

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		☐ Check # _____ or ☐ Cash or ☒ Card
FILE # <u>26-026</u>	FEE \$ <u>250</u>	
ACCEPTED BY _____	DEPOSIT <u>00</u>	
CROSS REFERENCE FILE(S): _____	DATE <u>8/2/26</u>	
PROPOSED USE: <u>Bunkhouse rental</u>		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 8/2/26

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

- ☒ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A lighting plan.
- ☒ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: August 19, 2028

Staff Name(s): Cynda Herrick, AICP, CFM

CONTACT INFORMATION

APPLICANT Kelsey Hazzard

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 156 Boulder Pl, Donnelly, ID

ZIP 83615

EMAIL [REDACTED]

PROPERTY OWNER Kelsey Hazzard

MAILING ADDRESS 156 Boulder Pl, Donnelly, ID

ZIP 83615

EMAIL [REDACTED]

AGENT / REPRESENTATIVE N/A - self represented

PHONE N/A

MAILING ADDRESS N/A

ZIP N/A

EMAIL N/A

CONTACT PERSON (if different from above) N/A

MAILING ADDRESS N/A

ZIP N/A

EMAIL N/A

PHONE N/A

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 156 Boulder Pl, Donnelly, ID 83615

PROPERTY DESCRIPTION Lot 81, Boulder Creek Meadows Subdivision or lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 000200000810

Quarter Section Township Range

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 0.463 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Existing approx. 1,156 sq. ft. A-frame residence with driveway, parking, utilities and outdoor amenities. Used as an Airbnb vacation rental from 2022-2025; now owner occupied and expected to remain owner occupied for the next few years.

4. No known hazards, fills, and/or soil or water contamination)? If so, describe and give location:

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

North Residential subdivision lots / homes

South Residential subdivision lots / homes

East Residential subdivision lots / homes

West Residential subdivision lots / homes

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Approx. 22 ft. (final building plans to govern)

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: N/A - bunkhouse is residential-style guest structure Number of Existing Structures:

Proposed Gross Square Feet

1st Floor
2nd Floor
Total

Existing Gross Square Feet

1st Floor
2nd Floor
Total

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ N/A - bunkhouse, not separate dwelling Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ Bunkhouse

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 500 sq. ft.

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1,156 sq. ft.

8d. DENSITY OF DWELLING UNITS PER ACRE: 1 existing dwelling / 0.463 ac = approx. 2.16 du/ac

9. SITE DESIGN:

Percentage of site devoted to building coverage: 8.2%

Percentage of site devoted to landscaping: See plot plan

Percentage of site devoted to roads or driveways: See plot plan

Percentage of site devoted to other uses: See plot plan, describe: deck / parking / outdoor areas

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 1

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required:

Parking spaces required:

Number of compact spaces allowed:

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	<u>Proposed</u>	<u>Required</u>	<u>Proposed</u>	<u>Required</u>
Front	<u>>=20 ft</u>	<u> </u>	<u>See plan</u>	<u> </u>
Rear	<u>>=20 ft</u>	<u> </u>	<u>See plan</u>	<u> </u>
Side	<u>>=7.5 ft</u>	<u> </u>	<u>See plan</u>	<u> </u>
Side Street	<u>N/A</u>	<u> </u>	<u>N/A</u>	<u> </u>

12. ROADS USED TO ACCESS SITE:

Access from Boulder PI using the existing driveway entrance. The driveway will be extended internally toward the rear bunkhouse. No new road access point is proposed.

Existing roads are: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☒

Existing road construction: Gravel ☒ Paved ☒ or Combination of both? ☐

Primarily heavy truck traffic? Yes ☐ No ☒ Combination ☐

Anticipated Trip Generation by passenger vehicles:

Approx. 2 trips/day when independently occupied

Per Day ☒ Per Week ☐

Anticipated Trip Generation by heavy equipment:

N/A after construction

Per Day ☒ Per Week ☐

The rates shown are recommended for general traffic estimation. Trip generation rates are subject to approval by the Valley County Engineer. Source: ITE - Trip Generation Manual

Roadway capacities and Levels of Service shall be evaluated according to the recommendation of the Transportation Research Board - Highway Capacity Manual, current edition. A level of service rating of C or better is required for all County roads.

