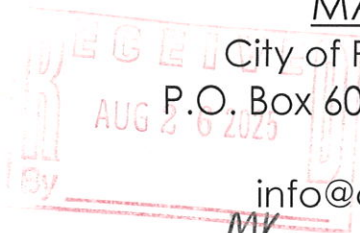




MASTER APPLICATION

City of Parma 305 N. 3rd street
P.O. Box 608 Parma, Idaho 83660
208-722-5138 (tel)
info@cityofparmaidaho.org



PROJECT NAME:	DATE RECEIVED:
FILE NUMBER:	APPLICATION FEE:
	CK MO CC CASH

PROPERTY OWNER	OWNER NAME: River Valley Framing llc
	MAILING ADDRESS: 909 Grey cliff Dr Caldwell ID
	PHONE: 208 608 9027 EMAIL: ZionhomesID@gmail.com

ARCHITECT ENGINEER BUILDER	CONTACT NAME: NA
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS 328 N 12th St Parma ID
	PARCEL #: Lot 6 Block 2 LOT SIZE/AREA: 7,579 sqft
	LOT: 6 BLOCK: 2 ADDITION/SUBDIVISION: Pheasant Run Sub
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: Single Family FLOODZONE (YES/NO): NO

STAFF APPS	☐ VENDOR PERMIT ☐ TEMPORARY USE ☐ SIGN PERMIT
	☐ HOME OCCUPATION ☒ RIGHT OF WAY ☐ ADULT BUSINESS
	☐ RECORD OF SURVEY ☐ CURB LOADING ☐ OTHER

HEARING APPS	☐ ANNEXATION ☐ CONDITIONAL USE ☐ VARIANCE/ HISTORIC WAIVER
	☐ COMPREHENSIVE PLAN MAP AMENDMENT ☐ ZONING MAP AMENDMENT (REZONE)
	☐ SHORT PLAT SUBDIVISION ☐ PRELIMINARY PLAT SUBDIVISION ☐ FINAL PLAT SUBDIVISION

I hereby acknowledge that I have read this application and stated that the information contained herein is accurate to the best of my knowledge and agree to comply with all city ordinance and state laws regulations zoning and building construction. By signing below, the applicant certifies that they are authorized by the owner to act as their agent..

Signature: Mick Celler Date: 8-26-25



City of Parma

P. O. Box 608

305 N. 3rd Street

Parma, Idaho 83660

Phone: 208-722-5138

Fax: 208-722-5139

Planning & Zoning Administrator: MSBT Law 208-331-1800

VARIANCE APPLICATION

A variance is an adjustment or special exception made in the application of the City's land use regulations, which because of special circumstances may be deprived of privileges commonly enjoyed by other properties in the same zone or vicinity. Among other things, it can be a modification of requirements with respect to fences and walls; lot size, lot coverage, width or depth; front, side or rear yards; setbacks, parking spaces; height of buildings; or other provisions affecting the size or shape of a structure or the placement of structures upon lots.

APPLICANT: River valley framing llc Mick Ellis
Circle One: Owner Purchaser Lessee Renter
Day Phone 208 609 8022 Work/Cell Phone _____
Address 908 Grey cliff Dr Caldwell State ID Zip 83607

Assessor's Parcel No. Lot 6 Block 2 Pheasant Run sub
Address of Parcel 328 N 12th St Parma

Please answer the following questions:

1. Size of property: 7,579 Sqft 0.174 acres
2. What ordinance standards are you requesting a variance from? We need to change the 10 Ft utility easement to 6 Ft
3. What street does the property have frontage on? N 12th St Parma
4. What unique site characteristic(s) prompts this variance request? building department allowed us to have a 6 Ft set back instead of 10 Ft
5. Does the variance arise from some action of yours? NO the building department
6. Will the variance have any adverse impact on persons residing or working in the vicinity of the subject property? NO
7. Explain any hardship circumstances that should be considered in this variance request that was not known prior to your purchase and/or development of the subject property. NA

8. What special circumstances and conditions exist that are not applicable to other lots or parcels, lands, structures or buildings in the same district? _____

NA

9. Would your variance request give you any special privileges that are denied by regulations in the same zoning district? No

10. Additional Comments: _____

APPLICATION CHECKLIST

Submittal must include the following:

- ☒ **Completed Application** *Income & Coror*
- ☐ **Application Fee (\$441.00).** These fees are intended to cover costs associated with this application that are incurred by the City. Additional costs for advertising, engineering review, legal, planning and any other professional service fees associated with this application will be billed to the Applicant.
- ☐ **Proof of Ownership/Affidavit of Legal Interest.** A copy of your property deed or signed and notarized affidavit of legal interest shall be attached.
- ☐ **Plan.** A plan drawn to scale, which shows the subject property with the location of all improvements and specific information concerning the requested variance.
- ☐ **Mailing Addresses (2 copies)** of all property owners, from authentic tax records of the Canyon County Assessor, who are within three hundred feet (300') of the external boundaries of the subject property, and all property owners included within the boundaries of the property being considered on mailing labels.

NOTE: The Administrator reserves the right to not officially accept this application until total review is accomplished and all required information is submitted. The Administrator upon the acceptance of a complete application will establish the date of the public hearing. A change of ownership requires completion of a new application with all new contact information. Outstanding City obligations or bills shall be settled at the time of property transfer as any City action on the application may be suspended if outstanding bills are not paid.

APPLICANT OR HIS/HER REPRESENTATIVE MUST ATTEND THE PLANNING & ZONING COMMISSION HEARING.

The City of Parma does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this application does hereby release and indemnify and hold harmless the City of Parma from any and all claims, cost, damages, etc. from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to, municipal water service, sanitary sewer service, access to public roads and fire protection.

I hereby certify that all information requested and as submitted is prepared and true to the

best of my ability and knowledge. In making this application, I agree that all conditions of approval will be met.

I understand that this application is subject to acceptance by the City of Parma upon the determination that this application is complete. I further understand that I cannot set up my temporary use until the inspections are complete and this application has been approved.

Mik C Gell
Applicant Signature

8-26-25
Date

For Administrative Use Only

Date of Acceptance: _____ Accepted By: _____

Fee Paid: Cash _____ Check _____

Action on Application: Approved _____ Denied _____

Date of Action on Application: _____