Dear Valley County Planning and Zoning Commission,

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OCT 19 2026
BY: Paid $250

We would like to request approval of a phasing plan to extend the deadline for CUP 21-02 for three years. CUP 21-02 is located at 14100/14102/14104 Norwood Road in McCall. We need more time to complete everything in our CUP. We are saving and building as we go and it is taking longer than we had originally hoped. We are not changing anything from the original CUP.

Summary of Original Plan: To build a ½ mile driveway, install all utilities, build 3 ICF homes plus a CMU shop, plant trees along the south and east, keep everything as natural as possible and run a home-based masonry business on 32 acres south of McCall.

We have completed the following:

construction of our ½ mile driveway

installation of utilities from over 800 yards (electric, water) plus three '3 phase' electric green boxes

installation of propane to homes (14102 and 14104)

installation of a well for homes

Installation of 1 septic system for both homes, with a septic pump

the construction and occupancy of the first and second ICF homes addressed at 14102 and 14104

the partial (about 75%) construction of the third home with attached garage addressed at 14100

planting of trees along the south and east sides of the property

landscaping around the homes at 14102 and 14104.

The home with attached garage at 14100 has the following completed:

Footers and concrete slab floor

ICF (insulated concrete foam with 6" of concrete inside) exterior walls complete, entire home and garage is fully rocked on the exterior (exterior finished)

Roof: Trusses, plywood and ice and water shield installed

Windows and doors installed

Interior Walls framed

Interior Framing Insulation installed

Plumbing groundwork, radiant floor heating system, rough in and trim completed (our plumber sadly just passed away so it will take time to sort out the rest of this process and find a new plumber)

Electric rough in completed

Low Voltage rough in completed

Radon piping rough in completed

Wrap around porch framing complete

Wrap around porch roof trusses/plywood/ice and water shield installed and wood roof lid completed

Fireplace and rock chimney completed

Interior Walls: several brick and wood walls are finished

Windows: all windows are installed, plus 2 sets of French doors, front door and interior doors

Kitchen and Bathroom Cabinets, bathtub, toilets, sinks, fixtures: we have most of these already purchased/reclaimed and ready to install. Showers will be built on site.

The attached garage is close to completion but still needs the ceiling insulation installed, the ceiling dry wall installed and painted, and the electric and low voltage hook ups finalized. The interior and exterior walls, slab floor and windows are complete.

3 Year Phasing Plan

Phase 1: Timeline for 14100 Home with Garage:

Dry Wall and Ceiling Insulation installed, June 2027

Septic system installed once the weather allows, June 2027

Metal Roofing installed, Aug. 2027

Interior walls/ceilings/floors/electric/plumbing/low voltage finished, Oct. of 2027

Final inspections and occupancy, Nov. 2027

Phase 2: Timeline for 14100 Shop:

Start building June 2028 and finished by Dec. 31, 2029.

The shop will be built with CMU with a possible metal or wood exterior and the doors will face the north. The building size will be 100'x40' or less, as previously approved. Trees will be planted behind the shop to the south (towards our neighbors) and the shop area will be landscaped with native plants and trees. Engineering, site work, footers, CMU walls, possible

concrete slab, trusses and roofing, exterior and interior finishes plus all inspections to be completed withing this two year period.

Conditions: The conditions of the original approval are being met. The original scope is still our plan. Our lighting meets the Valley County Dark Sky Requirements. We keep all exterior lights off most of the time. Our site grading is minimal. Central District Health requirements are met. Driveways are constructed meeting McCall Fire Codes. The 3 addresses are clearly posted at Norwood Road and on the homes. The home-based masonry business scope is similar, and employees are not working on site on a regular basis. The homes are not being rented for less than 30 days. The 30' setback to the east is being maintained for all buildings. Lake Irrigation District easement requirements are met.

We kindly request a phased-in timeline extension of three years for us to complete the rest of CUP 21-02. Thank you for your time and consideration.