Valley County Minimum Standards for Road Design and Construction - ITE - Trip Generation Manual		
Land Use	Unit	Average Daily Traffic Vehicle Per Day
Residential	Dwelling Unit	8
Retail	1000 sqft	40
Industrial	1000 sqft	10

13. DRIVEWAYS:

Will a new access point to a road be created? Yes ☐ No ☒ If so, who owns the road? _____

Must show access points, driveways, and internal roadways on site plan.

Are shared driveways proposed? If so, please explain why. Yes ☐ No ☒

Existing driveway serves both structures on the same parcel.

14. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Electric service: North Lake sewer/water service; existing residential utilities.

15. PROPOSED UTILITIES:

Extend existing electric, water and sewer service to barnhouse as permitted.

Locations _____

16. SEWAGE WASTE DISPOSAL METHOD: ^{N/A - no new off-site easement} Septic ☐ ^{On-site} Central Sewage Treatment Facility ☒

If central sewer: North Lake RSWD ☐ Fayette Lakes RWSD ☐ OTHER: _____

17. POTABLE WATER SOURCE: Public ☐ Water Association ☒ Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

18. DRAINAGE (Proposed method of on-site retention):

Natural infiltration / retain runoff on site

Any special drains? ^{No special drains proposed} _____ (Please attach map)

Soil type(s): ^{N/A - no known unusual soil condition} _____

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

19. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR^X FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☐

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

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

22. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☐

If yes, explain:

Limited site preparation for the 500 sq. ft. bunkhouse foundation, small deck/outdoor area, driveway extension, one parking space, utility trenching and final grading. Disturbed areas will be stabilized and revegetated.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

N/A - no known irrigation system or water rights serving the parcel.

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and/or are in an irrigation district.

24c. SUBMIT LETTER FROM IRRIGATION DISTRICT if you are in an irrigation district.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT

Valley County Property Tax Exemption Program Eligibility Guide for New and Expanding Businesses

New and expanding businesses may qualify for a property tax exemption of up to 5 years by meeting the requirements of Idaho Code § 63-602NN. Applications must be filed with the Valley County Assessor's Office prior to the commencement of construction.

ELIGIBILITY REQUIREMENTS

To be considered for this exemption, applicants must meet the following requirements:

- Submit a completed application before any construction activity begins, including building permits, excavation, or site preparation.
- The exemption period may not exceed 5 years and is subject to approval by the Valley County Board of Commissioners.
- Retail sales businesses are not eligible for this exemption.
- Mixed-use developments may qualify; however, retail sales areas are excluded from eligibility.

WORKFORCE HOUSING ELIGIBILITY

Housing developments may qualify provided all of the following criteria are met:

- Each multi-family structure contains at least five (5) dwelling units; or
- Multiple structures are constructed as one project totaling at least five (5) dwelling units.
- The project provides local workforce housing.
- Short-term rental use is prohibited.
- Dwelling units may not be individually sold (for example, condominium developments are not eligible).

REMODELS AND ADDITIONS

For existing businesses:

- Only the newly constructed or remodeled portion of the property may qualify for the exemption.
- Retail sales remodels and additions are not eligible.

CONTACT INFORMATION

For questions regarding eligibility, application requirements, or the exemption process under Idaho Code § 63-602NN, please contact the Valley County Assessor's Office at 208-382-7126.

(Idaho Code 31-3805)

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short ~~N/A - not impacted~~ naire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

Drainage:

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? _____
Natural infiltration on site

11. Final grading will direct runoff away from structures and adjacent parcels.
How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements
N/A - no irrigation system or water rights; irrigation map is not applicable.

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

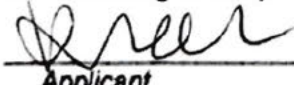
Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant

Date: 8 / 21 / 24

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Minimal: max. 2 guests, 1 vehicle; existing road and driveway.

2. Provision for the mitigation of impacts on housing affordability.

N/A - no workforce or long-term housing is removed.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Minimal residential noise; temporary construction noise only.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Minimal; same approved exterior lighting as the main A-frame.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

N/A after construction; temporary construction dust only.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Existing North Lake water/sewer, low demand; runoff retained on site.

