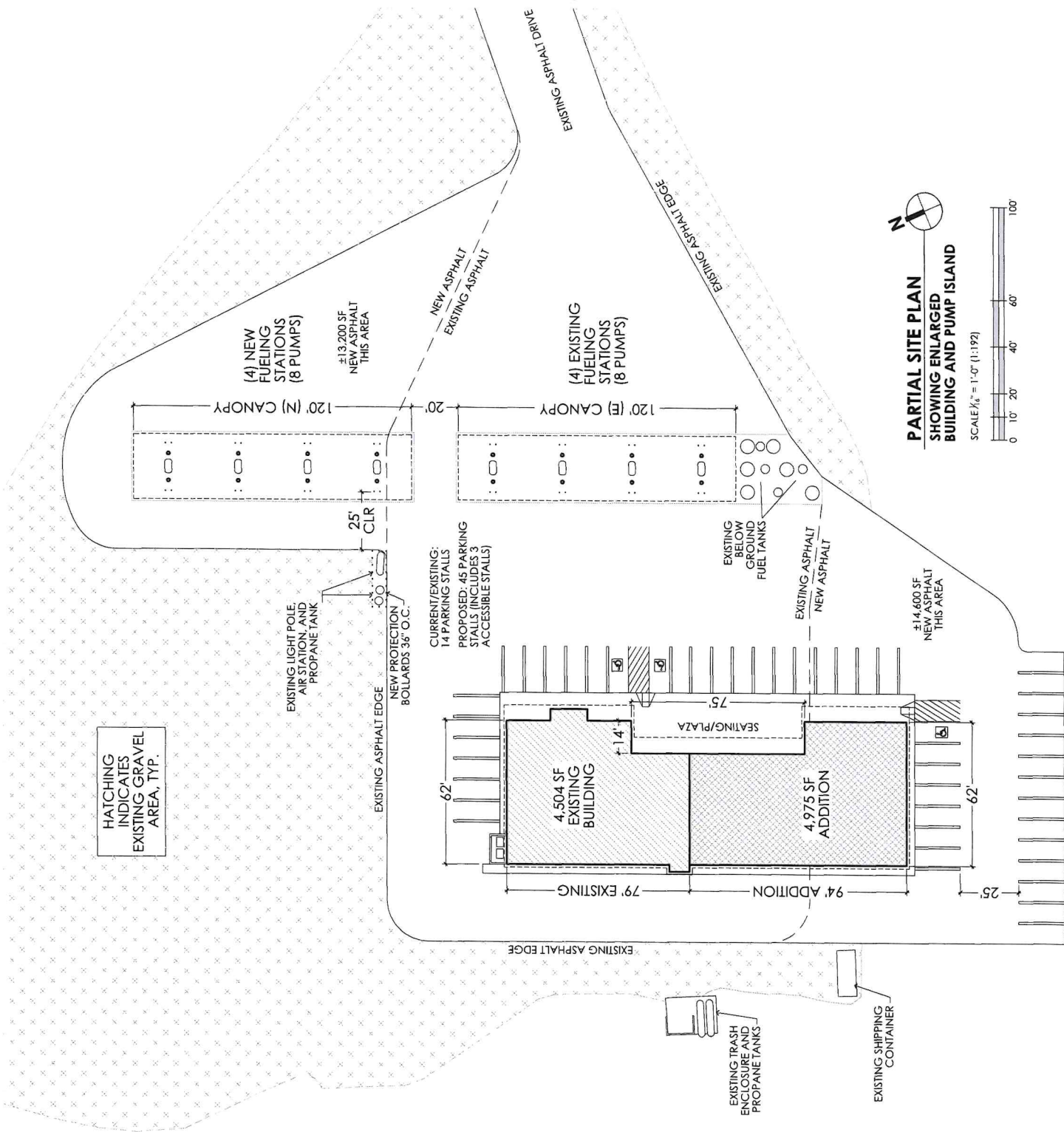
232 ID-77  
DECLO, ID  
83323

PARTIAL SITE  
PLAN -  
PROPOSED  
MODIFICATIONS

24 FEB 2025 PRINTING

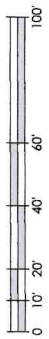
SEE NAME

SP-P



PARTIAL SITE PLAN  
SHOWING ENLARGED  
BUILDING AND PUMP ISLAND

SCALE 1/8" = 1'-0" (1:192)





**CASSIA  
COUNTY**Pitstop  
Declo

Michael Ottley &lt;mottley@cassia.gov&gt;

---

**FW: Weed Plan**

---

**Luke Marchant** <luke@dmdaholaw.com>  
To: mottley@cassia.gov

Wed, Sep 17, 2025 at 11:48 AM

Michael,

I have been able to get some information regarding the weed plan from my clients. They will have Snake River Spraying spray as necessary and they plan to mow the ground several times throughout the year, as necessary. The manager is Jennifer Willet. Her phone number is 208-312-3093, and her email address is [managerpitstop84@gmail.com](mailto:managerpitstop84@gmail.com).

Do not hesitate to contact me if you need any more information or have any questions.

Thank you,

**Luke H. Marchant**

601 7th St.

P.O. Box 536

Rupert, ID 83350

(208) 260-5280

[luke@dmdaholaw.com](mailto:luke@dmdaholaw.com)**DARRINGTON MARCHANT**  
— LAW OFFICE —

**Confidentiality Notice:** The information contained in this e-mail and any accompanying attachments, all of which may be confidential and/or privileged, is intended only for use by the person or entity to whom it is addressed. If you are not the intended recipient, any unauthorized use, disclosure, or copying of this e-mail and its contents is strictly prohibited and may be unlawful. If you are not the intended recipient, please immediately notify me by return email and delete the original message and all copies from your system. Thank you.

[Quoted text hidden]

**ATTACHMENT 6**  
**Impact Statment**



**luke@waterlawidaho.com**

---

**From:** Kevin Young <gis@minidokairrigationdistrict.org>  
**Sent:** Thursday, September 4, 2025 2:17 PM  
**To:** luke@waterlawidaho.com  
**Cc:** Dan Davidson  
**Subject:** Re: Cassia County Conditional Use Permit - MID Impact Statement  
**Attachments:** a3newhorizon\_addition\_Hwy77Declo.pdf

Hello Luke & Dan,

After looking at these plans the new parking lot is about 110 feet from our lateral easement. I don't think it will have a negative impact on the O&M of our facilities.

Kevin

On Thu, Sep 4, 2025 at 2:07 PM Dan Davidson <[manager@minidokairrigationdistrict.org](mailto:manager@minidokairrigationdistrict.org)> wrote:

Dan Davidson  
Manager  
Minidoka Irrigation District  
Office 208-436-3188  
Cell 208-670-3499

----- Forwarded message -----

**From:** **Dan Davidson** <[manager@minidokairrigationdistrict.org](mailto:manager@minidokairrigationdistrict.org)>  
**Date:** Thu, Aug 21, 2025 at 2:35 PM  
**Subject:** Re: Cassia County Conditional Use Permit - MID Impact Statement  
**To:** <[luke@waterlawidaho.com](mailto:luke@waterlawidaho.com)>  
**Cc:** Kevin Young <[gis@minidokairrigationdistrict.org](mailto:gis@minidokairrigationdistrict.org)>

Luke,

Kevin Young, who handles our Cassia County approvals, is currently out of the office until Monday. Once he's back, he'll be able to review this for you.

Thanks,  
Dan Davidson  
Manager  
Minidoka Irrigation District  
Office 208-436-3188  
Cell 208-670-3499

On Thu, Aug 21, 2025 at 2:20 PM <[luke@waterlawidaho.com](mailto:luke@waterlawidaho.com)> wrote:

Dan,

I represent A3 New Horizon, LLC, the owner of the Sinclair gas station and former Pit Stop Grill just off exit 216. They are applying for a conditional use permit in Cassia County to remodel and expand the gas station and add an additional fuel island. As part of the application, Cassia County requires an impact statement from any irrigation district within which the Applicant's proposal is located. Is this something you can take care of for me? If not you, will you please pass this along to the appropriate person? It is not anticipated that the proposed project will impact MID's operations in any way. I have attached a site plan schematic for your review. If you have any questions or need additional information, do not hesitate to contact me.