Best,

Melinda + James Hamblin

James and Melinda Hamblin

Adjoining Property Owners:

Jason and Jenifer Hawk

Jeremy and Elizabeth Driebergen

Jason and Katie Wright

Timothy Deinhardt

Michael and Kimi Houston

Idaho Water Sports/Gordon Hanson

Breanna Bambic

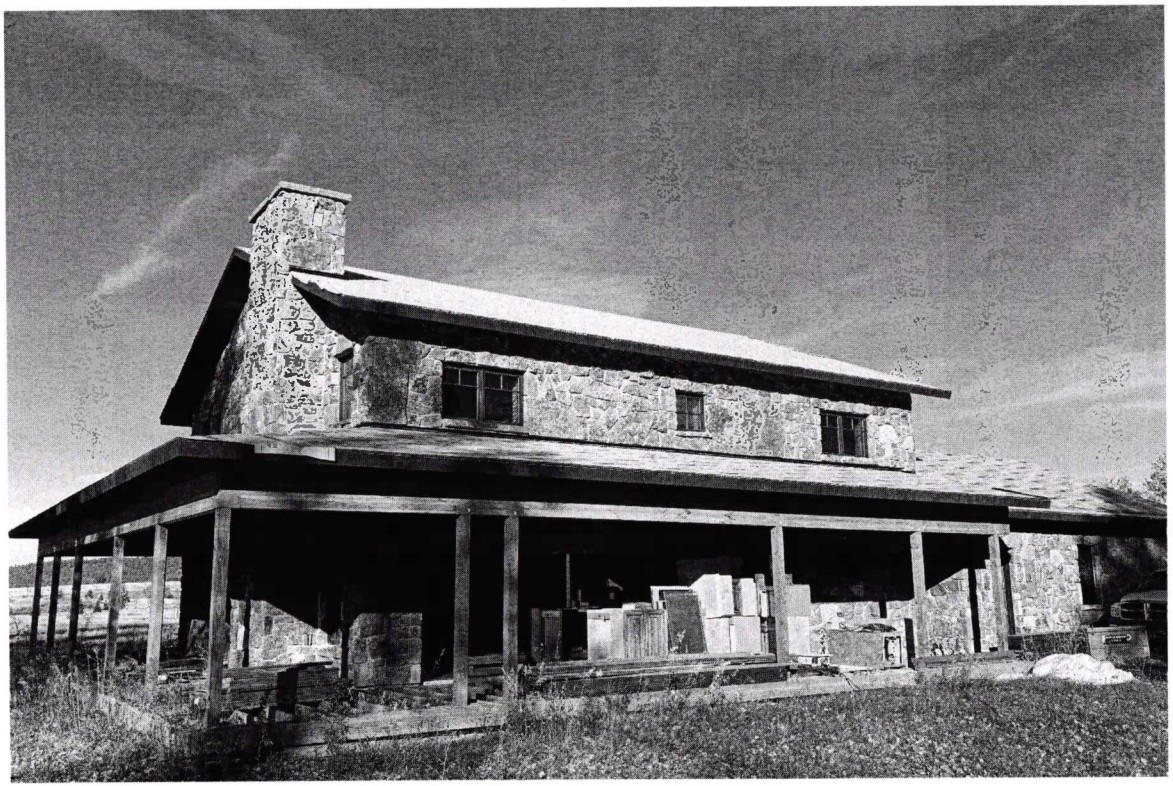
Mark Wift

Clay Szeliga

Larry and Cathy Vaughn, 360 Ranch Subdivision

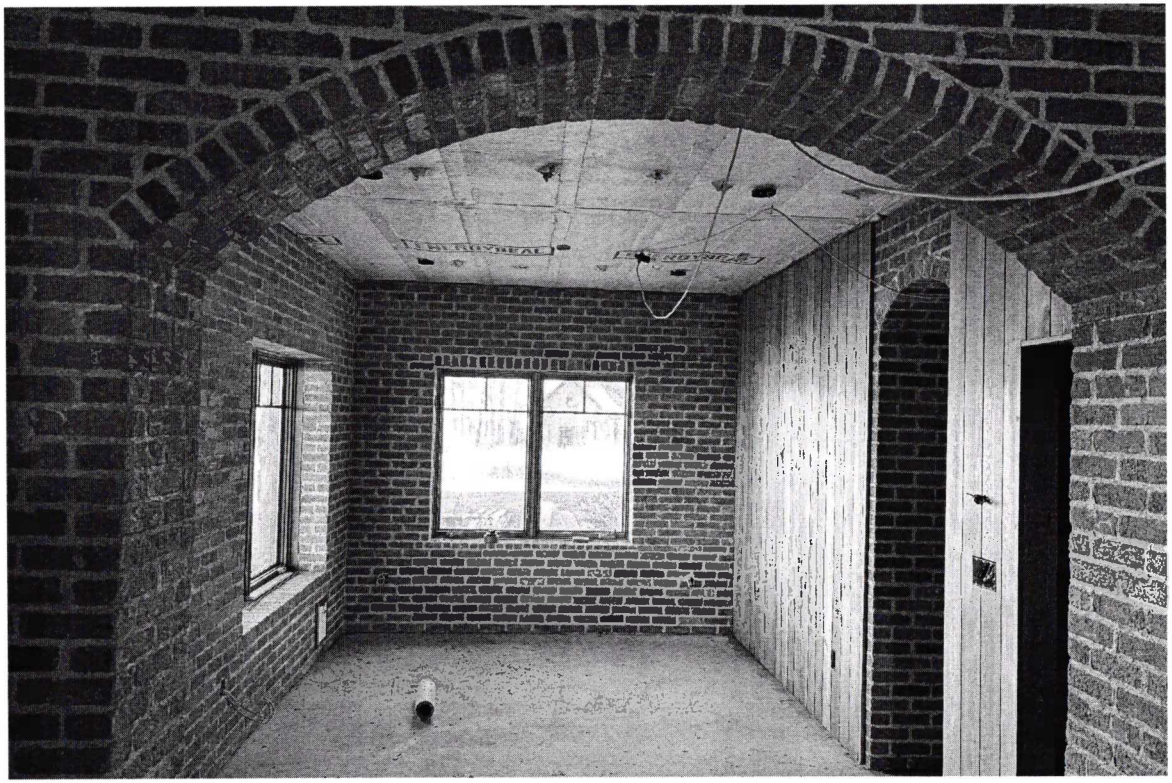
Tim and Shawna, New Neighbors Lot 8, 360 Ranch Subdivision

