

RECEIVED

MAR 06 2020

DEPARTMENT OF
WATER RESOURCES

February 7, 2020

Re: Permit 25-14419

Shelley Keen (Idaho Dept. of Water Resources),

Our expansion plans changed when we found out the property on which our primary location was built would be sold.

For your consideration, below is the timeline of events that led to us opening a new primary location in Ammon:

May 2015- There was enough question about the feasibility of staying at our primary location that efforts to develop our secondary location in Rigby were put on hold.

April 2016- Found out the primary property would be listed to sell in 2018. Due to the cost and the fact the two owners wouldn't allow the piece to be divided we would not be able to continue operations at that location beyond the 2018 season.

September 2016- Told the farmer leasing our Rigby property to continue farming the piece as we tried to procure a new site for our primary location.

May 2017- Began looking in earnest for a new primary location in Idaho Falls and Ammon.

September 2017- Found a parcel in Ammon that we felt would be a good location to develop. This piece would require re-platting, subdividing, and re-zoning.

December 2017 - May 2018- Re-zoning, subdividing, platting, surveying and permitting (see attached- A, B, C, D).

July 2018- Broke ground for new facility (see attached- E).

August 2018- Began tearing down and moving greenhouses from the old location (see attached- F).

November 2018- Original location was listed for sale.

December 2018- Original location went under contract (see attached- G).

February 2019- Closed old location and opened for business in the new Ammon location (see attached- H).

Respectfully Submitted,



Aaron McCracken

Sunnyside Gardens

akm@sunnysidegardens.net

FOUND BRASS CAP
NE CORNER SECTION 34

PART OF THE NE $\frac{1}{4}$ SECTION 34 T.2 N., R.38 E., B.M.
BONNEVILLE COUNTY, IDAHO

PROPERTY LINE
SECTION 1 LINE
EXISTING FENCE
SET 1/2 IRON ROD W/PLS
9369 CAP
SECTION CORNER

BEGINNING DESCRIPTION TRACT 1:
BOUNDARY AT A POINT THAT IS 588.3731 FEET, 550.58 FEET ALONG THE SECTION LINE
AND 500.2347 FEET, 50.02 FEET TO A POINT ON THE NE CORNER OF LOT 1 BLOCK 2 OF
OLSEN PARK ESTATES DIV #1, THENCE ALONG THE SOUTHWEST ROW OF SUNNYSIDE
ROAD THE FOLLOWING 3 COURSES: 588.3731 FEET, 112.50 FEET, MO223.47 FEET, 3.59
FEET, S88.3511° E 264.09 FEET; THENCE S00.7731° E 496.13 FEET; THENCE
S85.2613° W 375.40 FEET; THENCE ALONG THE EAST LINE OF OLSEN PARK ESTATES
DIV #1, 1 MO223.47 W 503.05 FEET TO THE POINT OF BEGINNING
CONTAINING 4.328 ACRES.

BOUNDARY DESCRIPTION TRACT 2
 BEGINNING AT A POINT THAT IS 5887.57 FEET 950.58 FEET ALONG THE SECTION LINE
 AND 5007.2747 FEET 50.62 FEET; THENCE ALONG THE SOUTH 50° 05' 45" W. SUNNYSIDE ROW
 THE FOLLOWING COURSE: S87°37'33" E 132.50 FEET; THENCE N02°24'47" W 3.98
 FEET; THENCE S85°23'21" E 26.49 FEET TO THE POINT OF BEGINNING; THENCE
 S48°35'11" E 17.37 FEET ALONG THE SOUTH ROW LINE OF SUNNYSIDE ROW; THENCE
 S02°22'15" W 118.77 FEET; THENCE S88°37'33" E 287.00 FEET; THENCE S00°18'02" E
 488.48 FEET; THENCE S08°01'56" W 796.96 FEET; THENCE S00°27'47" W 117.12 FEET
 ALONG THE EAST LINE OF OLSEN PARK ESTATES DIV NO. 1; THENCE N85°30'12" E
 376.40 FEET; THENCE N00°22'47" E 456.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.282 ACRES

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 9969 AS PRESCRIBED BY THE LAWS OF THE STATE OF IDAHO. I FURTHER CERTIFY THAT I HAVE SUPERVISED THE SURVEY SHOWN ON THIS DRAWING, AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS REPRESENTED HEREON.