Thank you,



**Confidentiality Notice:** The information contained in this e-mail and any accompanying attachments, all of which may be confidential and/or privileged, is intended only for use by the person or entity to whom it is addressed. If you are not the intended recipient, any unauthorized use, disclosure, or copying of this e-mail and its contents is strictly prohibited and may be unlawful. If you are not the intended recipient, please immediately notify me by return email and delete the original message and all copies from your system. Thank you.

--  
Kevin Young

GIS Specialist, Minidoka Irrigation District

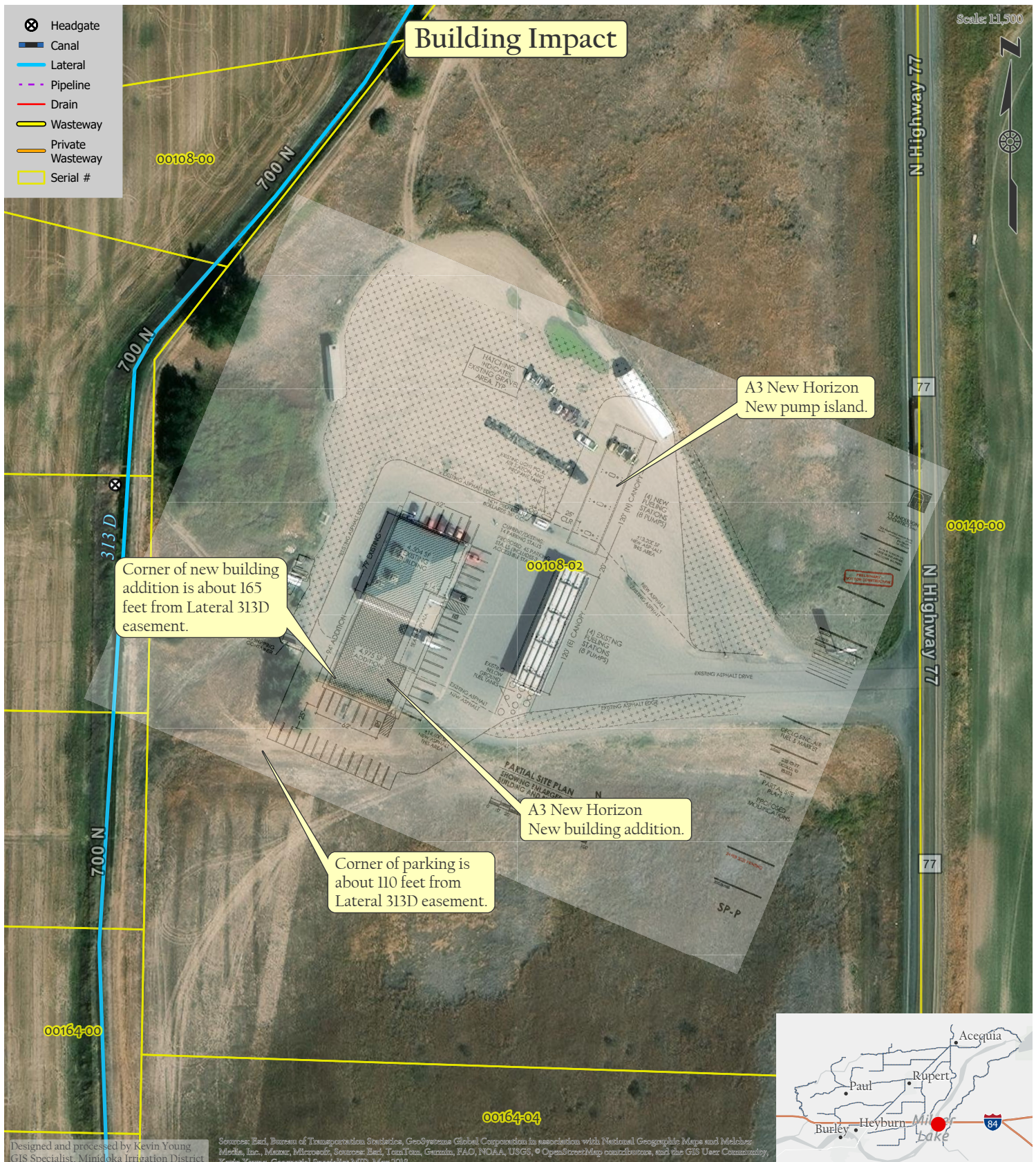


98 W. 50 S., Rupert, ID 83350

208-436-3188

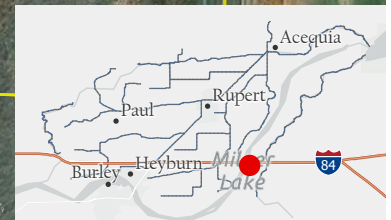
“M.I.D. is an equal opportunity provider and employer”





Designed and processed by Kevin Young  
 GIS Specialist, Minidoka Irrigation District

Sources: Esri, Bureau of Transportation Statistics, GeoSystems Global Corporation in association with National Geographic Maps and Melchior Maps, Inc., Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Kevin Young, Geospatial Specialist MIDD, May 2016.



# Minidoka Irrigation District

Coordinate System: NAD 1983 Idaho TM

Center: 113°37'30"W 42°33'59"N

Date: 8/25/2025

Minidoka Irrigation District GIS Disclaimer: Maps display GIS data that is subject to continual updating, change and is subject to adjustment. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes. MINIDOKA IRRIGATION DISTRICT MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF THE DATA PORTRAYED IN THIS PRODUCT NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN. ALL INFORMATION IS PROVIDED AS IS WITH NO WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, FITNESS FOR A PARTICULAR PURPOSE. By accessing this data, you hereby release Minidoka Irrigation District from any and all responsibility and liability associated with its use. In no event shall Minidoka Irrigation District be liable for any damages arising in any way out of the use of the Map product.



✓ Flood Zone Review **APPROVED**

Reviewed By ⌚ 09/11/2025 8:32 am  
**Todd Quast**

Notes for the Applicant

***Flood Zone C - Panel 160041 0125 B  
- TFQ***

Review History

⌚ 09/11/2025 8:32 am  
**Approved** by Todd Quast

✓ Minidoka Irrigation District **APPROVED**

Reviewed By ⌚ 09/04/2025 3:57 pm  
**Kevin Young**

Review History

⌚ 09/04/2025 3:57 pm  
**Approved** by Kevin Young

✓ Burley Highway District **APPROVED**

Reviewed By ⌚ 09/15/2025 8:01 am  
**Bob Worthington**

Review History

⌚ 09/15/2025 8:01 am  
**Approved** by Bob Worthington



LEGAL NOTICES

NOTICE OF PUBLIC HEARING

The Jerome County Board of County Commissioners will hold a public hearing on December 29, 2025, at 6:10 p.m., in the Jack Nelsen Conference Room, 300 North Lincoln Room 306, Jerome, Idaho, for the purpose of receiving public comment on amendments to Jerome County Zoning Ordinance, Chapter 10–Area of City Impact. The proposed amendments will replace Chapter 10, Sections I, II, and III for the Cities of Jerome, Hazelton, and Eden, with a unified Chapter 10.

In addition to the text amendments, amendments to the Jerome County Zoning Map are being proposed to bring the Areas of City Impact for the Cities of Jerome, Hazelton, and Eden into compliance with IDAHO CODE § 67-6526 AREAS OF IMPACT. The current and proposed Area of City Impact maps can be viewed on the Jerome County website at <https://www.jerome-countyid.us/489/Chapter-10-Area-of-City-Impact> , or at the Jerome County Planning and Zoning Office. In addition to the changes being proposed in the Areas of City Impact, zoning for the following properties is also under consideration: The entirety of Section 16, Township 09 South, Range 17 EBM (excepting the Jerome County Airport), more commonly identified as the square mile east of 200 East Rd between ST HWY 25 and 100 North Rd. Section 15, Township 09 South, Range 17 EBM: Parcel 3673, TAX 15 & 16 OF W1/2, more commonly identified as the portion of BLM land southwest of the I 84 / US 93 interchange.

Written Testimony and Documentary Evidence shall be submitted in accordance with Chapter 23 of the Jerome County Zoning Ordinance. Interested persons are invited to attend and shall have an opportunity to be heard. Interested parties shall have 3 minutes.