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

N/A - no unusual fire, explosion or hazardous-material use.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Limited to building pad, driveway, parking and utilities; retain trees.

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

Stabilize disturbed soil and revegetate to match existing landscaping.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

N/A - no known unusual soil or slope conditions.

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

Limited grading only; no major cuts, fills or impoundments.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Rear placement, existing trees and matching landscaping reduce visibility.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Rear location uses existing access/utilities and fits the residential lot.

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

N/A - no material permanent job creation is anticipated.

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

N/A - no material additional public facilities are anticipated.

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

N/A - one small 2-guest bunkhouse will have minimal market impact.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource.

~~Explain the process in detail~~ and describe the impacts of each part.
N/A - no natural-resource extraction or processing.

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

N/A - If stopped, site would be secured and disturbed soil stabilized.

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

Existing: 1,156 sf home. Proposed: approx. 500 sf detached bunkhouse.

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

Single phase after approvals: site work, construction, parking, landscaping.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

N/A - Airbnb rate varies by season/market, occupancy limited to 2 guests.

Detailed Project Description

The applicant requests a Conditional Use Permit for the rental of a new approximately 500 square foot detached A-frame bunkhouse on the rear portion of the existing residential parcel at 156 Boulder Pl, Donnelly, Idaho. The parcel is approximately 0.463 acres and currently contains an approximately 1,156 square foot A-frame residence that is operated as a short-term rental.

The proposed bunkhouse will be a small, detached, residential-style structure containing sleeping/living space and one bathroom, with a queen-bed sleeping area and potentially a small sleeping loft. To maintain the County's bunkhouse classification, the structure will not contain a full kitchen, full-size kitchen appliances, a permanent range, oven, or cooktop. Any convenience features will remain consistent with the County's bunkhouse requirements.

Access will use the property's existing driveway entrance from Boulder Pl. The existing driveway will be extended internally toward the rear of the lot, with on-site parking provided for bunkhouse guests. No new access point to Boulder Pl is proposed. The concept site plan shows the proposed bunkhouse location, deck, curved driveway extension, parking, setbacks and utility routing.

The proposed use is small-scale transient lodging similar in intensity to a hotel-room or guest-suite use. The bunkhouse is expected to accommodate a small party, generally two to four guests, and will be professionally managed under the same standards used for the existing rental property. Guest rules will address parking, quiet hours, trash, pets, outdoor fires, and respect for neighboring properties.

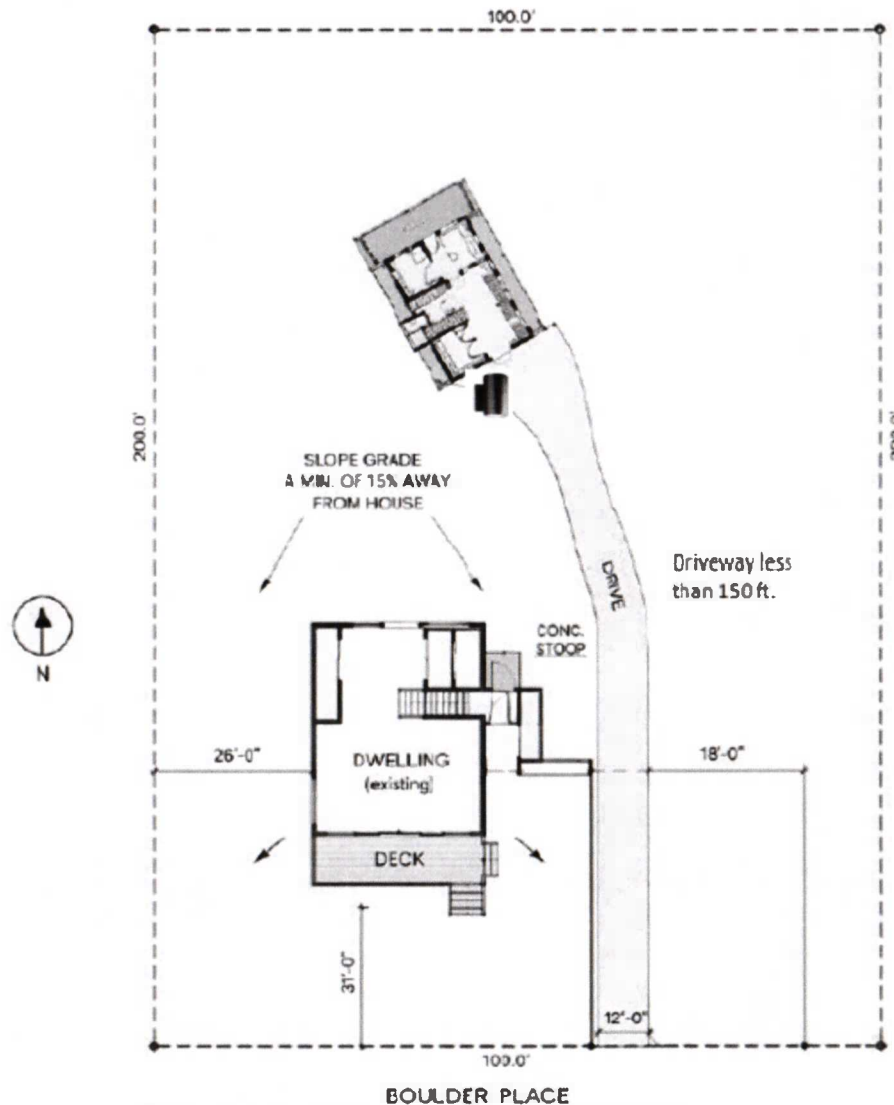
Construction is anticipated to occur in a single phase. Work will include site preparation, foundation construction, building construction, utility extensions, driveway extension, parking, limited landscaping/revegetation, and final grading. Construction hours will follow County requirements. Dust and construction debris will be controlled, and disturbed soils will be stabilized after construction.