KURTIS J. ROLAND
IDAHO # 1.5, NO. 9369



Instrument # 1571169
Laminated Card - John Kelly, John
Kelly, Jr., 401 E. 1st St., Kansas City,
Mo. 64101
John Kelly, Sr. 311
John Kelly, Jr. 311
John Kelly, Sr. 311

ce



EAGLE ROCK ENGINEERING

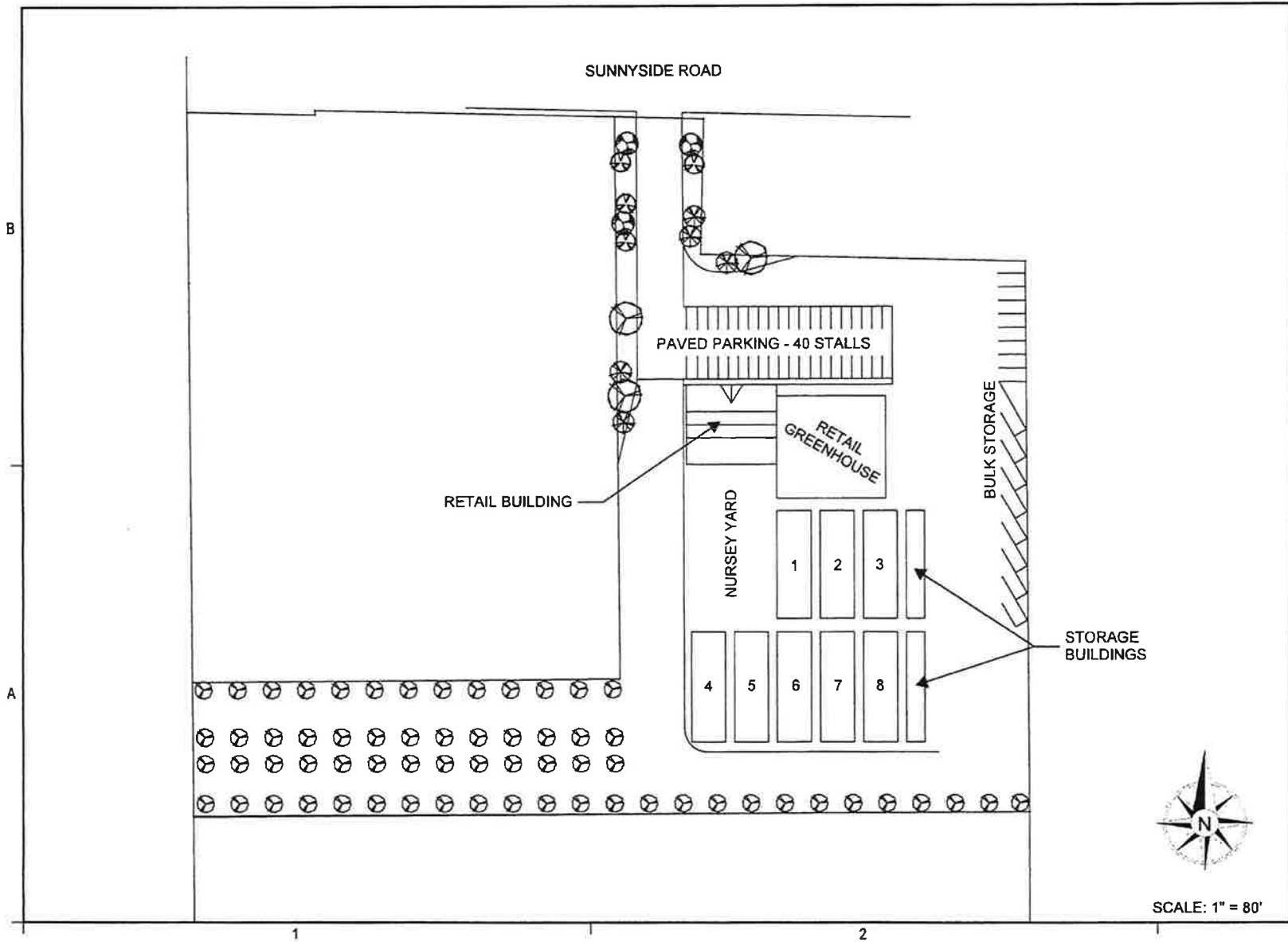
OFFICES AT:

310 N 2nd East, Suite 153
Nesburg, Idaho 83440

1331 Fremont Ave.
Idaho Falls, Idaho 83402

SUBMITTED BY:	ADAM WASH
DRAWN BY:	J. LEHMANN
APPROVED BY:	MURT J. ROIANO
PROJECT NO.	17122
SCALE:	1/8"
DATE:	DECEMBER 11, 2017
REVISION:	
CAD DRAWN:	CLARENCE FAMILY TRUST 2016

2



SUNNYSIDE GARDENS

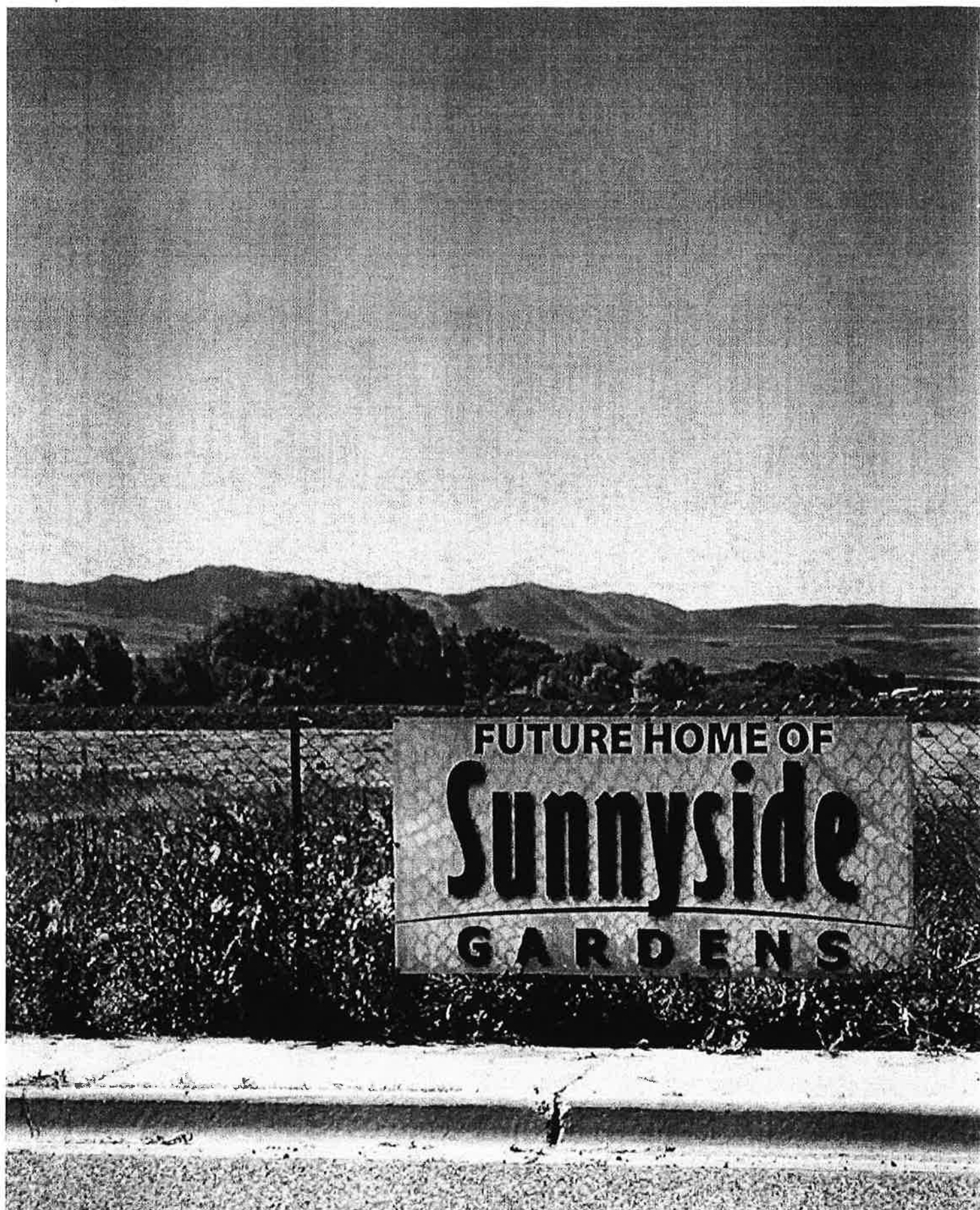
McCRACKEN
AMMON, IDAHO

PROJECT #:
DRAWN BY:
CHECKED BY:
ISSUED: 3.13.18

SITE LAYOUT

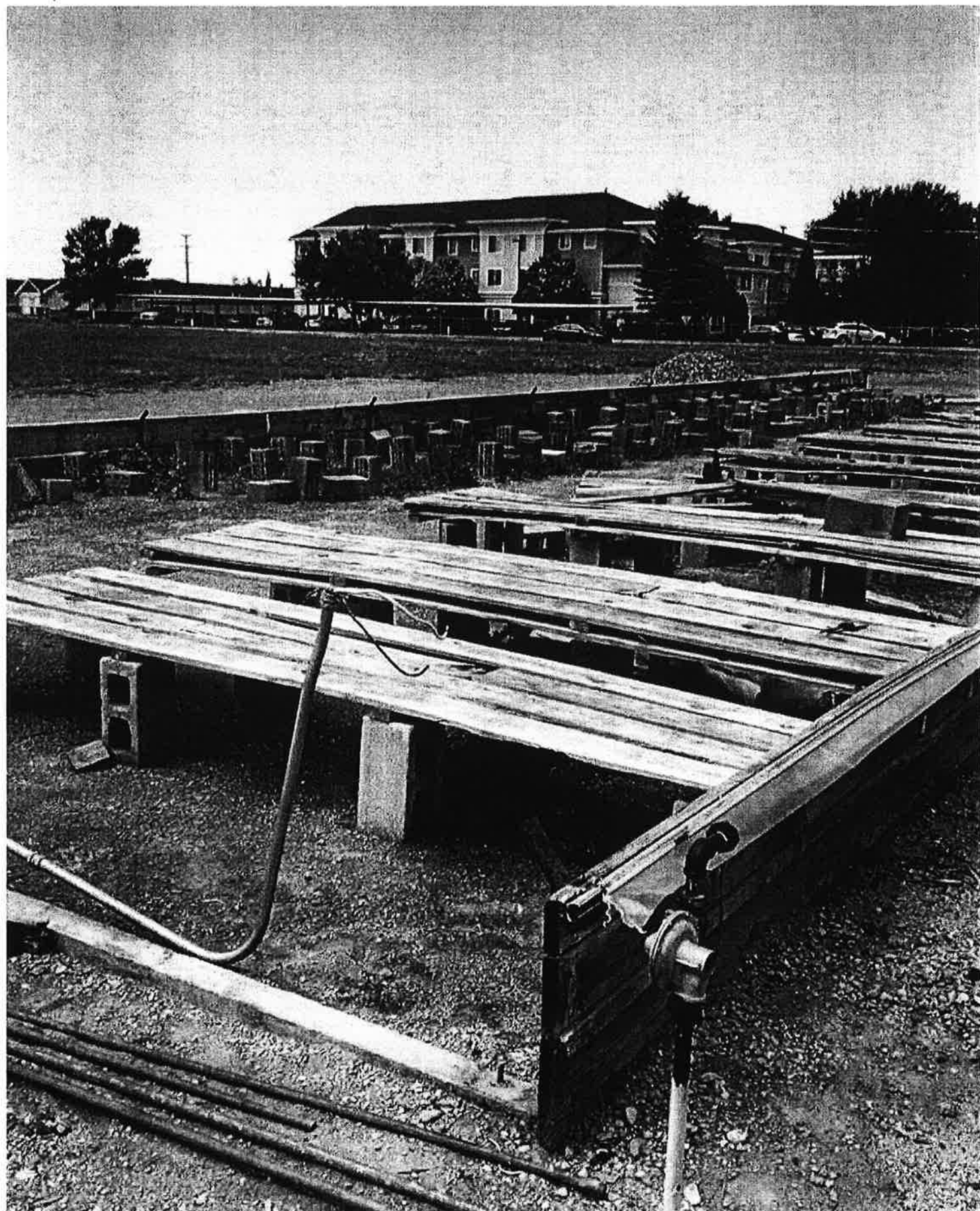
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F



