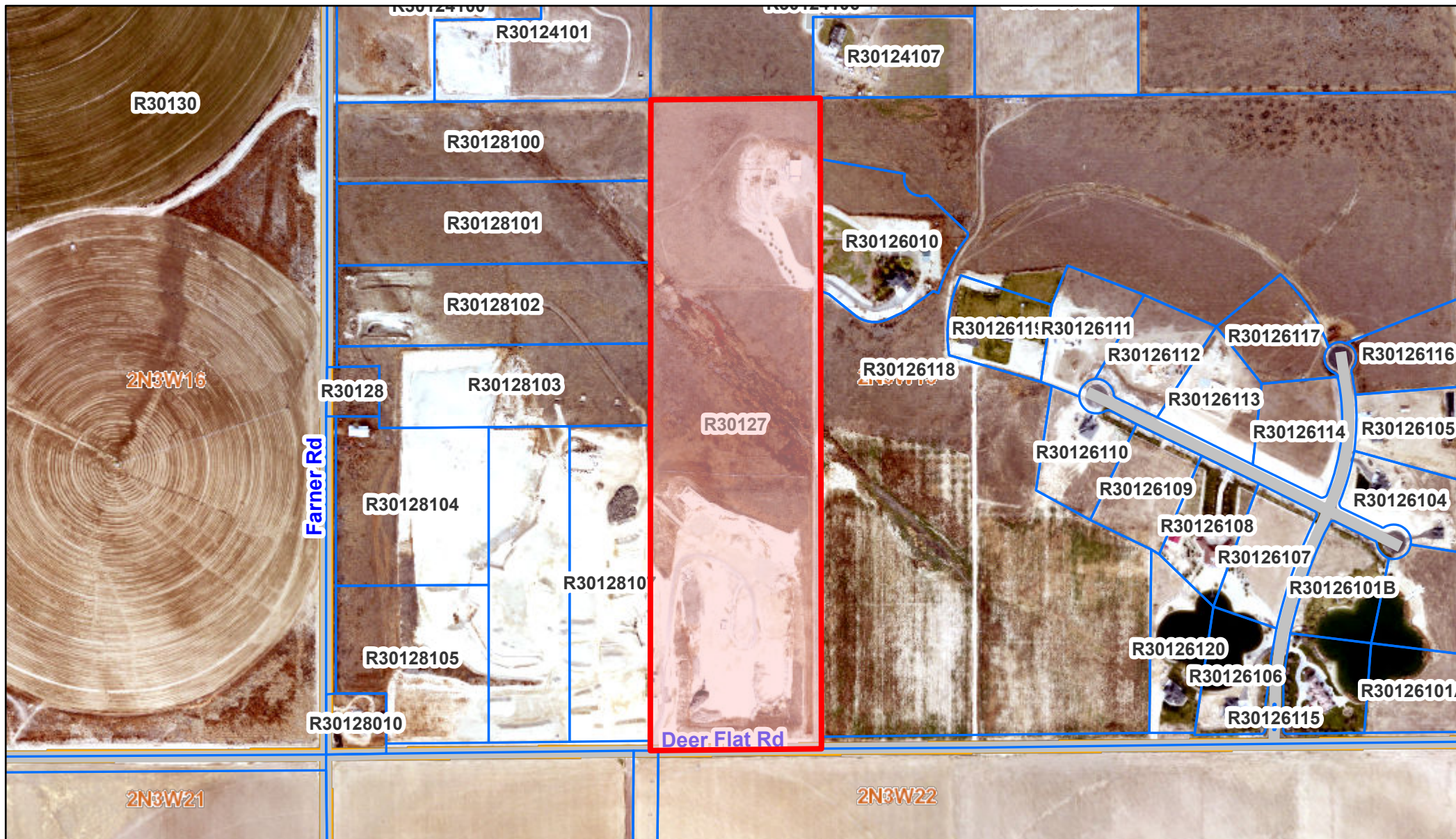


# Canyon County, ID Web Map



2/16/2023, 10:23:28 AM



Multiple Parcel Search\_Query result

CanyonCountyRoads

Roads

Roads



County Boundary



Current Impact Area



City Limits



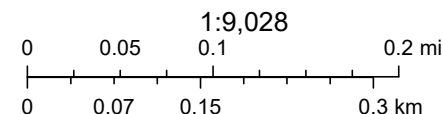
Sections

Canyon County Imagery\_2019

Red: Band\_1

Green: Band\_2

Blue: Band\_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Paul D. Nay and Michelle J. Nay</u>
	MAILING ADDRESS: <u>[REDACTED]</u>
	PHONE: <u>[REDACTED]</u> EMAIL: <u>[REDACTED]</u>

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 10/4/2022

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>14602 Deer Flat Rd.</u>
	PARCEL #: <u>30127</u> LOT SIZE/AREA: <u>42.39 Acre</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>Southwest</u> SECTION: <u>15</u> TOWNSHIP: <u>2 North</u> RANGE: <u>3 west</u>
	ZONING DISTRICT: FLOODZONE (YES/NO): <u>No</u>

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: CR2022 - 0030

DATE RECEIVED: 10/27/22

RECEIVED BY: Maddy Vander Veen

APPLICATION FEE: \$1400 (CK) MO CC CASH



# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### Select Application Type:

- ☐ Zoning **Map** Amendment (Rezone)
  - ☐ Rezone (No conditions; CCZO §07-06-05)
  - ☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance)