Existing water and sewer services are expected to be extended to the bunkhouse in coordination with the serving district and applicable permits. The County has advised that a bunkhouse may use the same sewer/water connection as the existing house while it remains classified as a bunkhouse. Electrical service will be extended as required. No industrial emissions, outdoor storage, or hazardous activities are proposed.

The property is generally level and wooded. Existing trees and natural screening will be preserved where practical to maintain the residential character of Boulder Creek Meadows and provide privacy between the bunkhouse and neighboring properties. Exterior lighting will be minimal, shielded, downward-directed, and dark-sky compatible.

The project is intended to provide a small lodging option that is substantially less intensive than construction and operation of a second full dwelling unit. The existing residential character, access pattern, utilities, and surrounding subdivision setting will remain unchanged.

Lighting Plan



HAZZARD RESIDENCE
156 BOULDER PLACE
DONNELLY, VALLEY COUNTY, IDAHO

Cylinder 3000K LED 7" Wall Light Textured Black

112508KT30

SPECIFICATIONS

Certifications/Qualifications

Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty

Dimensions

Base Backplate	5.00 X 5.00
Extension	6.50"
Weight	2.80 LBS
Height from center of Wall opening (Spec Sheet)	3.29"
Height	7.00"
Width	5.00"

Electrical

Input Voltage	Dual (120/140V)
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Light Source

Delivered Lumens	350
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11W
# of Bulbs/LED Modules	1

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	VIII
Mounting Style	Wall Mount

Photometrics

Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing

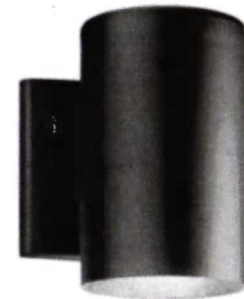
Primary Material	ALUMINUM
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Product/Ordering Information