3/5/2020

Expanded View

G

MLS Number: ZF2118632C (Closed) **List Price:** \$2,800,000**2366 E Sunnyside Road IDAHO FALLS, ID 83404****Sold Price:** \$2,000,000**Sold Date:** 5/23/2019**How Sold:** Conventional**Selling Office Name:** Keller Williams Realty East Idaho (#3046)**Selling Agent Name:** Dale Thompson (#9813)**Seller Conc:** No**Seller Concession Amount:** 0**Sold Type:** Arms Length**Co-Selling Listing Office:** Keller Williams Realty East Idaho (#3046)**Co-Selling Agent:** Mark Liebel (#2309)**Days on Market:** 47**Original List Price:** \$2,800,000**Type:** Commercial**Possible Use:** Commercial**Lot Size (Apx SqFt):****Apx Acreage:** 6.1**Topography/Setting:****Unit #:****County:** Bonneville**Sub Area:****Subdivision:** NONE**Elementary School:****Middle School:****High School:****Zoning-General:** BONNEVILLE**GEN COM****Zoning-Specific:** BONNEVILLE-C2-**GENERAL COMMERCIAL****Legal Description:** See Exhibit A**Covenants:** No**Frontage:****Depth:****Flood Plain:** U**Parcel #:****Taxes:** 5225.00**Tax Year:** 2017**Irrigation Water:** No**Irrigation Details:** none**Irrigation:** None**Enhanced Septic Fee:** \$0.00**Location:****Curbs/Gutters:****Sidewalks:****Access Roads:****Soil Type:****Natural Gas:** Available**Water:** Other**Sewer:** Other**Provider/Other Info:** Rocky Mountain Power**Amenities:****Landscaping:****View:****Telephone:** To Lot**Improvements:** Land Only- existing buildings of nominal value**Public Info:** Approximately 6.1 acres of prime commercial land with approximately 457 feet of frontage along Sunnyside Rd. Great potential for future commercial development such as medical complexes. All public utility services available to the site.**Private Info:****Driving Directions Beginning At:** West on Sunnyside Rd past Hitt Rd to address on the left.**Owner Name:** RK Rose Exempt Marital Trust & Sunnyside Gardens INC**Occupant/Contact 1 Name:****Occ/Cntct Phn:****Occ/CntctNm2:****Occ/Cntct Phn2:****CntrType:** Exclusive Right to Sell**BA Comp:** 3**NAgtOffr:** 3**Dual/Var:** Yes**AgtBonus:****Min Comm:****Commission Paid on Seller Concessions:** No**Sign:** Yes**Agent Owned:** No**Buyer Exclusions:** No**Duplicate Entry:** Yes**Other MLS#:****Showing Instructions:** Call LO for Appointment, Vacant**Terms:** Cash, Conventional, 1031 Exchange**Distressed Property:** Not Applicable**Possessn:** At Closing**Pndg Dt:** 12/22/2018**EstClsgDt:** 4/15/2019**VOW AVM:** No**VOWCmnt:** No**List Date:** 11/6/2018**Expire Date:** 1/23/2019**Display on Internet:** Yes**Display Address:** Yes**Co-List Office:****Co-List Agent:****Listing Office:** Keller Williams Realty East Idaho (#3046)**Listing Agent:** Dale Thompson (#9813)**Main:** (208) 529-8888**Agent Email:** dale@dalethompson.com**Fax:** (208) 529-8893**Contact #:** (208) 589-4407**Co-Listing Office:** Keller Williams Realty East Idaho (#3046)**Co-Listing Agent:** Mark Liebel (#2309)**Co-Main:** (208) 529-8888**Co-Agent Email:** mliebel2@gmail.com**Co-Fax:** (208) 529-8893**Co-Contact #:** (208) 390-4730

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: ZF2118632C