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☒ Master Application completed and signed (See attached application)
  - ☒ Letter of Intent:
    - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
      - Is the request generally consistent with the comprehensive plan?
      - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
      - Is the request compatible with surrounding land uses?
      - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
      - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
      - Does legal access to the subject property for the request exist or will it exist at the time of development?
      - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
      - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
        - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
    - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
  - ☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
  - ☒ Land Use Worksheet (map amendment only) – See attached worksheet
  - ☐ Draft of proposed ordinance change (text amendment only)
  - ☒ Deed or evidence of property interest to subject property
  - ☒ **\$950 Rezone or \$1,400 for a Conditional Rezone**
  - ☐ **\$2800 Text Amendment**
- (Fees are non-refundable)

**NOTE:**

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

**CONDITIONAL REZONE OPTION:**

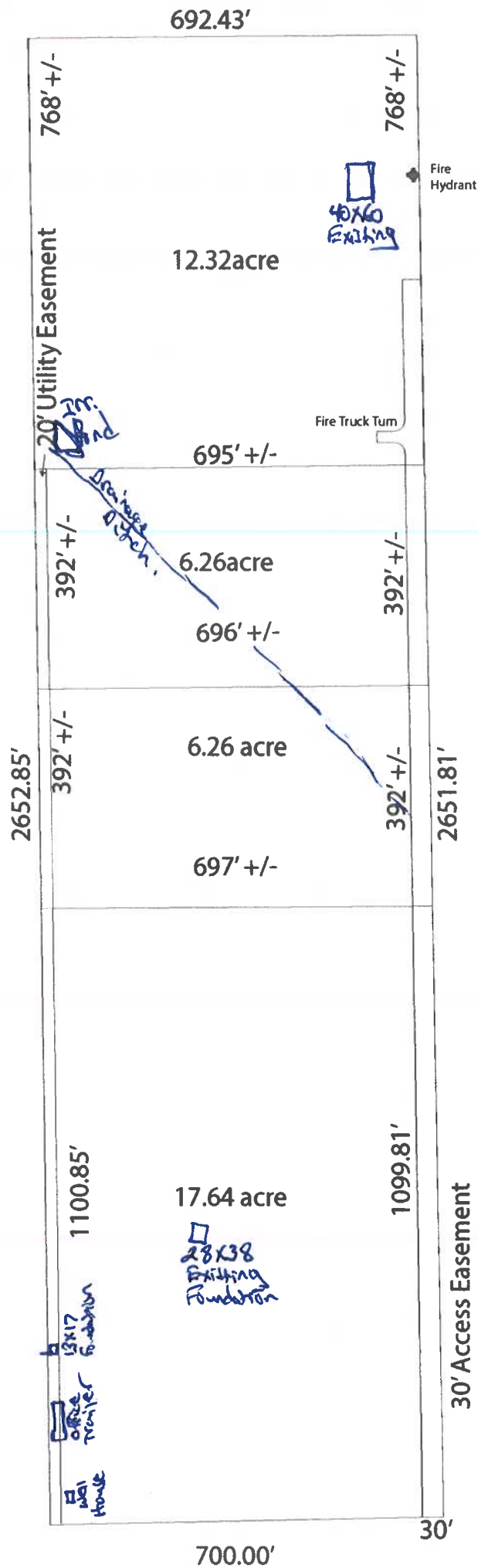
When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

**Applicant/Owner:** \_\_\_\_\_

**DSD Planner:** \_\_\_\_\_

**Associated Case No:** \_\_\_\_\_



Parcel 30127000

# Letter of Intent

Rezone Request

Parcel: R30127

Owner: Paul D. Nay and Michelle J. Nay

Date: 10/05/2022

To: Canyon County Development Services

We respectfully request a rezone (or conditional rezone) of Parcel R30127. The parcel consists of 42.4 acres and has been used for occasional alfalfa production and surface aggregate mining by Deer Flat Sand & Gravel. The undulating grade and steep slopes make it less desirable as farm ground and it has sat idle much of the time.

We request consideration to rezone the North approximate 24.76 acres to CR-RR and split into 3 lots. The North portion/split being the South portion of approximately 17.64 acres encompassing the depleted gravel pit as C-1 commercial or CR-C1 if needed. This makes for a total lot count of 4 lots in keeping with the recommendations from your office.

For the CR-RR portion, much of the surrounding land has been divided into 5-to-10-acre parcels consistent with our intended split; therefore, the rezone amendment may be more appropriate than its current Ag zone. A CR-RR rezone is also compatible with RR zoning directly to the East of the property.

We propose the minimum lot size be 6 acres. We do not anticipate any negative affect on the character of the area. In fact it may improve on land use and the weed control effort. Keeping larger lot sizes will maintain the same county atmosphere that exists in the surrounding parcels.

With the 6-acre minimum lot size there is adequate area for individual well and septic systems. Other utilities such as power and phone are already in place within the access easement on the East side of the property. The lots will also be sold with water rights for agricultural use.

Legal access exists as a shared use driveway to an adjoining parcel. There are two recorded instruments regarding the current agreement. Inst #2013-050463, a driveway Maintenance Agreement and Inst. #2013-057767 records the easement and is contemporaneously tied to the Maintenance agreement as noted. We assume these will need to be revised to include the new lots after the split and be recorded to include all involved parcels. This current driveway is not wide enough to meet the county requirements for multiple lots but will be improved if the rezone and splits are approved. It is currently about 16ft wide with 12ft of pavement. It will be widened to 20ft to meet the county requirements.

There should not be an impact to the existing public street. Two separate paved entrances of 20' or more are existing. One in conjunction with the shared drive and a separate one specific to the old gravel pit which we would keep as ingress/egress to that parcel. All 4 lots will have access off the shared private drive.

We do not see any impact to the public services beyond the change of mailing address associated with creating a private drive.

For the CR-RR zones we would expect to maintain the Development Agreement stipulations already in place on the existing Warranty Deed regarding no manufactured homes, building size and garage requirements etc..... No changes are wanted or expected in that regard.