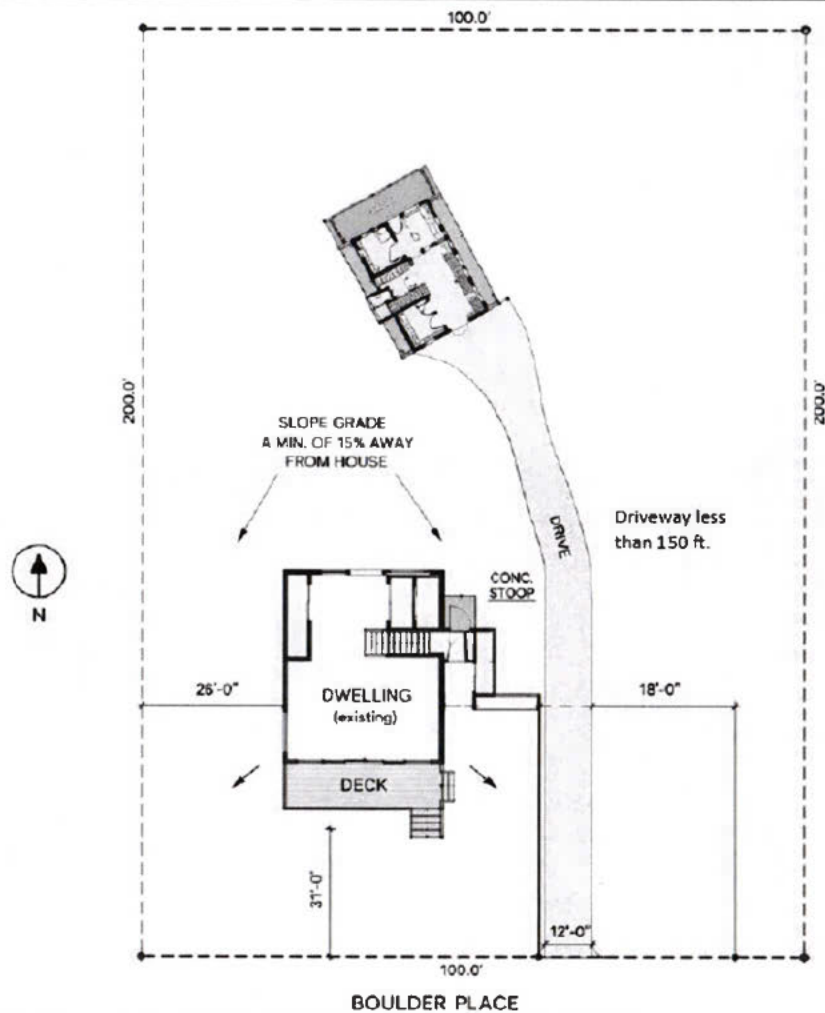
SKU	112508KT30
Finish	Textured Black
Style	Contemporary
UPC	783627453068

Finish Options

- Textured Architectural Bronze
- Textured Black



EXTERIOR LIGHTS TO BE IN COMPLIANCE WITH
BLACKHAWK AND VALLEY COUNTY DARK SKY
REQUIREMENTS



HAZZARD RESIDENCE
156 BOULDER PLACE
DONNELLY, VALLEY COUNTY, IDAHO

DESIGN CRITERIA

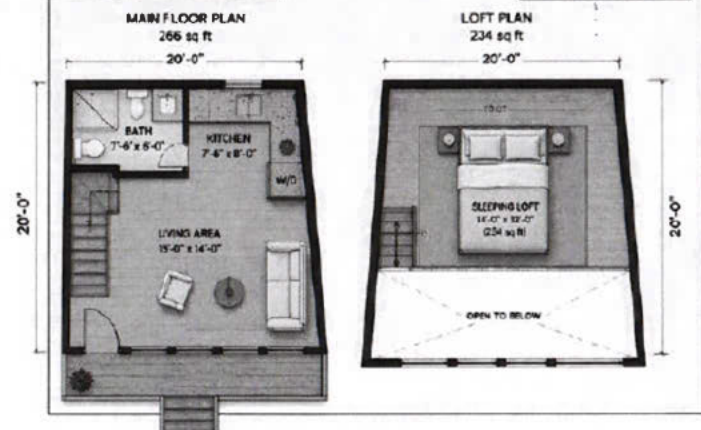
CODES:	IRC 2018, IECC 2018, IMC 2018, ISPC 2018, NEC 2017
FROST DEPTH:	24 INCHES
SEISMIC ZONE:	D
CLIMATE ZONE:	5
BASIC WIND SPEED:	90 MPH
SOIL BEARING CAPACITY:	1500 PSF
ROOF LOADS:	120 PSF LIVE (SNOW) 20 PSF DEAD
FLOOR LOADS:	40 PSF LIVE 12 PSF DEAD