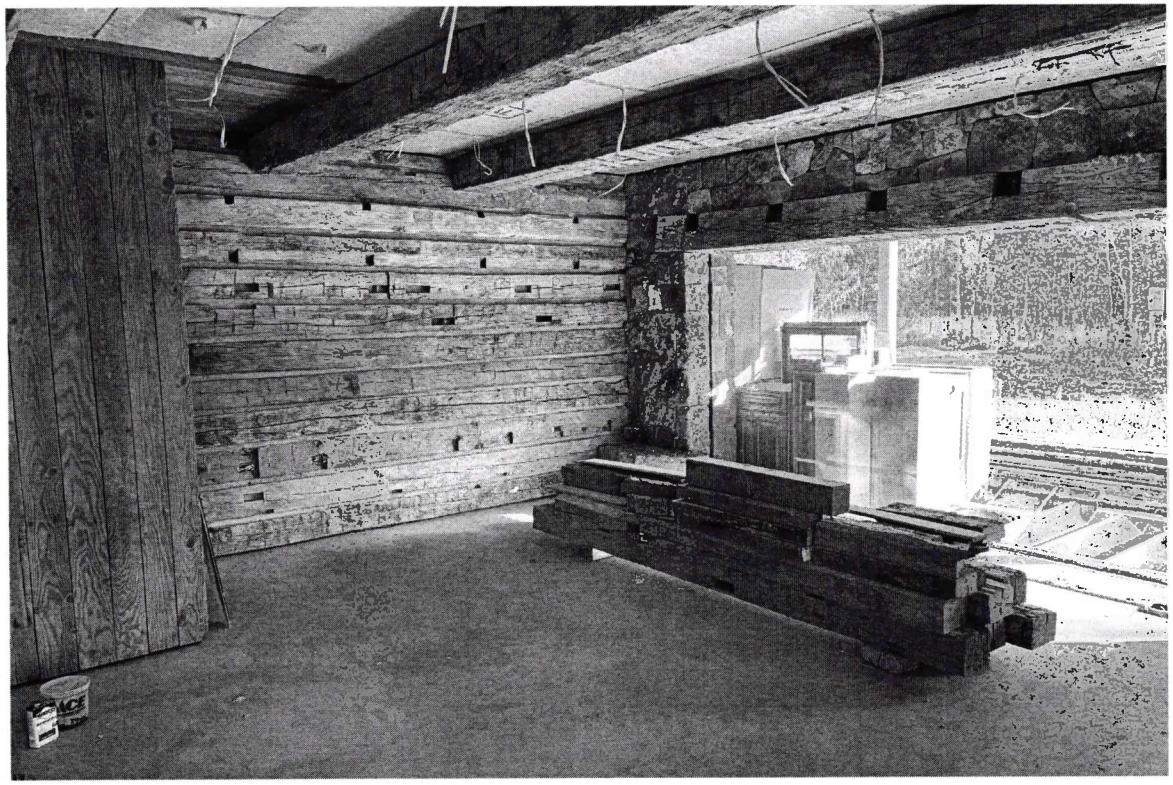
We don't know who owns the lot between Idaho Water Sports and Denhardt's property.



14100 Norwood



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