For the C1 or CR-C1 zone we would propose to re-purpose the existing depleted gravel pit to accommodate parked RV storage. We recognize that this would be the first zone of that type in the immediate vicinity, however similar zoning and RV storage exist about 6 miles away on HWY 45. We are also just a mile from the County Landfill which has some affect to the area.

There is an existing manufactured office trailer that we would continue to utilize as an office facility on the property and there are two foundations with slabs that we may eventually frame in as storage buildings in the future.

We believe the intended Parked RV Storage would benefit the community and therefore be in harmony with the Comprehensive Plan. With the ever-increasing population growth driving high density communities in Nampa, Caldwell and surrounding cities within Canyon County, the need for available storage for RV's is growing. At this time, we do not anticipate an actual built-in storage facility but, if possible, would like to keep the option open for future expansion to lockable storage units if the RV usage is insufficient to be viable on its own.

The old pit is well suited for RV Storage, having somewhat naturally protection from high winds and being constrained to a single, easy to secure, access point. The pit is secluded from the public roadway by an existing berm that was installed when the pit was formed. There is a nice wide paved entrance that was established for heavy truck access when the pit was in production that is well suited to Recreational Vehicle access. We will remove the existing swing gate and install a substantial security gate approximately 300 feet off the right of way to allow plenty of room for multiple vehicles to safely enter and exit Deer Flat Road. Other security measures will be installed to provide a secure and safe storage location for the RV's.

We look forward to the opportunity to improve on this land and provide resources for storage to the community as well. We believe that this endeavor will be of benefit to the treasure valley and specifically to Canyon County.

Thank you for your consideration,

Paul D. Nay

**Notice of Neighborhood Meeting**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

October 11, 2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit, Zoning Amendment and Land Division to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). We held a meeting on September 28<sup>th</sup> but did not include enough information about the planned development and are holding a second meeting. SEE PROJECT SUMMARY BELOW

*This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the county. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit, Zoning Amendment and Land Division is applied.*

The Neighborhood Meeting details are as follows:

**Date:** Wednesday October 26, 2022

**Time:** 5PM

**Location:** 14602 Deer Flat Road, Nampa, ID 83686 (at the old pit entrance)

**Property description:** Old gravel pit and attached property

The project is summarized below:

**Site Location:** 14602 Deer Flat Road, Nampa Idaho

**Proposed Access:** Existing access to remain without additional impact

**Total acreage:** 42.4

**Proposed Lots:** 4 (currently 1). 1 Commercial lot zoned either C1 or CR-C1 that the old gravel pit sets on and the other 3 lots will be CR-RR residential lots of at least 6 acres. These lots will be sold with Water Rights. Our intent is that the commercial acreage will have an additional conditional use permit to allow for Parked RV Storage, an office trailer and a building permit for a caretaker's residence. This property will access at the Gravel Pit entrance to allow for enough space to pull in off the road before stopping at a security gate.

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

**Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.**

If you have any questions prior to the meeting, please contact me at by phone or text at [REDACTED]  
by email at [REDACTED] or written mail to the property [REDACTED]

Sincerely,  
Paul Nay





**Notice of Neighborhood Meeting**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

September 10, 2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit, Zoning Amendment and Land Division to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the county. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit, Zoning Amendment or Land Division is applied.

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If you have any questions prior to the meeting, please contact me at by phone or text at [REDACTED]  
by email at [REDACTED] or written mail to the property [REDACTED]

Sincerely,  
Paul Nay



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 507-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment; zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address:	14602 Deer Flat Rd.	Parcel Number:	R3012 7		
City:	Nampa	State:	Idaho	ZIP Code:	83686
Notices Mailed Date:	October 11	Number of Acres:	42.40	Current Zoning:	AG
Description of the Request:	Change of Zoning from AG to C1/ CR-C1 and RR with future administrative land division into 4 total lots				

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Paul Nay							
Company Name:	N/A							
Current address:	<div></div>							
City:						State:	ZIP Code:	
Phone:						Cell:	Fax:	N/A
Email:								

#### MEETING INFORMATION

DATE OF MEETING:	October 26, 2022	MEETING LOCATION:	14602 Deer Flat Rd.
MEETING START TIME:	5:00 PM	MEETING END TIME:	TBD or 6:00PM

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jonathon Moldenhauer	<i>Jonathon Moldenhauer</i>	14716 Mountain Hawk Rd
2. Gretchen Moldenhauer	<i>Gretchen Moldenhauer</i>	" "
3. Lee And Heather Haskill	<i>Lee Haskill</i>	Heather Haskill 14600 Deer Flat Rd
4.		
5.		
6.		
7.		
8.		
9.		

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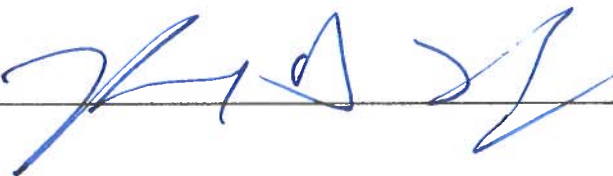
**NEIGHBORHOOD MEETING CERTIFICATION :**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

**APPLICANT/REPRESENTATIVE (Please print):**

Paul D Nay

**APPLICANT/REPRESENTATIVE (Signature):**



**DATE:**

10/26/2022

# NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN-UP INFORMATION

CANYON COUNTY ZONING INFORMATION

### SITE INFORMATION

Site Address: 14602 Deer Flat Rd Parcel Number: R3012 7  
City: Nampa State: Idaho ZIP Code: 83686  
Notices Mailed Date: September 10, 2022 Number of Acres: 42.40 Current Zoning: AG  
Description of the Request: Change of Zoning from AG to RR  
With a future administrative land division into 4 lots

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Paul Nay  
Company Name: NA  
Current address: [REDACTED]  
City: [REDACTED] State: [REDACTED] ZIP Code: [REDACTED]  
Phone: [REDACTED] Cell: [REDACTED] Fax: [REDACTED]  
Email: [REDACTED]

### MEETING INFORMATION

DATE OF MEETING: September 28, 2022	MEETING LOCATION: 14602 Deer Flat Rd.	
MEETING START TIME: 5:00 PM	MEETING END TIME: TBD or 6:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Lee + Heather Haskell	Heather Haskell	14600 Deer Flat Rd, Nampa 83686
2.		
3.		
4.		
5.		
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10.
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15.
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18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION :

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Paul D. Noy

APPLICANT/REPRESENTATIVE (Signature):



DATE: 9/28/2022

Property Owners within 600 ft of 14602 Deer Flat Rd.