A draft of the proposed text and zoning map amendments are available for review at the Jerome City Public Library, Eden and Hazelton City Offices, the Jerome County Planning and Zoning Office, and the Jerome County website. A copy of the proposed amendments may be requested in writing, by email, or in person between 8:30am and 4:30pm weekdays through the Planning and Zoning Office. The Planning and Zoning Office may be reached by phone at 208-324-9116, by email at [planning&zoning@co.jerome.id.us](mailto:planning&zoning@co.jerome.id.us), or by mail at 300 North Lincoln, Room 200, Jerome, Idaho. Any person needing special accommodations to participate in the above noticed meeting should contact the Planning and Zoning Office 7 days prior to the meeting.

S/Cyrl Lootens  
Jerome County Clerk  
Publish: December 13, 18, 2025  
COL-NV-3384

NOTICE OF TRUSTEE'S SALE

TS No: **ID-25-1029229-BF** NOTICE IS HEREBY GIVEN that on **4/22/2026** , at the hour of **09:00 AM** , **At the Front Steps of the Twin Falls County Courthouse, located at 427 Shoshone Street N., Twin Falls, ID 83301** , the trustee will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following described real property situated in the County of **TWIN FALLS** , State of Idaho, and described as follows, to-wit: **THE WEST HALF OF THE NORTH HALF OF LOT 2, EXCEPT THE WEST 25 FEET THEREOF, OF PICKETTS SUBDIVISION, TWIN FALLS COUNTY, IDAHO, RECORDED IN BOOK 5 OF PLATS, PAGE 13.** The Current Trustee is **Robert W. McDonald, Esq.** , whose address is **108 1st Ave. South, Suite 450, Seattle, Washington 98104** and who can be reached by telephone at **(866) 925-0241** . The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code Section 60-113, the Trustee has been informed that the street address of **586 BOLTON STREET, TWIN FALLS, ID 83301** may be associated with said real property. The sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust made and entered into on **3/12/2012** , by and among **SKYE M PRESCOTT, AN UNMARRIED WOMAN** , as Grantor, and **FIRST AMERICAN TITLE** , as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS** , as Beneficiary; said Deed of Trust having been filed of record on **3/15/2012** , as **Instrument No. 2012004821** and modified as per Modification Agreement recorded 5/27/2021 as Instrument No. 2021013111 Official Records of **TWIN FALLS** County, Idaho. The naming of the above Grantor(s) is done to comply with Idaho Code Sections 45-1506(4)(a); no representation is made as to the responsibility of Grantor(s) for this obligation. The default for which foreclosure is made is grantor's failure to pay when due the following sum: **TOTAL REQUIRED TO REINSTATE: \$5,522.71 TOTAL REQUIRED TO PAYOFF: \$63,766.28** Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. Dated this 2nd day of December, 2025. By: Robert W. McDonald, Esq., Trustee  
TS No: **ID-25-1029229-BF** IDSPub #0271836  
Publish: December 6, 13, 20, 27, 2025  
COL-NV-3346

NOTICE OF TRUSTEE'S SALE

TS No: **ID-25-1025402-BB** NOTICE IS HEREBY GIVEN that on **4/27/2026** , at the hour of **2:00 PM** , **Jerome County Courthouse Front Steps Old Building 300 South Lincoln Jerome ID 83338** , the trustee will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following described real property situated in the County of **JEROME** , State of Idaho, and described as follows, to-wit: **LOT 4 IN BLOCK 2 OF BIG LITTLE RANCHES UNIT TWO, JEROME COUNTY, IDAHO, RESUBDIVIDED AND RENUMBERED, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 12, 1976 AS INSTRUMENT NO. 217056 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.** The Current Trustee is **Robert W. McDonald, Esq.** , whose address is **108 1st Ave. South, Suite 450, Seattle, Washington 98104** and who can be reached by telephone at **(866) 925-0241** . The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code Section 60-113, the Trustee has been informed that the street address of **209 SAGE RD W, JEROME, ID 83338-6437** may be associated with said real property. The sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust made and entered into on **11/20/2012** , by and among **TIMOTHY MYERS, A SINGLE PERSON** , as Grantor, and **ALLIANCE TITLE AND ESCROW CORPORATION** , as Trustee, and **JPMORGAN CHASE BANK, N.A.** , as Beneficiary; said Deed of Trust having been filed of record on **11/30/2012** , as **Instrument No. 2125169** Official Records of **JEROME** County, Idaho. The naming of the above Grantor(s) is done to comply with Idaho Code Sections 45-1506(4)(a); no representation is made as to the responsibility of Grantor(s) for this obligation. The default for which foreclosure is made is grantor's failure to pay when due the following sum: **TOTAL REQUIRED TO REINSTATE: \$11,950.04 TOTAL REQUIRED TO PAYOFF: \$52,552.12** Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. Dated this 8th day of December, 2025. By: Robert W. McDonald, Esq., Trustee  
TS No: **ID-25-1025402-BB** IDSPub #0271964  
Publish: December 13, 20, 27, 2025, January 3, 2026  
COL-NV-3374

Summons

To: Cathy Brennan

You Have Been Sued By Jefferson Capital Systems LLC, the Plaintiff in the District Court in and for Jerome County, Idaho, Case No. CV27-25-00333. The nature of the claim against you is Breach of Contract. Any time after 21 days following the last publication of this summons, the court may enter judgment against you without further notice, unless prior to that time you have filed written response in the proper form, including the case number, and paid any required filing fee to the Clerk of the Court at , 233 West Main Street, Jerome ID 83338 , (208)644-2600 , and served a copy of your response on the Plaintiff's attorney at the Mandarich Law Group, LLP, P.O. Box 109032 Chicago, IL 60610. A copy of the Summons and Petition can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 11/18/2025  
Clerk Of The District Court  
By: KY  
Deputy Clerk  
Publish: November 22, 29, December 6, 13, 2025  
COL-NV-3265

LEGAL NOTICES

IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY  
LEGAL NOTICE OF CATEGORICAL EXCLUSION FOR THE  
MAGIC VALLEY REGIONAL AIRPORT DRINKING WATER  
PROJECT

The Idaho Department of Environmental Quality (DEQ) has determined that the proposed drinking water improvement project for the Magic Valley Regional Airport, Twin Falls County, Idaho, conforms to the State Environmental Review Process (SERP), –“Rules for Administration of Wastewater and Drinking Water Loan Funds” (IDAPA 58.01.12) and “Rules for Administration of Planning Grants for Drinking Water and Wastewater Facilities” (IDAPA 58.01.22) by which the project is eligible for a categorical exclusion. Accordingly, the project is exempted from further substantive environmental review requirements.

Project Description:

- Drilling new well(s) and assessing the need for PFAS treatment
- PFAS treatment for the existing well (and potentially the new well)
- Installation of two redundant 100 HP booster pumps

Copies of the notice of Cat Ex and the environmental information document upon which it is based are available for public review by submitting a public records request, pursuant to Idaho Code § 74-101, et seq. A request may be submitted at <https://www.deq.idaho.gov/public-records-request/> .

The records may also be available for public review at the following locations:

Magic Valley Regional Airport/City of Twin Falls  
PO Box 1907  
Twin Falls, Idaho 83303  
Contact: Rob Bohling at 208-736-2275 or [bohling@tfid.org](mailto:bohling@tfid.org)  
Publish: December 13, 2025  
COL-NV-3356

The Estate of Blake G. Nuffer

T. Matthew Wolfe II (ISB #10088) David M. Taylor (ISB #10508)  
TWIN FALLS ESTATE PLANNING, PLLC 1505 Madrona St. N. Bldg. 1000 Ste 100  
Twin Falls, Idaho 83301  
208-733-7200  
[matthew@tfestateplanning.com](mailto:matthew@tfestateplanning.com)  
[david@tfestateplanning.com](mailto:david@tfestateplanning.com)  
Attorney for Personal Representative  
IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS  
MAGISTRATE DIVISION  
IN THE MATTER OF THE ESTATES OF  
Case No. CV42-25-4936  
NOTICE TO CREDITORS  
BLAKE G. NUFFER,  
Deceased.  
Idaho Code § 15-3-801

NOTICE IS HEREBY GIVEN that SANDRA M. NUFFER has been appointed Personal Representative of the above-named decedent. All persons having claims against the decedent, or the estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court.  
Electronically Filed  
11/20/2025 3:53 PM  
Fifth Judicial District, Twin Falls County Kristina Glascock, Clerk of the Court  
By: Morgan Burke, Deputy Clerk  
Publish: December 6, 13, 20, 2025  
COL-NV-3330