500 SQ FT A-FRAME CABIN

Two conditioned areas: 500 sq ft

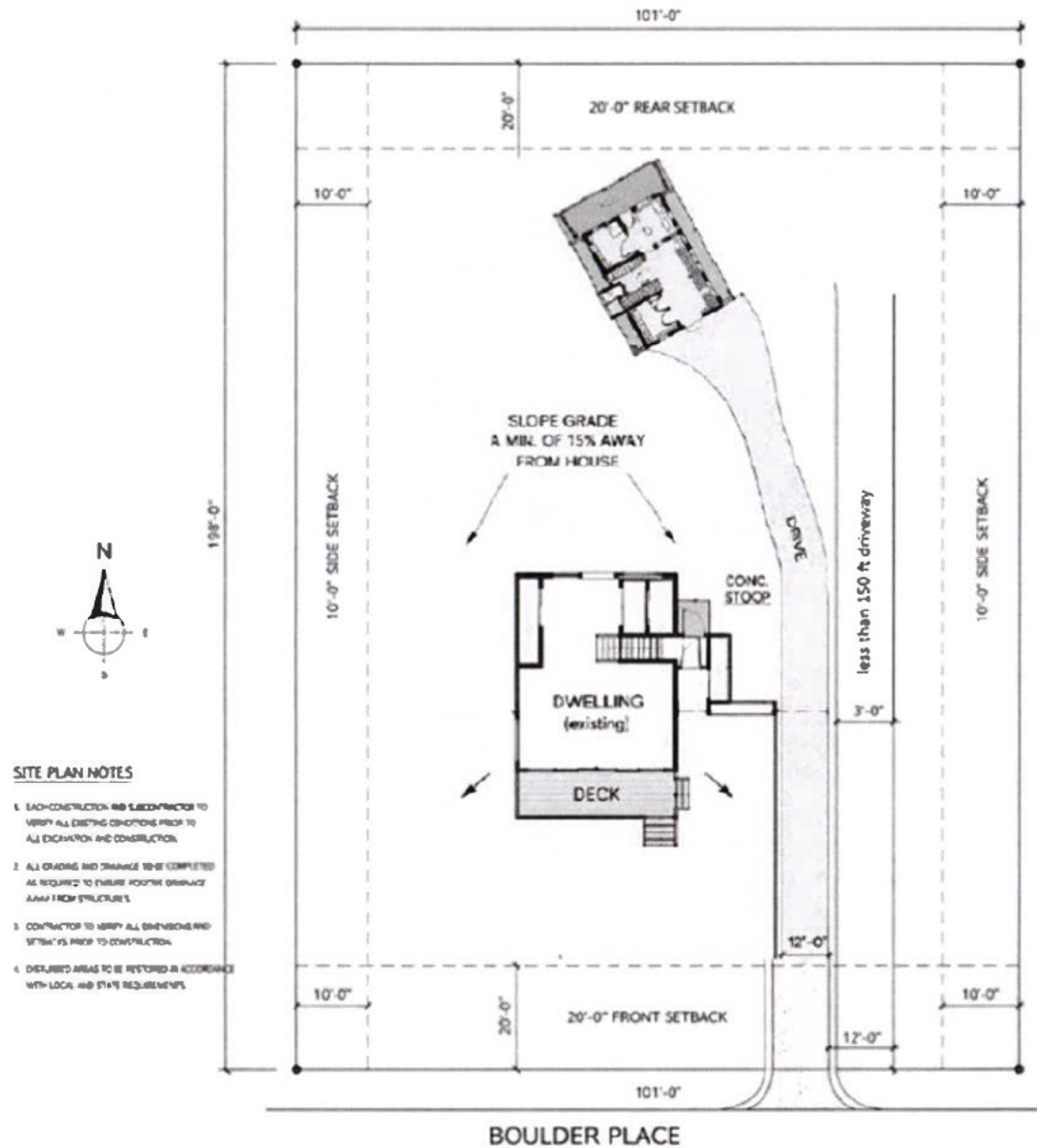
TOTAL CONDITIONED AREA	500 sq ft
Main Floor 266 sq ft	Left 234 sq ft
ROOF LOADS	
Snow Load (120 psf)	2400 lb
Live Load (40 psf)	800 lb
Total Conditioned Area:	500 sq ft
Floor/Deck Load (40 psf live)	20' 0" x 14' 0"