Chad Neeley  
1959 S. Sandcrest Way  
Nampa, ID 83686

Mark McCoy  
639 S. Davin Creek Loop  
Nampa, ID 83686

Joahana Maria Soberanes  
316 S. Almond St.  
Nampa, ID 83686

Jamie Corral  
14525 Deer Flat Rd.  
Nampa, ID 83686

Scott Englund  
325 Main St.  
Quincy, CA 95971

Also Scott Englund Holdings, LLC  
416 18<sup>th</sup> Ave S.  
Nampa, ID 83651

Frank Tiegs LLC  
4200 Riverhaven  
Pasco, WA 99301

Adrian Corral  
6116 Lewis Ln  
Nampa, ID 83686

Harry Haskill  
14600 Deer Flat Rd.  
Nampa, ID 83686

Jonathon Moldenhauer  
14716 Mountain Hawk Rd.  
Nampa, ID 83686

Eric Haskell  
14748 Mountain Hawk Rd.  
Nampa, ID 83686

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_  
☐ How many Individual Domestic Wells are proposed? 3 additional

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

- ☐ Surface ☒ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☐ Gravity Both

**5. ACCESS:**

- ☒ Frontage ☐ Easement Easement width 30' +/- Inst. # 2013-047760

**6. INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # TBA

**7. FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:**

- ☒ Retained on site ☒ Swales ☒ Ponds ☐ Borrow Ditches

☐ Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Irrigation waste ditch across property

### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

☒ Residential 3 ☒ Commercial 1 ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

☐ Water supply source: on site Hydrant

**3. INCLUDED IN YOUR PROPOSED PLAN?**



☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:**

~~AK~~ Parked RV Storage

**2. DAYS AND HOURS OF OPERATION:**

<input checked="" type="checkbox"/> Monday	<u>6 Am</u>	to	<u>10 pm</u>
<input checked="" type="checkbox"/> Tuesday		to	
<input checked="" type="checkbox"/> Wednesday		to	
<input checked="" type="checkbox"/> Thursday		to	
<input checked="" type="checkbox"/> Friday		to	
<input checked="" type="checkbox"/> Saturday		to	
<input checked="" type="checkbox"/> Sunday		to	

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☒ No

**4. WILL YOU HAVE A SIGN?** ☒ Yes ☒ No ☐ Lighted ☒ Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 4 ft

What type of sign: \_\_\_\_\_ Wall ☒ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? undetermined

Is there is a loading or unloading area? yes



**ANIMAL CARE RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? N/A

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building    ☒ Natural Enclosure    ☒ Existing on Public Road Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



100 10th Avenue South  
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

<b>2021-040842</b>	
RECORDED	
<b>06/08/2021 11:49 AM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 MKEYES	\$13.00
TYPE FIRMNAME	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

File No. 773089 BA/JB

## WARRANTY DEED

For Value Received Triple Crown Investments, LLC  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Paul D. Nay and Michelle J. Nay, husband and wife  
hereinafter referred to as Grantee, whose current address is [REDACTED]  
The following described premises, to-wit:

Parcel A as shown on a Record of Survey for Parcel Line Adjustment, recorded as Instrument No. 2013-047760, records of Canyon County, said parcel is situated in a portion of the Southwest Quarter of Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence  
South 89°57'53" East 1326.47 feet along the South line of said Section 15 to the West 1/16th corner  
common to said Section 15 and Section 22 of said Township and Range, said West 1/16th corner  
being the POINT OF BEGINNING; thence leaving said South line  
North 00°41'48" East 2652.85 feet to the center West 1/16th corner of said Section 15, thence along  
the East-West centerline of said Section 15  
South 89°53'06" East 692.43 feet, thence leaving said East-West centerline  
South 00°32'01" West 2651.81 feet to said South line of Section 15, thence continuing along said  
South line  
North 89°57'53" West 700.00 feet to the POINT OF BEGINNING.

SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

An easement for Ingress/Egress and Utilities across a portion of Parcel A in favor of Parcel B as  
shown on a Record of Survey for Parcel Line Adjustment, recorded as Instrument No. 2013-047760,  
records of Canyon County, said easement is situated in a portion of the Southwest Quarter of Section  
15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly  
described as follows:

Commencing at the Southwest corner of said Section 15, thence

South 89°57'53" East 2026.47 feet along the South line of said Section 15 to the POINT OF BEGINNING, thence leaving said South line and following the East line of said Parcel A

North 00°32'01" East 2215.34 feet, thence leaving said East line

North 89°19'23" West 31.20 feet, thence

South 00°40'37" West 2215.74 feet to the said South line of Section 15, thence along said South line

South 89°57'53" East 36.76 feet to the POINT OF BEGINNING.