Notice to Creditors

Preston Olsen - I.S.B. 12583  
**FULLER & FULLER, PLLC**  
24 North State  
P.O. Box 191  
Preston, ID 83263  
Telephone: (208) 852-2680  
Facsimile: (208) 852-2683  
Email: [polсен@fullerlawonline.com](mailto:polсен@fullerlawonline.com)

NOTICE TO CREDITORS  
IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS  
Case No. CV42-25-4980

IN THE MATTER OF THE ESTATE OF  
**JON GORDON CRANE a.k.a. JON G. CRANE,**  
Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above-named decedent. All persons having claims against the said decedent or the estate are required to present their claims within four (4) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to the undersigned at the addresses indicated, and filed with the Clerk of the Court.  
DATED this 21st day of November, 2025

*/s/ Shari M. Crane*

Shari M. Crane  
1609 South Goosegap Rd.  
Benton City, WA 99320

Publish: November 29, December 6, 13, 2025  
COL-NV-3295

Notice to Creditors

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS, MAGISTRATE DIVISION

In the Matter of the Estate of:  
JOSE MANUEL PEREZ HERNANDEZ aka JOSE M. PEREZ HERNANDEZ aka JOSE M. PEREZ aka JOSE MANUEL PEREZ aka JOSE PEREZ, Deceased.

Case No: CV42-25-5463

NOTICE TO CREDITORS (Idaho Code §15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above-named Decedent. All persons having claims against the Decedent or the Estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court, P O Box 126, Twin Falls, ID 83303-0126.

DATED: December 9, 2025

*/s/ Lorena Corona Ruiz*  
c/o RandsLaw, PLLC  
1502 Locust St. N., Ste. 500B  
Twin Falls, ID 83301

Publish: December 13, 20, 27, 2025  
COL-NV-3377

Notice of Name Change

IN THE DISTRICT COURT FOR THE FIFTH JUDICIAL DISTRICT FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CASSIA  
Case No. CV16-25-01072

IN RE: Cierra Virginia Madden  
Legal Name

NOTICE OF HEARING  
ON NAME CHANGE  
(Adult or Emancipated Minor)

A Petition to change the name of Cierra Virginia Madden now residing in the City of Paul, State of Idaho, has been filed in the District Court in Cassia County, Idaho. The name will change to Cierra Virginia Madden. The reason for the change in name is: Fixing the mistake the Social Security Office made 11 years ago of accepting the name change without court orders.. A hearing on the petition is scheduled for 10 o'clock am. on December 15, 2025 at the CASSIA County Courthouse. Objections may be filed by any person who can show the court a good reason against the name change.  
Date: 11/07/2025  
*/s/ Joseph W. Larsen*  
CLERK OF THE DISTRICT COURT  
By: */s/ Daphne Cook*  
Deputy Clerk  
Publish: November 22, 29, December 6, 13, 2025  
COL-NV-3263

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

Legals

NOTICE OF PUBLIC HEARING

The Jerome County Board of County Commissioners will hold a public hearing on December 29, 2025, at 6:00 p.m., in the Jack Nelsen Conference Room, 300 North Lincoln Room 306, Jerome, Idaho, for the purpose of receiving public comment on proposed amendments to Chapter 15 of the Jerome County Comprehensive Plan. The purpose of the amendments is to reflect the current standards of IDAHO CODE §67-6526 AREAS OF IMPACT.

Written Testimony and Documentary Evidence shall be submitted in accordance with Chapter 23 of the Jerome County Zoning Ordinance. Interested persons are invited to attend and shall have an opportunity to be heard. Interested parties shall have 3 minutes.

A draft of the proposed Comprehensive Plan amendment is available for review at the Jerome City Public Library, Eden and Hazelton City Offices, the Jerome County Planning and Zoning Office, and the Jerome County website. A copy of the proposed amendments may be requested in writing, by email, or in person between 8:30am and 4:30pm weekdays through the Planning and Zoning Office. The Planning and Zoning Office may be reached by phone at 208-324-9116, by email at [planning&zoning@co.jerome.id.us](mailto:planning&zoning@co.jerome.id.us), or by mail at 300 North Lincoln, Room 200, Jerome, Idaho. Any person needing special accommodations to participate in the above noticed meeting should contact the Planning and Zoning Office 7 days prior to the meeting.

S/Cyrl Lootens  
Jerome County Clerk  
Publish: December 13, 2025  
COL-NV-3383

Notice to Creditors

NELSON HALL PARRY TUCKER, PLLC  
Douglas R. Nelson (ISB #1580)  
Jessica M. Steadman (ISB #12202)  
490 Memorial Drive, Idaho Falls, ID 83402  
Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

Case No. CV42-25-5267  
**NOTICE TO CREDITORS**

IN THE MATTER OF THE ESTATE OF  
HILARY K. BURNS, Deceased.

NOTICE IS HEREBY GIVEN that RONALD W. BURNS has been appointed personal representative of the above-named decedent. All persons having claims against the decedent or the estate are required to present their claims within four (4) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to the undersigned at the below address, and filed with the Clerk of the Court.

DATED this 24th day of November, 2025.

*/s/ RONALD W. BURNS*, Personal Representative  
1884 Sigrid Ave,  
Twin Falls, ID 83301  
Publish: November 29, December 6, 13, 2025  
COL-NV-3310

Notice to Creditors

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME - MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF:

SHAWN ALVIN MADSEN aka SHAWN A. MADSEN aka SHAWN MADSEN, Deceased.

Case No: CV27-25-01285  
**NOTICE TO CREDITORS** (Idaho Code §15-3-801)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above-named Decedent. All persons having claims against the Decedent or the Estate are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court.

DATED: November 25, 2025

Adrian Drew Madsen  
c/o RandsLaw, PLLC  
1502 Locust St. N., Ste. 500B  
Twin Falls, ID 83301

Publish: November 29, December 6, 13, 2025  
COL-NV-3311

Notice of Public Hearing

Cassia County Planning and Zoning  
NOTICE OF PUBLIC HEARING  
**THE CASSIA COUNTY PLANNING AND ZONING COMMISSION** will hold a public hearing on **Thursday January 15th, 2026 at the hour of 3:00 PM** at the **Commission Chambers, Room 206, Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho** to hear the following requests:  
**AN APPLICATION FOR CONDITIONAL USE PERMIT** by A3 New Horizon, LLC for the purpose of expanding and remodeling the current gas station and adding an additional fuel island. The subject property is located at 232 N Hwy 77, DeLo, Idaho, Cassia County. Parcel ID RP10S24E115500 and RP10S24E116000.

The public is invited to attend and give public comment at the hearing regarding this application. Written comments will be accepted at the office of the Cassia County Planning & Zoning Commission Secretary, 1459 Overland Ave., Room 210, Burley, ID 83318 until the date of Monday, January 5 th, 2026 and will be placed into the record and heard by the Planning and Zoning Commission at the date of meeting. Instructions of hearing procedures as well as a copy of the Application may be viewed by inquiring at the same Planning and Zoning Department.

Dated this 13th day of December, 2025  
Darrington Marchant Law  
By: */s/ Luke H. Marchant*  
Attorneys for Applicant  
Publish: December 13, 2025  
COL-NV-3303

Notice of Hearing on Name Change of Clifton Francis Burleigh Jr

IN THE DISTRICT COURT FOR THE FIFTH JUDICIAL DISTRICT FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS  
Case No. CV42-25-5326

IN RE: Clifton Francis Burleigh Jr  
Legal Name

NOTICE OF HEARING  
ON NAME CHANGE  
(Adult or Emancipated Minor)

A Petition to change the name of Clifton Francis Burleigh Jr now residing in the City of Twin Falls, State of Idaho, has been filed in the District Court in Twin Falls County, Idaho. The name will change to Billie Francis Burleigh. The reason for the change in name is: From childhood, my nickname has been "Billie". The name change eliminates confusion between my legal name and the name I go by. A hearing on the petition is scheduled for 8:30 o'clock a.m. on January 21, 2026 at the TWIN FALLS County Courthouse. Objections may be filed by any person who can show the court a good reason against the name change.  
Date: Nov 25, 2025  
*/s/ Kristina Glascock*  
CLERK OF THE DISTRICT COURT  
By: */s/ Mollie Pierce*  
Deputy Clerk  
Publish: November 29, December 6, 13, 20, 2025  
COL-NV-3309



