

## Jacob Qualls

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**From:** Mick Eells <Mick@zionconstructors.com>  
**Sent:** Tuesday, September 2, 2025 4:22 PM  
**To:** Jacob Qualls  
**Cc:** zionhomesid@gmail.com  
**Subject:** Re: 328 N 12TH STREET / EASEMENT

- This matter will not affect Lot 5, Block 2 and there will be no encroachment on the neighboring property to the north on Parma Road owned by Rosalinda Gonzales.
- The easement recorded on the final plat reflects a city utility easement and an irrigation water easement. At this time, there are no utilities running through the area; the easement is only in place for future use.
- The City of Parma is the entity that holds the easement.
- The requested variance will not alter the dimensions of the lot.
- We are not asking to redraw the final plat. We are only requesting that The easement gets changed from 10ft to 6 ft.

Sincerely,

Mick Eells

Zion Home Builders

 208-608-9027

 [mick@zionconstructors.com](mailto:mick@zionconstructors.com)

On Tue, Sep 2, 2025 at 2:23 PM Jacob Qualls <[cityhalladmin@cityofparmaidaho.org](mailto:cityhalladmin@cityofparmaidaho.org)> wrote:

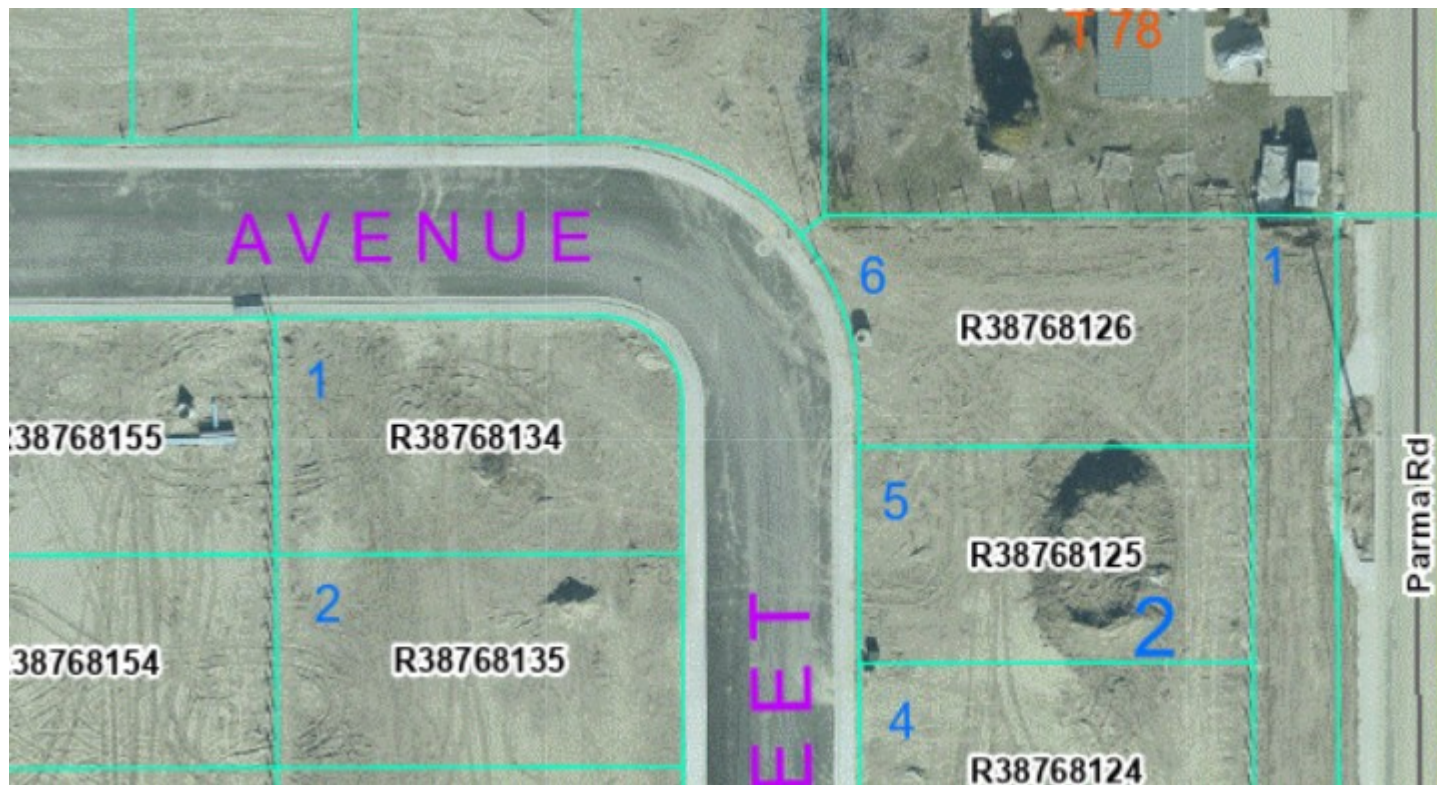
**Mick & Crew** – I am working on your application for the easement variance for 328 N 12<sup>th</sup> Street, Lot 6, Block 2 of Pheasant Run Subdivision.

In reviewing the files, we still do not have the recorded Mylar you would have submitted to Canyon County and should have received. A Mylar should have been included in our files but is not. A mylar is better to be archived for our records and it would show the easements recorded, etc.

I am bcc'ing this to legal and our building officials.

Please get us a copy of this as soon as possible so I can continue to work on your application.

- I am also going to verify with you this lot and address is the correct one listed above.
- You are requesting to change the 10-foot utility easement to 6 foot via variance?
  - Will this variance if approved encroach on the lot to the south (Lot 5, Block 2)
  - Will this variance if approved encroach on the neighbors to the north on Parma Road (Roselinda Gonzales)
- What is the easement for? Is it for a utility, if so who is the easement holder, electrical, Cable, Water, Sewer, Irrigation, Telephone)
  - Have you spoken with the easement holder specifically?
- Will the variance change the lot dimensions of Lot 6?
  - Are you requesting to re-draw the final plat entirely or only record a new easement record?
- The snip it below showing R38768126 is the lot we are discussing (top right lot)?
- The address list you want me to use is the list you submitted for the public hearing for the other land use actions for next week, correct?



**Please respond via email so I can create a written record.**

Thanks - jmac

**Jacob “Mac” Qualls, idCMCT, Treasurer**

Parma City Hall

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Parma, ID 83660

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