Subject to: There shall be no manufactured homes placed on this said parcel. No dwelling shall be erected or placed on building site that is less than 2000 square feet on any single level, or a minimum of 1450 square feet on the ground floor of a two story or split entry residence maintaining a total minimum on both levels of 2600 square feet with a minimum of (3) three bedrooms and (2) two bathrooms for the purpose of this paragraph, basements shall not be considered in the required square footage. Any home under 2250 square feet must have a third car garage attached. Any home that is over 2250 square feet does not require the third car garage but must still have a 2 car garage attached.

No portion of the real property or of building site or any structure there shall be used for the conduct of any trade or business, and noxious or undesirable use of the real property shall not be permitted or maintained, with the exception of the C.U.P and current gravel pit operation. No junked, wrecked or inoperable cars, or racing cars will be permitted to be parked or openly stored within said parcel.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 7, 2021

Triple Crown Investments, LLC

By:

Lance Thueson, Member

State of Idaho, County of Canyon

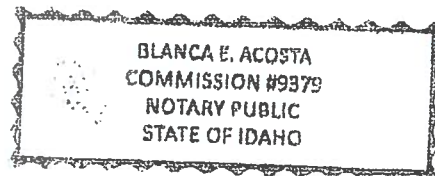
This record was acknowledged before me on June 8, 2021 by Lance Thueson, as Member of Triple Crown Investments, LLC.

Signature of notary public

Commission Expires:

Residing in Nampa, Idaho

My Commission Expires: 9-18-2023





**2013-057767**

RECORDED

**12/30/2013 03:01 PM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 MBROWN

\$25.00

TYPE EASEMENT

TITLEONE BOISE

ELECTRONICALLY RECORDED

# Canyon County Recorder's Office Cover Page



This Easement is being re-record to correct a  
Scriveners error in the legal for Exhibit B

<b>2013-050462</b>	
RECORDED	
<b>11/01/2013 04:13 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs: 5 MBROWN	\$22.00
TYPE: EASEMENT	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

### EASEMENT FOR INGRESS AND EGRESS AND UTILITIES

THIS INDENTURE is made this 31st day of October 2013 between Daniel M. Hukill and Marcine L. Hukill, husband and wife (hereinafter referred to as "Grantor"), and Felix King and Rachel King, husband and wife, (hereinafter referred to as "Grantee"), whose address is

**WHEREAS**, the Grantor is the owner in fee simple of certain real property located in Canyon County, Idaho, more particularly described in Exhibit A attached hereto (hereinafter referred to as the "Easement Premises"); and

**WHEREAS**, Grantee is the owner of certain real property located in Canyon County, Idaho, more particularly described in Exhibit B attached hereto (hereinafter referred to as the "Dominant Estate"); and

**WHEREAS**, the Grantor desires to grant a perpetual, non-exclusive easement for ingress and egress for pedestrian and vehicular traffic across, ~~and the installation and maintenance of~~ <sup>RMK</sup> ~~underground utilities~~ <sup>FDK</sup> under, the Easement Premises, subject to the terms and conditions set forth herein. <sup>WJ</sup> <sup>RH</sup>

<sup>RMK</sup> <sup>FDK</sup> <sup>WJ</sup> <sup>RH</sup> **NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficient of which is hereby acknowledged, the Grantor does hereby give, grant and convey unto the Grantee, a perpetual, non-exclusive easement across the Easement Premises for the benefit of the Dominant Estate for the limited purpose of ingress and egress of pedestrian and vehicular traffic ~~and the installation and maintenance of underground utilities~~. It is expressly understood and agreed between the parties hereto that the use of the Easement Premises for the benefit the Dominant Estate shall be limited to such uses as are ordinarily and necessarily associated with one single family residential dwelling only, and no others. The use of the Easement Premises as limited herein shall not be expanded, enlarged or modified without the written approval of Grantor.

The parties hereto further acknowledge that the Easement Premises are presently improved with an existing roadway and that Grantor and Grantee shall cooperate in the repair, maintenance and upkeep thereof as more particularly set forth in a separate agreement entered into between them contemporaneously with this instrument. Except for the installation of underground utilities, no further improvements (excepting ordinary repair, maintenance and upkeep) shall be made on the Easement Premises without the consent of the Grantor.

Grantee does hereby agree to hold harmless, defend and indemnify Grantor against any and all claims, actions, causes of action, damages or liabilities of any description whatsoever.

**EASEMENT FOR INGRESS AND EGRESS, Page 1**

State of Idaho }  
County of Canyon } ss.

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 12-24-2013

CHRIS YAMAMOTO, Clerk of the District Court  
and Ex Officio Recorder

By Ma Brown  
Deputy

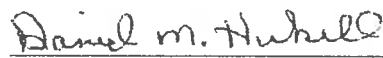
arising out of or in any manner connected with the use of the Easement Premises as described herein.

This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties to this Agreement and their respective heirs, successors or assigns and the rights granted hereunder shall not be assigned, conveyed or in any fashion alienated separate from the Dominate Estate.

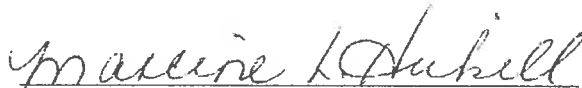
Grantor reserves unto itself and its successors and assigns the right to use the Easement Premises so long as the said use does not interfere with the rights granted to Grantee hereby.

IN WITNESS WHEREOF, the parties have executed this Easement for Ingress and Egress the day and year first above written.

**GRANTOR:**

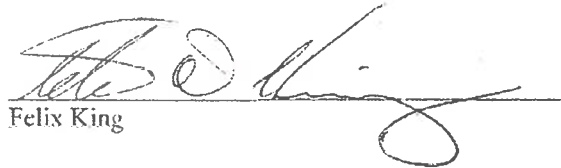


Daniel M. Hukill

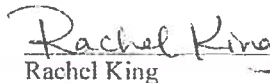


Marcine L. Hukill

**GRANTEE:**



Felix King



Rachel King

**EASEMENT FOR INGRESS AND EGRESS, Page 2**

STATE OF IDAHO )

County of Canyon : ss.