**2025--14--CU A3 New Horizon LLC**

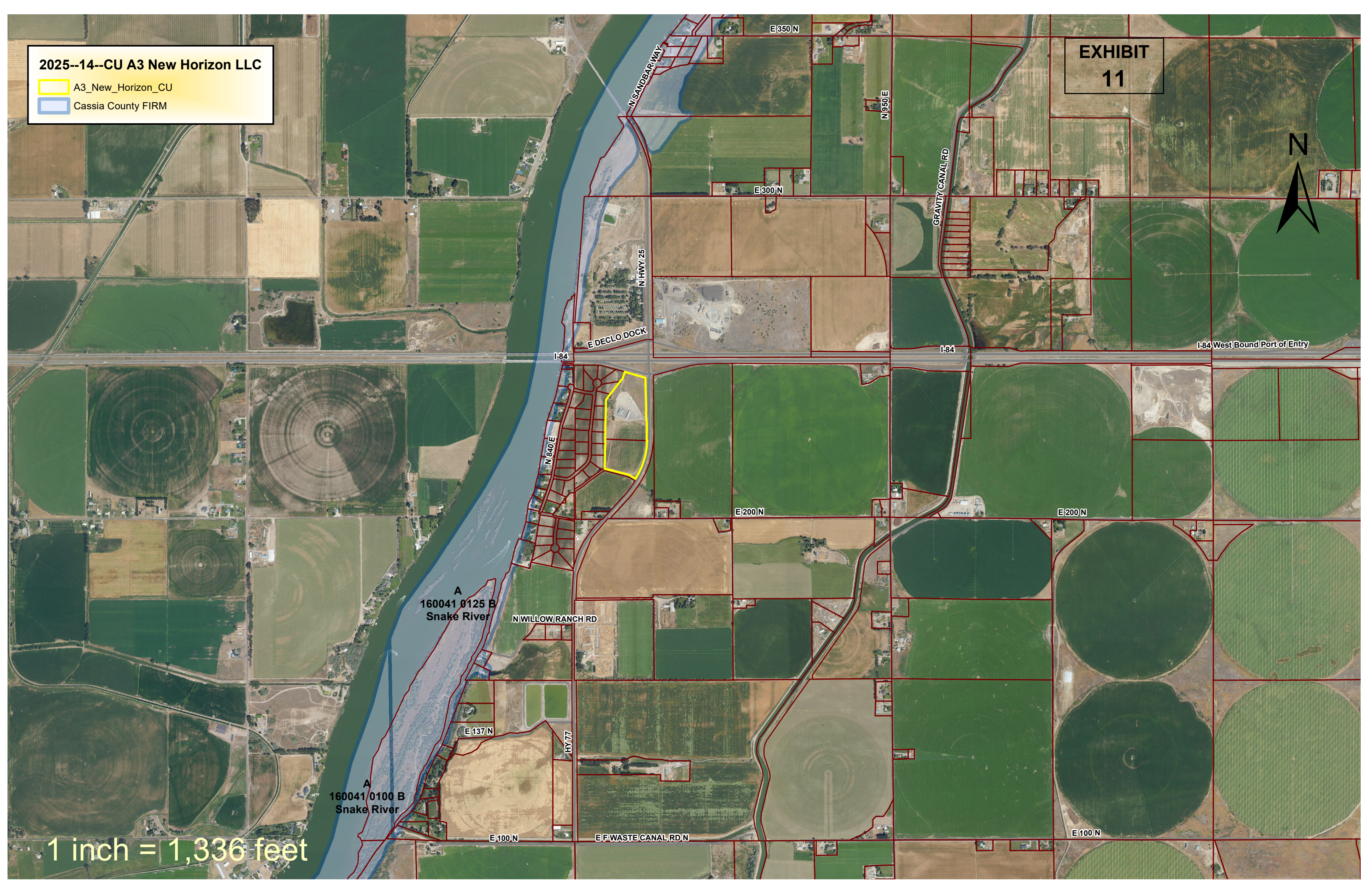
 A3\_New\_Horizon\_CU

 Cassia County FIRM

**EXHIBIT  
11**



1 inch = 1,336 feet





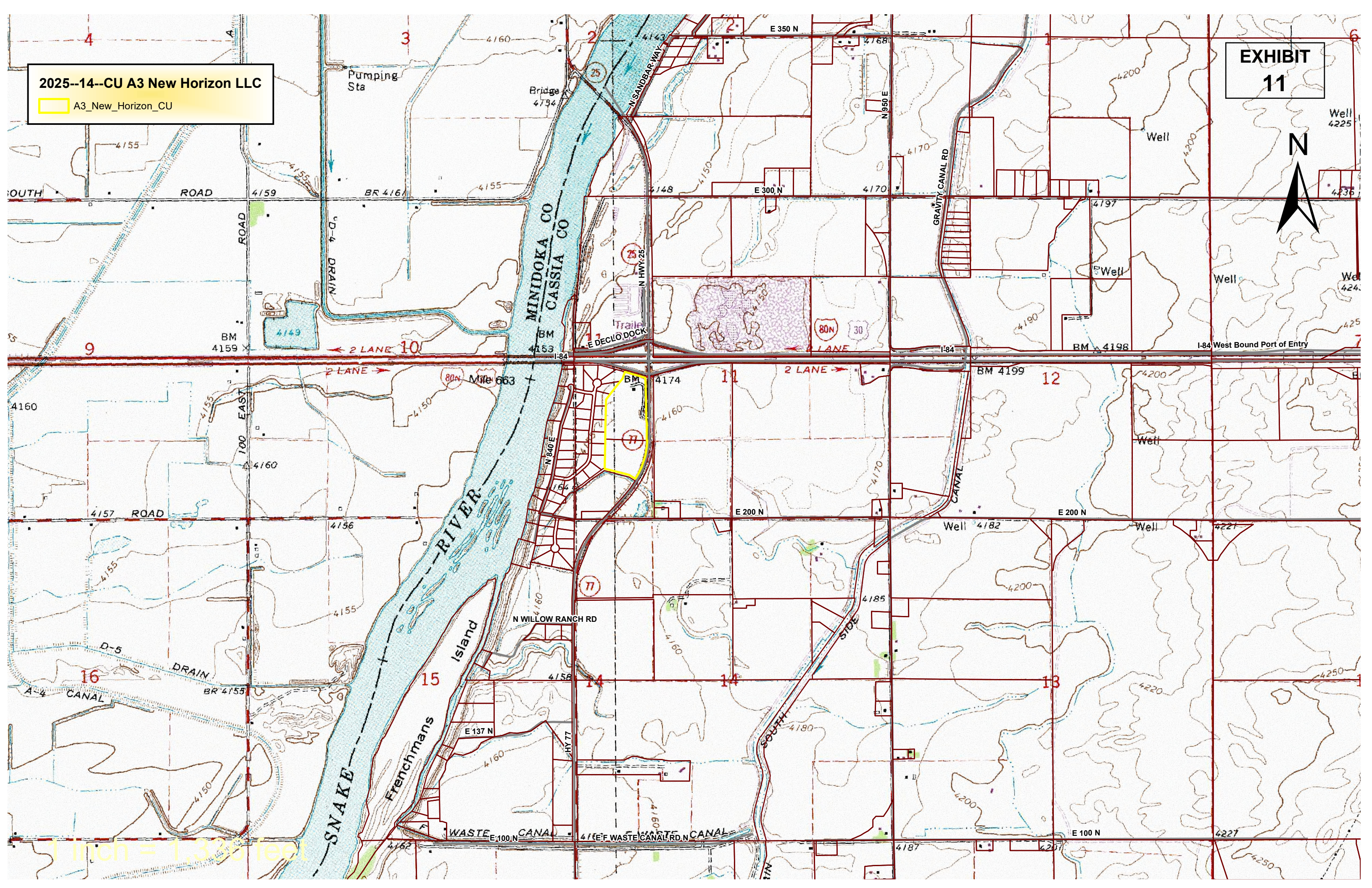
2025--14--CU A3 New Horizon LLC

A3\_New\_Horizon\_CU

EXHIBIT  
11



1 inch = 1,336 feet





2025--14--CU A3 New Horizon LLC


 A3NewHorizonLLC

EXHIBIT  
12



RP10S24E115500  
A3 NEW HORIZON LLC  
15.11 acres+/-

RP10S24E116000  
A3 NEW HORIZON LLC  
8.19 acres+/-

HY 77

N 840 E

1 inch = 180 feet



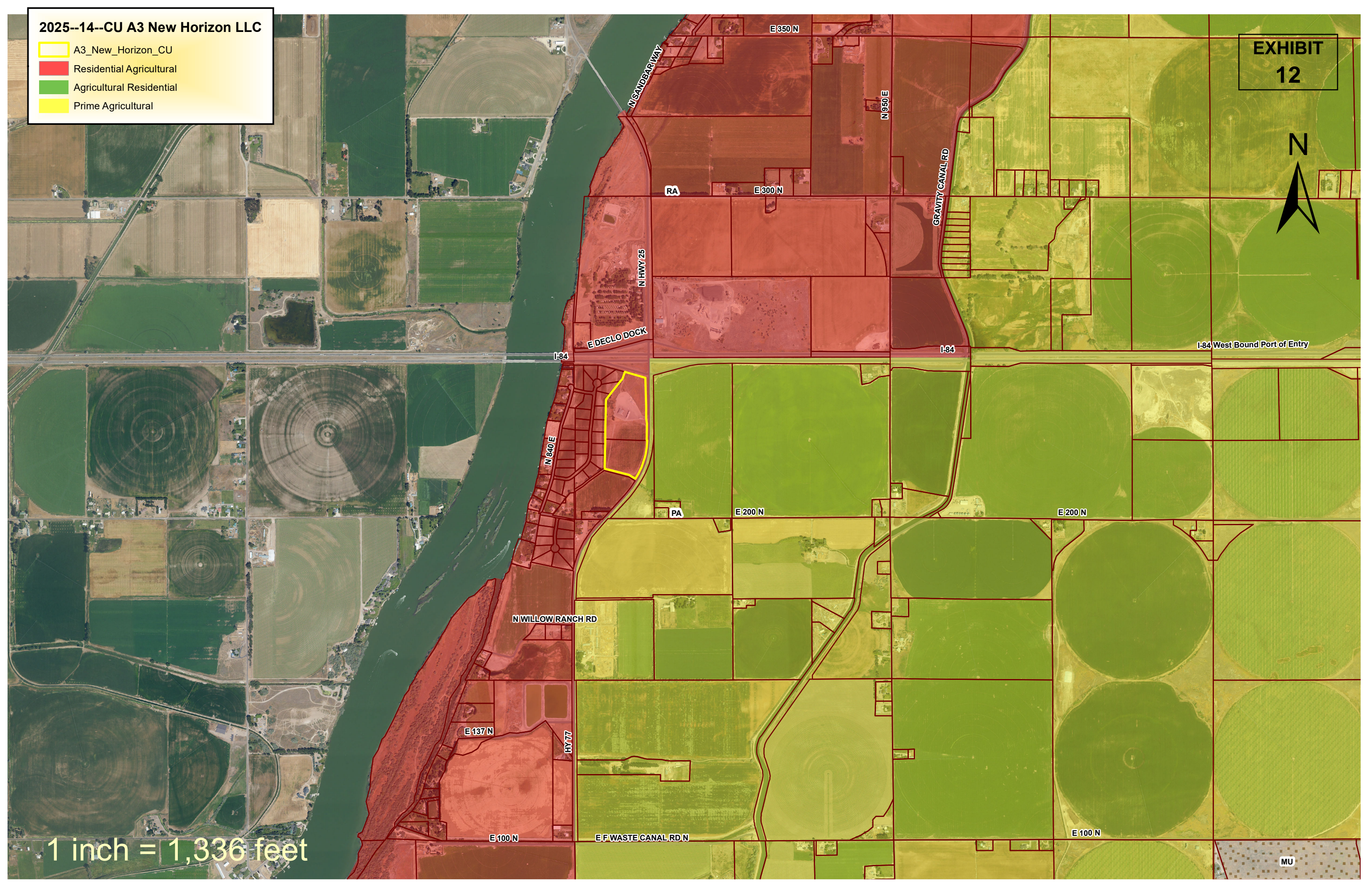
2025--14--CU A3 New Horizon LLC

- A3\_New\_Horizon\_CU
- Residential Agricultural
- Agricultural Residential
- Prime Agricultural

EXHIBIT  
12



1 inch = 1,336 feet





**RESOLUTION 99-4-01****A RESOLUTION OF THE CASSIA COUNTY  
PLANNING AND ZONING COMMISSION.**

Application for conditional use permit number SU 99-0101, came on for hearing before the Cassia County Planning and Zoning Commission on the 4<sup>th</sup> day of February, 1999, Court house at 1459 Overland Avenue, Burley, Idaho.

The application by Danny West is for a conditional use permit to install a gas station/convenience store with quick service food outlet on the premises described in the application, located at 850 East 250 North of Burley, Cassia County, Idaho. A legal description of the property is as follows:

NW1/4 SW1/4 of Section 11, Township 10 South, Range 24 East of the Boise Meridian, Cassia County, Idaho.

Notice was given pursuant to Cassia County Zoning Ordinance, and the applicant appeared in person to present evidence. Several members of the public were present and testified.

Based upon the evidence produced at the hearing, the Cassia County Planning and Zoning Commission finds that the proposed project would be constructed on lands which are located in the Residential Agricultural Zone.

**FINDINGS**

The Commission finds that the project may be designed, constructed, operated and maintained to be harmonious in appearance with the existing and intended character of the general vicinity under certain conditions. The project, if properly constructed and operated, will not change the essential character of the surrounding area.

The Commission finds that the project, if properly designed and operated under certain conditions, would be harmonious with adjoining uses.

The Commission further finds that the proposed use, properly designed and operated, would not be hazardous or disturbing to existing or future neighboring uses.

The Commission finds that the proposed use would be adequately served by the proposed sewage and water systems to be installed at the site by the applicant and not at public expense.

The Commission finds that the proposed use, would not create additional requirements at public costs for public facilities or services, or if properly designed and operated, be detrimental to the economic welfare of the community.

**RESOLUTION -1**



The Commission finds that the proposed use if properly designed and operated would not involve activities, processes, materials, equipment, conditions or operations that would be detrimental to any person or property or the general welfare of the vicinity due to production of excessive traffic, noise, smoke, fumes, glare, pollution or odors.