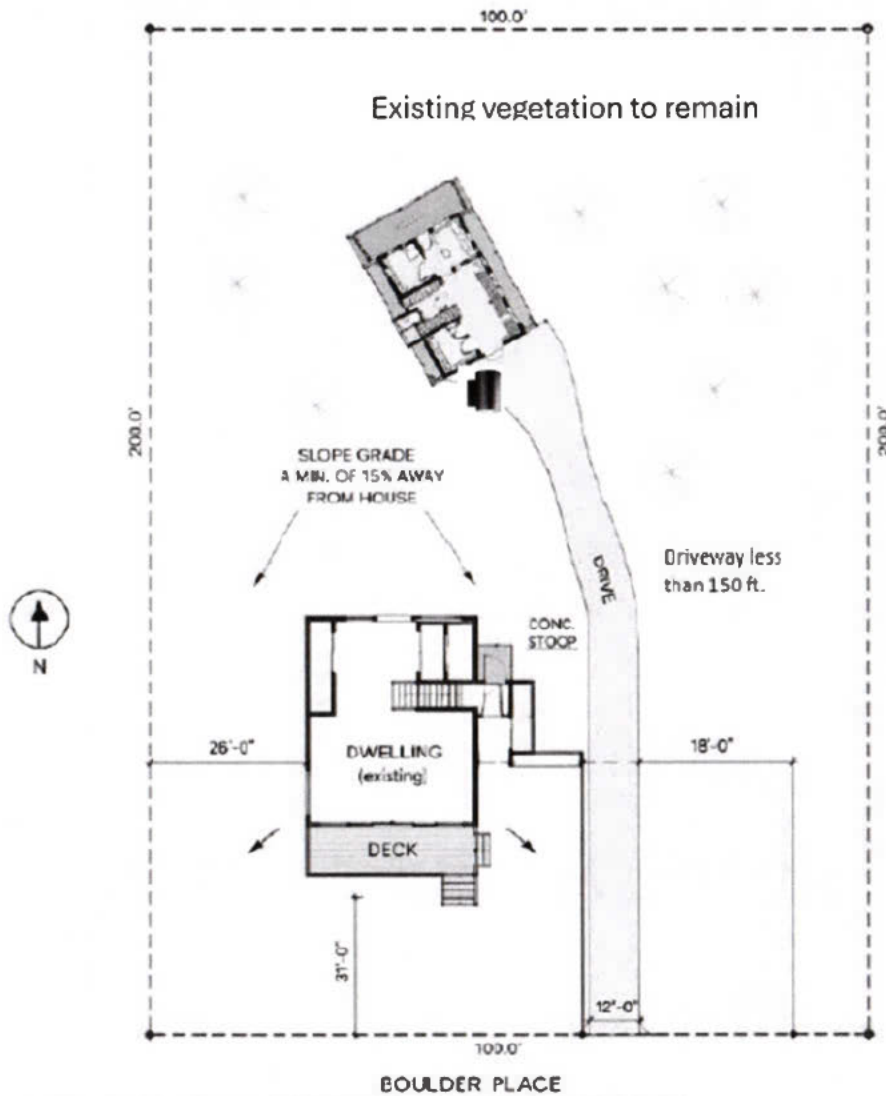
0 10' 20' 30'

SCALE: 1" = 10'-0"