On this 12 day of Nov. ~~October~~, 2013, before me, a notary public, personally appeared Daniel M. Hukill and Marcine L. Hukill, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Edie R. O'Dell*

Notary Public for Idaho

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_

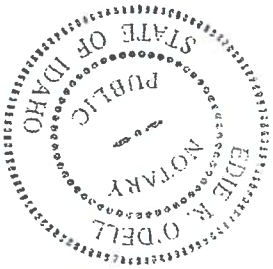
Residing in Nampa, Idaho  
My Commission Expires 4/17/2015

STATE OF IDAHO )

County of Canyon : ss.

On this 12 day of Nov. ~~October~~, 2013, before me, a notary public, personally appeared Felix King and Rachel King, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Edie R. O'Dell*

Notary Public for Idaho

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Residing in Nampa, Idaho  
My Commission Expires 4/17/2015

**EASEMENT FOR INGRESS AND EGRESS, Page 3**

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### EXHIBIT A

A portion of Parcel A as shown on a Record of Survey for Parcel Line Adjustment, recorded as Instrument Number 2013-047760, records of Canyon County, situated in a portion of the Southwest  $\frac{1}{4}$  of Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the Southwest corner of said Section 15, thence South  $89^{\circ}57'53''$  East 2026.47 feet along the South line of said Section 15 to the **POINT OF BEGINNING**, thence leaving said South line and following the East line of said Parcel A

North  $00^{\circ}32'01''$  East 2215.34 feet thence leaving said East line

North  $89^{\circ}19'23''$  West 31.20 feet, thence

South  $00^{\circ}40'37''$  West 2215.74 feet to the said South line of Section 15, thence along said South line

South  $89^{\circ}57'53''$  East 36.76 feet to the **POINT OF BEGINNING**.

FDK  
Rmk  
HDD  
D.H.



4

## EXHIBIT B

### Legal Description:

Parcel B as shown on a Record of Survey for Parcel Line Adjustment, recorded as Instrument No. 2013-047760, records of Canyon County, said parcel is situated in a portion of the Southwest Quarter of Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the Southwest corner of said Section 15; thence  
South 89°57'53" East 2026.47 feet along the South line of said Section 15; thence leaving said South line  
North 00°32'01" East 1865.41 feet to the Point of Beginning; thence continuing  
North 00°32'01" East 537.26 feet; thence  
South 79°32'10" East 350.77 feet; thence 146.28 feet along a non-tangent curve to the left, said curve having a radius of 70.00 feet, a delta angle of 119°43'58", and a chord bearing and distance of South 42°44'10" East 121.08 feet; thence 19.64 feet along a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 56°15'48", and a chord bearing and distance of ~~South 42°44'10" East 121.08 feet~~  
thence S. 74°28'44" E. 18.86 feet  
South 46°21'13" East 205.33 feet; thence 29.88 feet along a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 85°36'33", and a chord bearing and distance of South 03°32'33" East 27.18 feet; thence 253.51 feet along a non-tangent curve to the left, said curve having a radius of 635.00 feet, a delta angle of 22°52'28", and a chord bearing and distance of South 27°49'53" West 251.83 feet; thence  
North 73°36'23" West 20.73 feet; thence  
South 56°05'05" West 148.20 feet; thence  
South 65°52'47" West 68.70 feet; thence 150.63 feet along a curve to the right, said curve having a radius of 135.00 feet, a delta angle of 63°55'51", and a chord bearing and distance of North 82°09'17" West 142.94 feet; thence  
North 50°11'22" West 130.08 feet; thence  
North 68°30'58" West 38.54 feet to the Point of Beginning.

Rmk  
FDK  
B.H.  
M.A.



**R30127**

**PARCEL INFORMATION REPORT**

**9/8/2022 11:59:49 AM**

**PARCEL NUMBER: R30127**

**OWNER NAME: NAY PAUL D**

**CO-OWNER: NAY MICHELLE J**

**MAILING ADDRESS:** [REDACTED]

**SITE ADDRESS: 14602 DEER FLAT RD**

**TAX CODE: 0550000**

**TWP: 2N**

**RNG: 3W**

**SECTION: 15**

**QUARTER: SW**

**ACRES: 42.40**



**HOME OWNERS EXEMPTION: Y**

**AG-EXEMPT:**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: NAMPA HWY DIST**

**FIRE DISTRICT: UPPER DEER FLAT FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST**

**IMPACT AREA: NOT In Impact Area**

**FUTURE LAND USE: Res**

**IRRIGATION DISTRICT: NOT In IRRIG\_DIST**

**FEMA FLOOD ZONE: X**

**FEMA FLOODWAY: NOT In FLOODWAY**

**FIRM PANEL NUMBER: 16027C0375F**

**WETLAND: NOT In WETLAND**

**NITRATE PRIORITY: NO Nitrate Prio**

**PRINCIPAL ARTERIAL: NOT In Principal Art**

**COLLECTOR: COLLECTOR**

**INSTRUMENT NO. : 2021040842**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 15-2N-3W SW TX 14239 IN E 1/2 OF SW**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