The Commission finds that with the development of an adequate traffic flow plan the approaches to the property can be designed so as to not create an interference with traffic on surrounding public thoroughfares.

The Commission finds that proposed use will not result in the destruction, loss, or damage of any natural scenic or historic feature of major importance.

### **DECISION AND ORDER**

Having entered the above stated findings the Cassia County Planning and Zoning Commission, acting as the County Planning and Zoning Commission, voted to approve conditional use permit application number SU 99-01-01 and Danny West is hereby granted a conditional use permit to install a gas station/convenience store with quick service food outlet on the premises located at 850 East 250 North, Burley, Cassia County, Idaho, which property is specifically described above on the following conditions:

1. That the proposed project be built and operated in strict compliance with the terms of the application and supporting materials submitted by the Permittee in support of his application.
2. That the Permittee comply with all applicable local, state and federal regulations relating to the business enterprises to be operated upon the premises, and receive all permits required for such operations.
3. That the Permittee may not commence construction upon or operate the gas station/convenience store until he has submitted to the County Zoning Department and has received Commission approval on a detailed plan for the creation of a vegetation buffer along the entire length of the west property line of the premises. This plan is to be developed in consultation with the NRCS or other appropriate agency with expertise in the creation of vegetation buffers. Such buffer, once approved by the commission must be installed prior to the issuance of a certificate of occupancy by the County.
4. That the Permittee may not commence construction upon or operate the gas station/convenience store until he has submitted to the County Zoning Department and has received Commission approval on a detailed plan for the control of traffic patterns for ingress and egress to the premises, as well as the establishment of traffic control barriers to control traffic on the premises. Such plan shall include evidence of an application by the Permittee to the Idaho Transportation Department for a reduction of the speed limit on Highway 77 in the vicinity of the gas station/convenience store.



5. That the Permittee provide proof of an adequate water source for the premises which is legally licensed, and proof of the purity of the source for use as a culinary well to be provided by the appropriate State agencies.

6. That the Permittee not expand the use in any way from the plan presented to the Commission without making a new application to the Commission for such expansion.

7. That the Permittee must install a sewer system on the premises that conforms to the requirements of the South Central Health District and complies with all State and local regulations.