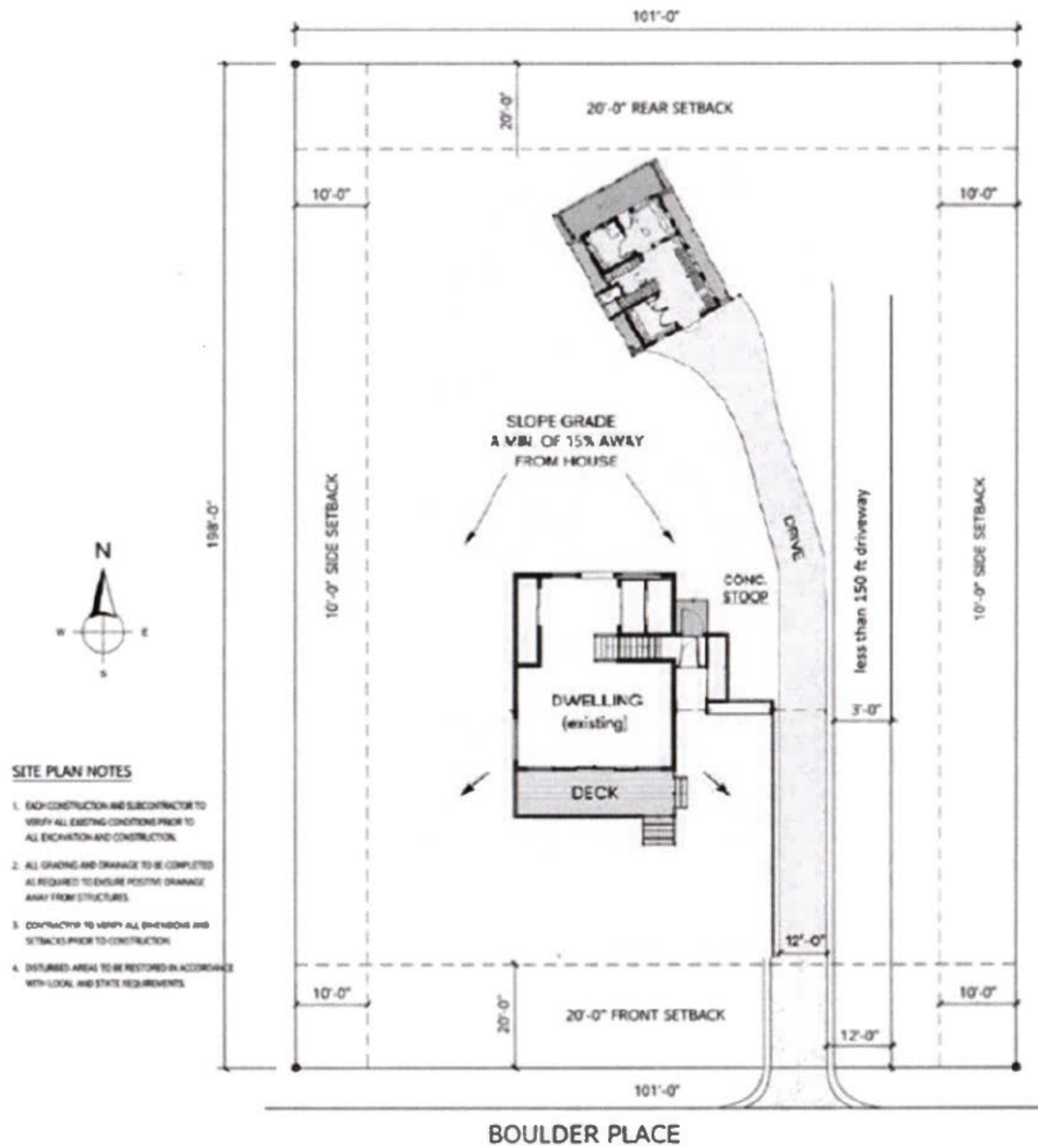
Site Grading and Plot Plan



Landscaping Plan



Plot Plan



Names & Addresses of Property Owners

Kelsey Jordan Hazzard
156 Boulder Place, Donnelly, ID 83615
Mailing Address: 5685 E Deer Ridge St, Boise, ID 83615

Matthew Jennings Moses
152 Boulder Place, Donnelly, ID 83615
Mailing Address: PO Box 217, Donnelly, ID 83615

Toni Jo McCall
158 Boulder Place, Donnelly, ID 83615
Mailing Address: PO Box 788, Donnelly, ID 83615

George Booth & Christina Knutson
12867 Siscra Rd
Mailing Address: 1209 N 16th St, Boise, ID 83702

Richard & Deborah Schultz
157 Boulder Place, Donnelly, ID 83615
Mailing Address: PO Box 955, Donnelly, ID 83615

Larry & Kandie Malone
153 Boulder Place, Donnelly, ID 83615
Mailing Address: PO BOX 983, Donnelly, ID 83615