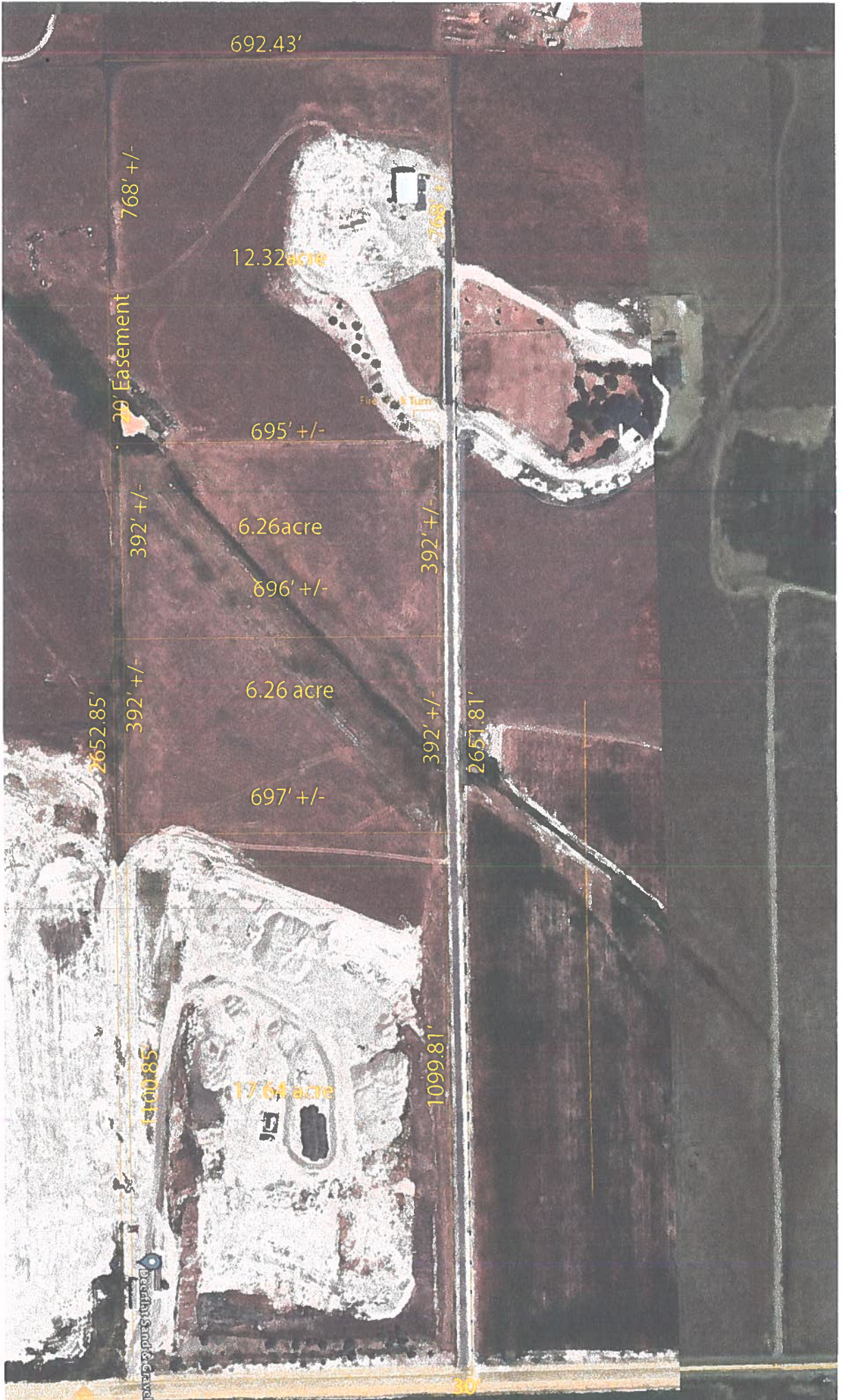
**SMALL CITY ZONING TYPE:**

**DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SIERRIS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE  
OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.





692.43'

768' +/-

12.32 acre

20' Easement

695' +/-

6.26 acre

696' +/-

6.26 acre

697' +/-

2652.85'

392' +/-

392' +/-

392' +/-

392' +/-

2651.81'

1099.81'

17.64 acre

2652.85'

700.00'

Parcel 30127000

© 2021 Google





Water Rights

63-7825A > Mine

63-7825C > Mine

63-32076 > Diverted

63-33164 > through  
waste ditch.

Parcel 30127000




This aerial map displays a series of land parcels, each identified by a unique label. The parcels are arranged in a grid-like fashion, with some larger areas and many smaller, more irregularly shaped ones. The labels include R30124013A, R30124107, R30126010, R30126118, R30126119, R30126112, R30126113, R30126114, R30126109, R30126110, R30126108, R30126107, R30126120, R30126106, R30126115, R30127, R30128100, R30128101, R30128102, R30128103, R30128104, R30128105, R3012810, R30128, R30124101, R30130, 2N3W16, 2N3W21, 2N3W22, Deer Flat Rd, and Farner Rd. The map uses a color-coded system to distinguish between different types of land, with brown and tan areas likely representing agricultural or undeveloped land, and blue areas representing water bodies. The labels are placed directly on the map, providing a clear reference for each parcel.