8. That the Permittee may not commence construction upon or operate the gas station/convenience store until he has submitted to the County Zoning Department and has received Commission approval on a detailed plan for the area lighting on the premises which directs the light onto the premises and minimizes the glare on surrounding premises.

9. That the Permittee comply with all setbacks established by ordinance in the construction of the project upon the premises, and that the Permittee obtain all building permits and other appropriate permits required by law and ordinance for the proposed conditional use.

10. That the Permittee attempt to develop a plan in conjunction with the Burley Irrigation District to limit public access to the existing irrigation right of way at the point that it intersects with the premises developed under this permit. Such plan, or evidence of the decision by the irrigation district not to enter into such a plan, shall be submitted to the County Zoning Department for Commission review and approval.

11. That the Permittee not install a separate island for fueling trucks, or install showers for truckers, nor advertise the location as a truck stop or facility for trucks. Further the Permittee shall not permit overnight parking upon the premises, except in cases of emergency. The Permittee shall not allow tenting to occur on the premises.

12. That the Permittee maintain the premises in a neat and orderly condition, picking up all garbage, litter and solid waste generated thereon, and not burn solid waste of any type upon the premises. All solid waste generated upon the premises must be gathered into an enclosed, covered dumpster to be hauled from the premises to an approved solid waste disposal facility.

**ADOPTED** this 1st day of April, 1999, by the following vote:

Commissioner Gerratt- Aye.  
Commissioner Hill - Aye.  
Commissioner Ward -Aye.

**RESOLUTION -3**

C:\Documents\Public\County Civil\ZONE\Resolutions\Resolution SpecUsePmt.D West Gas station.wpd



Commissioner Robinson - Aye.  
Commissioner Pierce - Aye.  
Commissioner Cook - Aye.  
Commissioner Beck - Absent.

**CASSIA COUNTY  
PLANNING AND ZONING COMMISSION**

By Jackal Hill  
David Gerratt, Chairman

*acting chairman*

**ATTEST:**

Randy Taylor  
Randy Taylor, Secretary

FEE *MC* DEPUTY *114*

CASSIA COUNTY, IDAHO  
DARRELL M. ROSKELLEY  
RECORDER

1999 APR -2 P 12:48

RECORDED AT THE REQUEST OF  
Cassia Co. Commissioners  
FILM           

261875



**BEFORE THE  
BOARD OF COUNTY COMMISSIONERS  
CASSIA COUNTY, IDAHO**

**IN RE APPLICATION FOR CONDITIONAL )  
USE PERMIT BY: )**

**DANNY WEST, )**

**Application #SU 99-01-01**

**DECISION AND ORDER ON  
APPEAL**

**THIS MATTER** having come on before the Board of County Commissioners of Cassia County, Idaho, on the 7th day of June 1999, on the Appeal of Craig and Sandra Burch, Milo and Gayle Erikson, Wayne and Leeanna Bagwell, Jack and Bonita Hunsaker, James Peterson, and Robert and Nancy Plotts, of the decision made and entered by the Cassia County Planning and Zoning Commission on the 1<sup>st</sup> day of April, 1999, granting to the Applicant, Danny West, a conditional use permit for the construction of a gas station/convenience store with quick service food outlet.

The Board of County Commissioner of Cassia County, sitting as an appellate review board under the Cassia County Zoning Ordinance, reviewed the written record and exhibits in the file and listened to the recorded tapes of the hearing held before the Planning and Zoning Commission in March of 1999. The appellants presented their issues on appeal pro se and the respondents at the hearing before the Board of County Commissioners were represented by Donald Chisholm, Attorney at Law, of Burley, Idaho.

The Board of County Commissioner, being fully informed in the matter, and having reviewed the evidence contained in the record hereby enters it decision.

With regard to the first issue raised by Craig and Sandra Burch in their notice of



appeal, that the applicant did not fulfill all of the requirements of the zoning ordinance in his application for a conditional use permit. The Board finds that the application of Mr. West was substantially complete and fulfilled the requirements of the ordinance. Neither the Cassia Zoning Administrator's Office, nor the Cassia County Planning and Zoning Commission requested the applicant to include additional information with his application, and the evidence presented at the hearing was sufficiently full and complete as with regard to the items submitted for the zoning commission to approve the application.

With regard to the second issue raised by Craig and Sandra Burch in their notice of appeal. The Board of County Commissioners finds that the primary use of the premises is to be as a service station and drive in establishment selling food and drinks and that such are permitted uses in the RA zone where the premises are located. The Commission finds that the sale of "apparel and accessories", "general merchandise" and "eating places" are secondary uses that come with gas station / convenience store operations but do not constitute primary uses and as such are not prohibited by the zoning ordinance.

With regard to the third basis for appeal raised by Craig and Sandra Burch in their notice of appeal in which they complain that the Planning and Zoning Commission failed to determine whether or not the permit shall run with the land or be personal to the applicant, or impose appropriate limits on the duration of the permit. The Board finds that the Planning and Zoning Commission by not imposing restrictions, making the permit personal to Mr. West, or not limiting the duration of the permit has made a legal decision that the permit shall, as a matter of law, run with the land and be unlimited in duration. Accordingly the Board finds no violation of the terms of the Zoning Ordinance by the Planning and Zoning Commission on the third point of appeal raised by Mr. Burch.



With regard to the first point raised on appeal by the other appellants that there were not sufficient evidence or studies or consultations with experts in various fields that support the findings that the proposed use if properly designed and operated would not change the character of the surrounding area, not be hazardous or disturbing to existing neighboring uses, not create additional public expense for facilities or services and not be detrimental to the general welfare of the vicinity due to the production of excessive traffic, noise, smoke, fumes, glare, pollution, or odors, the Board of County Commissioners having reviewed the evidence in the file finds that there is sufficient evidence on the record to support the decision of the Cassia County Planning and Zoning Commission, and that a reasonable view of the evidence does support the decision of the Planning and Zoning Commission.

With regard to the second issue on appeal raised by the other appellants, the Commission finds that the process by which the Planning and Zoning Commission dealt with the need for detailed plans in the future is an appropriate and consistent procedure. It allows the applicant to proceed to develop and obtain approval on specific detailed plans for traffic, lighting, vegetative barriers, and irrigation road access at a time subsequent to the initial granting of the permit. The practice of the Planning and Zoning Commission of not requiring the applicants to go to the expense of developing those detailed plans until such time as the initial decision has been made on the application is reasonable. The Board of County Commissioners finds that the appropriate irrigation district for the permittee to work with under condition 10 of the decision is the Minidoka Irrigation District, not the Burley Irrigation District. Since the detailed plans required by the conditions on the permit require review and approval by the Planning and Zoning Commission at which the appellants will have an opportunity for input the Board finds the decision of the Planning and Zoning Commission in this regard is not contrary to law or ordinance.



With regard to the third basis of appeal for the other appellants, the Board finds that this issue on appeal is without ground or basis, since the terms and conditions set forth by the Planning and Zoning Commission in its decision are in fact enforceable, and a violation of those conditions can result in the removal of the conditional use permit, which authorizes the permittee to engage in the operation governed by the permit.

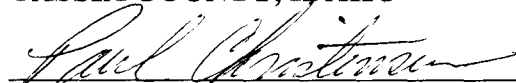
Accordingly, the Board of County Commissioners finds that the decision of the Cassia County Planning and Zoning Commission is based upon lawful procedure, it is not contrary to law or ordinance, is not arbitrary, capricious, or unreasonable, and is based upon competent evidence adduced at the hearing on this matter, accordingly;

**IT IS HEREBY ORDERED** that the decision of the Cassia County Planning and Zoning Commission with regard to Special Use Permit 99-01-01 by Danny West for a Conditional Use Permit to operate a gas station/convenience store at the location indicated in the application is hereby affirmed.

The Planning and Zoning Commission is hereby instructed to amend condition number ten (10) to the permit, to indicate that the plan restricting the use of the irrigation right of way should be developed with the Minidoka Irrigation District and not the Burley Irrigation District. In all other respects the decision and order of the Planning Zoning Commission is affirmed by this Board.

**DATED** this 14<sup>th</sup> day of June, 1999.

**BOARD OF COUNTY COMMISSIONERS OF  
CASSIA COUNTY, IDAHO**

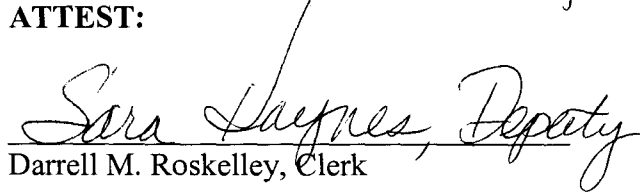
  
Paul Christensen, Chairman

  
Dennis Crane, Commissioner



  
Shirley Povlsen, Commissioner

**ATTEST:**

  
Darrell M. Roskelley, Clerk

## **CERTIFICATE OF MAILING**

I hereby certify that on this 14th day of June, 1999, I served a copy of the foregoing Decision and Order on Appeal upon:

Danny West  
210 North 840 East  
Declo, ID 83323

Craig Burch  
232 North 840 East  
Declo, ID 83323

Milo Erekson  
200 North Hwy 77  
Declo, ID 83323

Wayne Bagwell  
196 North 840 East  
Declo, ID 83323

Jack Hunsaker  
565 Terrace Dr.  
Burley, ID 83318

Robert Plotts  
208 North 840 East  
Burley, ID 83318

James Petersen  
800 East 100 North  
Declo, ID 83323

Donald Chisholm  
P. O. Box 1118  
Burley, ID 83318

by depositing a copy thereof in the United States mail, postage prepaid, in an envelope addressed to said person at the foregoing address.



276465

**BEFORE THE CASSIA COUNTY PLANNING AND  
ZONING COMMISSION**

**RESOLUTION 2001-08-01**

**A RESOLUTION OF THE CASSIA COUNTY PLANNING  
AND ZONING COMMISSION.**

Application for modification of conditional use permit number SU 99-0101 and Cassia County Planning and Zoning Resolution 99-4-01, came on for hearing before the Cassia County Planning and Zoning Commission on Thursday, the 19<sup>th</sup> day of July, 2001, at the City Council Chambers, Burley City Hall, Burley, Cassia County, Idaho.

The application for modification by Danny West is for modification of site location of the convenience store and gas pumps on the premises described in the original application, located at 850 East 250 North of Burley, Cassia County, Idaho. A legal description of the property is as follows:

NW1/4SW1/4 of Section 11, Township 10 South, Range 24 East of the Boise Meridian, Cassia County, Idaho.

Notice was given pursuant to Cassia County Zoning Ordinance, and the applicant appeared in person to present evidence. Several members of the public were present, and one member testified.

Upon the whole record, as compiled by the Applicant and presented to the Planning and Zoning Commission, including evidence, information, and argument received at the public hearing, and in written form on the record (including Exhibits M-1, M-2, and M-3), the Planning and Zoning Commission, having duly considered all such evidence, testimony and background information, now makes the following Findings of Fact and Conclusions of Law:

**FINDINGS OF FACT**

Upon the whole record before them, and taking notice of those facts which are in common knowledge or of which there is general public awareness, the Cassia County Planning and Zoning Commission finds and concludes as follows:

1. Notices of public hearing on the modification of the conditional use permit were published in the official newspaper of Cassia County fifteen (15) days prior to public hearings as scheduled, as by law provided. The applicant and public were given full opportunity to express comments and submit evidence.

2. The conditional use permit for the use of the subject property has already been approved and granted pursuant to provisions of Cassia County Zoning Ordinance. This approval was memorialized in Resolution 99-4-01, a resolution of the Cassia County Planning and Zoning Commission, which was adopted on the 1<sup>st</sup> day of April, 1999.
3. That siting of the convenience store and gas pumps in the Central-Northeast portion of the subject property was a significant issue in the original hearings and in granting of the original resolution allowing the conditional use permit.
4. That Resolution 99-4-01 states, at condition #1. "That the proposed project be built and operated in strict compliance with the terms of the application and supporting materials submitted by the Permittee in support of his application."
5. That the proposed site, which had been approved as part of Resolution 99-4-01, was changed in the proposed site layout presented to the Planning and Zoning Commission for approval at a regularly scheduled meeting on June 7, 2001.
6. That at hearing on June 21, 2001, the Planning and Zoning Commission determined that the change of site location (to the Central-Southwest portion of the subject property), from that which was originally proposed (being the Central-Northeast portion of the subject property), was a substantial change requiring further public hearing regarding modification.
7. That Danny West applied for modification, and said application was set for hearing on July 19, 2001.
8. That at said modification hearing, seeking allowance to change siting of the convenience store and gas pumps to the Central-Southwest portion of the subject property, the following evidence, which was uncontroverted, was presented:
  - a. The changed siting location benefits the developer economically by reducing the amount of site work needed to prepare the site for operation and use.
  - b. The changed siting location and addition of a gabled roof on the convenience store will act as a light barrier to neighboring properties on the west of the subject property.
  - c. The changed siting location and addition of a gabled roof on the convenience store will act as a partial noise and sound barrier for the properties to the west of the subject property.
  - d. That the siting change was needed to provide safety in visibility for vehicles egressing the subject property onto Highway 77.
  - e. That the site survey by Moon and Associates, indicated that the siting needed to be changed to allow for proper grading of the property for traffic accessing the subject property from Highway 77.



f. The siting change would allow for more user friendly site for consumers and to increase site accessibility by removing sharp turns to access the store and gas pumps.

g. The change of siting allows for more visibility of the store to potential customers that are driving on Highway 77, thus allowing for increased economic potential to Applicant.

### **CONCLUSIONS OF LAW**

1. The Applicant, Danny West, has applied for a modification of conditional use permit (as originally granted in Cassia County Planning and Zoning Commission Resolution 99-4-01) under Chapter 13, Cassia County Zoning Ordinance. The site plan modification, as proposed by Applicant, is based upon amelioration of economic hardship to Applicant, increased noise and light buffer to neighboring landowners, and increased safety and accessibility to the consuming public. It is hereby concluded, based upon the foregoing Findings of Fact, that Danny West's application for modification of SU 99-0101 and Cassia County Planning and Zoning Commission Resolution 99-4-01, allowing for relocation of the site for the convenience store and gas pumps to the Central-Southwestern direction from that site as originally indicated, is approved.

### **DECISION**

**NOW THEREFORE**, be it resolved by the Planning and Zoning Commission of Cassia County, Idaho, that the application of Danny West for modification of Conditional Use Permit # SU 99-0101 and Cassia County Planning and Zoning Resolution 99-4-01 be, and hereby is, approved, as set forth in Modification Exhibit #1 and its attached Site Plan Map. This and all other conditions and terms of the proposed project, as set forth in the application and supporting materials submitted by the Permittee in support of his application, and conditions required by ordinance or the Cassia County Planning and Zoning Commission in Resolution 99-4-01 remain applicable and must be strictly complied with in the construction and operation of the proposed use.

### **NOTICE OF APPEAL RIGHTS**

Pursuant to provision of Cassia County Zoning Ordinance, as amended 10/18/99, section 5-5-10, any person, whose substantial rights are affected by this decision, is hereby notified that they have a right to file an appeal of this decision to the Board of County Commissioners for Cassia County, Idaho within twenty-eight (28) days after the date of this written decision, by filing with the County Clerk a notice of appeal specifying the grounds therefor and paying a fee of Two Hundred Dollars (\$200.00).

DATED this 2 day of August, 2001.

Approved this date by the following vote:

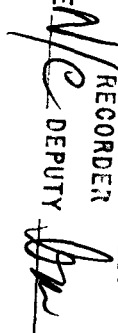
David Gerratt	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input type="checkbox"/>
Jack Hill	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input type="checkbox"/>
Dale Pierce	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input type="checkbox"/>
Joyce Ward	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input type="checkbox"/>
Randy Robinson	Aye <input type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input checked="" type="checkbox"/>
Vaughn Cook	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input type="checkbox"/>
Bruce Beck	Aye <input type="checkbox"/>	Nay <input type="checkbox"/>	Excused <input checked="" type="checkbox"/>

PLANNING AND ZONING COMMISSION

  
David Gerratt, Chairman

ATTEST:

  
Randy Barker, Secretary

276465  
CASSIA COUNTY, IDAHO  
DARRELL M. ROSKELLEY  
RECORDER  
FEE/DEPUTY   
'01 AUG 3 PM 2 57  
RECORDED AT THE REQUEST OF  
CASSIA CO. COMMISSIONERS

RESOLUTION -4

A:\RES DWest Modify approval.wpd