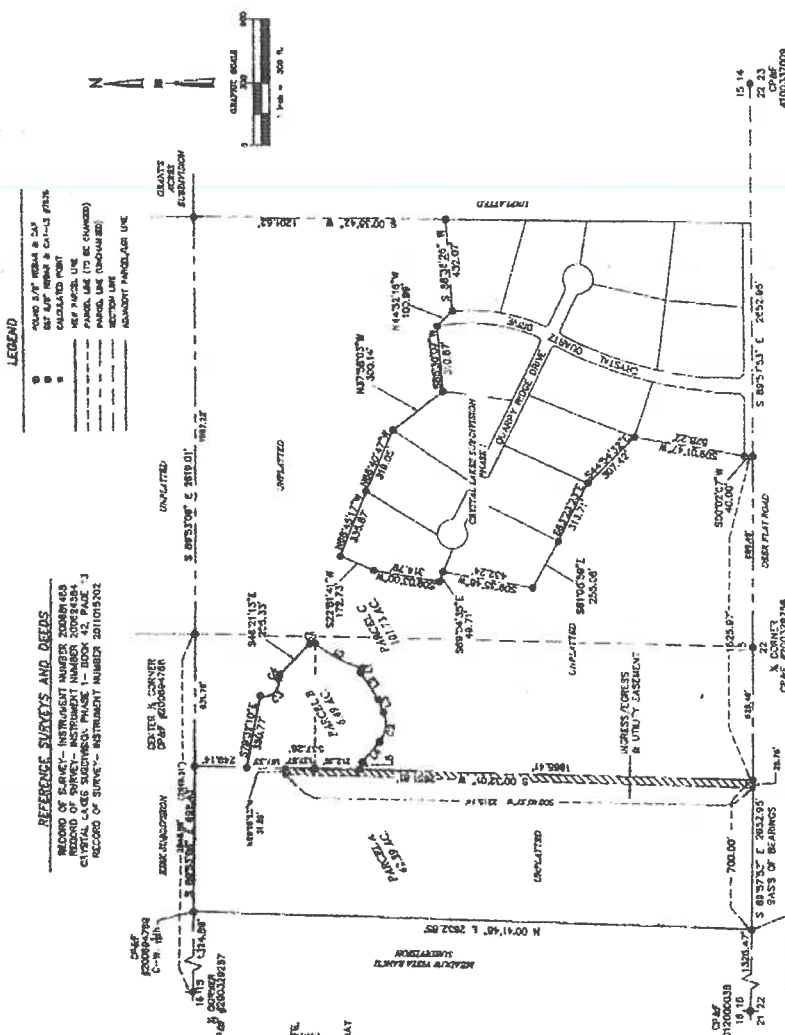
Canyi



00074082201300477600010015

 **Quadrant Consulting Inc.**  
1800 West Duxford Road  
Bloomington, Illinois 61702  
(708) 442-3089 FAX (708) 442-0018 FAX

CURVE	LENGTH	PAID	PAID	PAID	PAID	PAID	PAID
C1	25.50	8.50	23.50	23.50	23.50	23.50	23.50
C2	150.63	1.10	1.10	1.10	1.10	1.10	1.10
C3	14.25	10.00	19.25	19.25	19.25	19.25	19.25
C4	19.64	20.00	20.00	20.00	20.00	20.00	20.00
C5	28.38	20.00	20.00	20.00	20.00	20.00	20.00



234-15-3-00-00 00  
234-15-2-00-00-00

2013-050463

RECORDED

11/01/2013 04:13 PM

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$16.00

TYPE: AGR

TITLEONE BOISE

ELECTRONICALLY RECORDED

## DRIVEWAY MAINTENANCE AGREEMENT

This agreement is for the driveway owned by Daniel and Marcy Hukill.

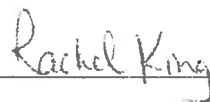
Please see attached legal description.

In order to maintain the asphalt driveway, the following maintenance is required, labor and cost will be split equally between

Felix & Rachael King and Daniel & Marcy Hukill

1. Seal coating and patching when needed
2. Keeping weeds sprayed
3. No driving in rocks on edge of driveway

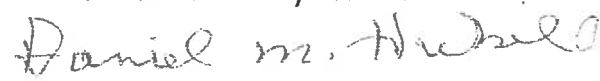

  
Felix & Rachael King

  
Rachel King

Date

11/1/13

Daniel & Marcy Hukill

  
  
Daniel M. Hukill  
Marcy Hukill

Date

11/1/13

11/1/13

State of Idaho)

County of Canyon

On this 1<sup>st</sup> of NOV., 2013, before me, the undersigned, a notary public personally appeared, Daniel M. Hukill and Marcine L. Hukill, known to me or proven to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public

Residing In: \_\_\_\_\_

Expires: \_\_\_\_\_

Residing in Nampa, Idaho

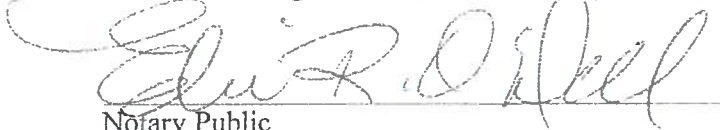
My Commission Expires 4/17/2015



State of Idaho)

County of Canyon

On this 1<sup>st</sup> of NOV., 2013, before me, the undersigned, a notary public personally appeared, Felix King and Rachel King, known to me or proven to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public

Residing In: \_\_\_\_\_

Expires: \_\_\_\_\_

Residing in Nampa, Idaho

My Commission Expires 4/17/2015



5

FDK  
Lmk  
MTA  
R.H.

**EXHIBIT A**

A portion of Parcel A as shown on a Record of Survey for Parcel Line Adjustment, recorded as Instrument Number 2013-047760, records of Canyon County, situated in a portion of the Southwest  $\frac{1}{4}$  of Section 15, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the Southwest corner of said Section 15, thence South  $89^{\circ}57'53''$  East 2026.47 feet along the South line of said Section 15 to the **POINT OF BEGINNING**, thence leaving said South line and following the East line of said Parcel A

North  $00^{\circ}32'01''$  East 2215.34 feet thence leaving said East line

North  $89^{\circ}19'23''$  West 31.20 feet, thence

South  $00^{\circ}40'37''$  West 2215.74 feet to the said South line of Section 15, thence along said South line

South  $89^{\circ}57'53''$  East 36.76 feet to the **POINT OF BEGINNING**.



**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 76867**Date:** 10/27/2022**Date Created:** 10/27/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Paul & Michelle Nay**Comments:** CR2022-0030**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0030	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$1,400.00**Sales Tax:** \$0.00**Total Charges:** \$1,400.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1075	\$1,400.00

**Total Payments:** \$1,400.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

Page 1 of 1