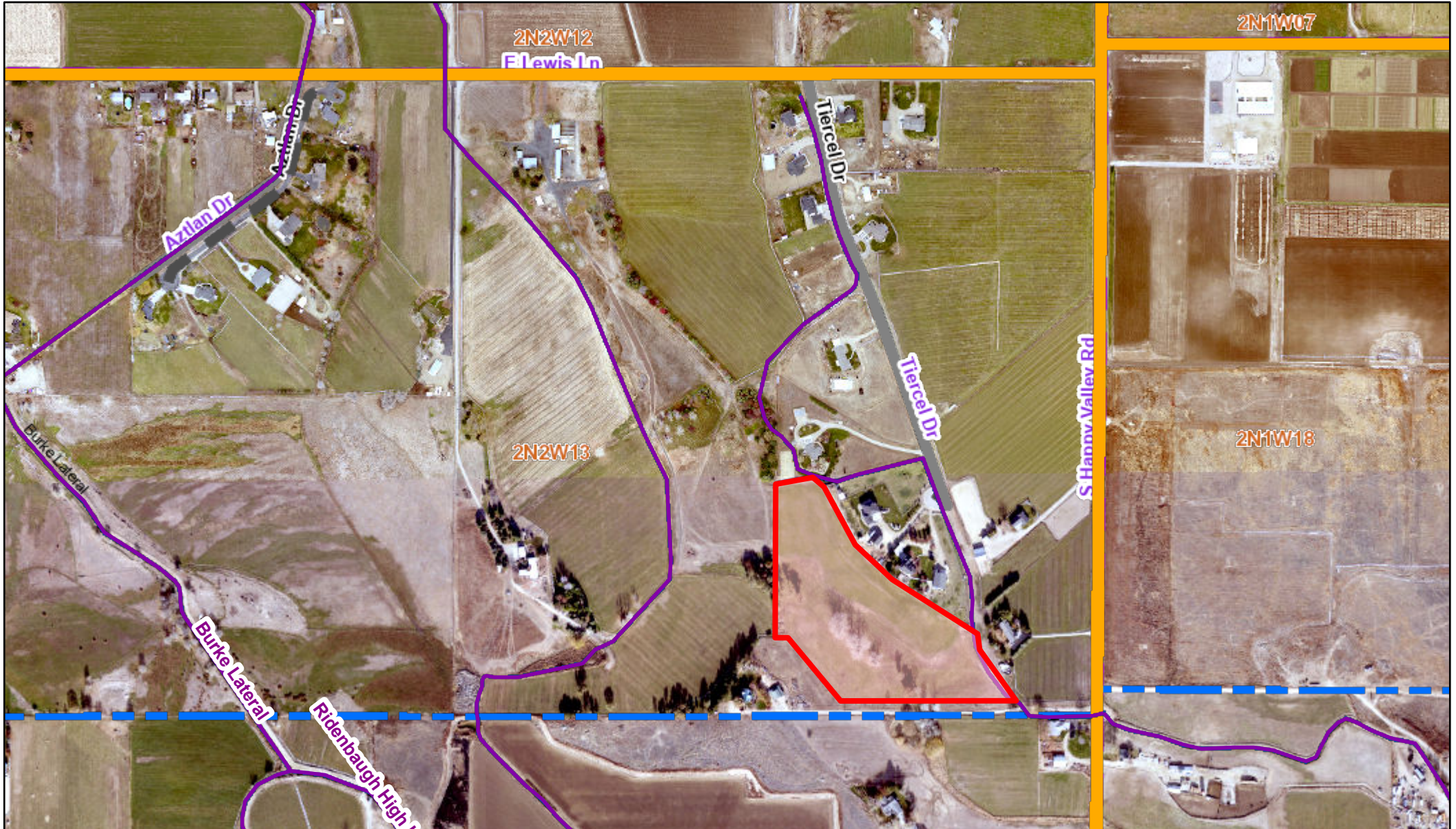
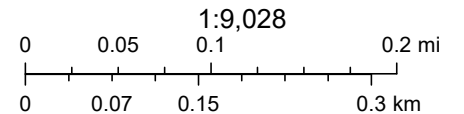


Canyon County, ID Web Map



6/29/2023, 2:16:23 PM

- | | | | | | | | |
|--|--------------------------------------|--|---------------------|--|-----------------------------|--|----------------------------|
| | Multiple Parcel Search _Query result | | Current Impact Area | | CanyonCountyRoads | | Canyon County Imagery_2019 |
| | Hydro_NHDFlowline | | City Limits | | Roads | | Red: Band_1 |
| | Hydro_NHDFlowline | | Sections | | ITDFunctionalClassification | | Green: Band_2 |
| | County Boundary | | CC_PrivateRoads | | Major Collector | | 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



ZONING AMENDMENT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <i>Craig and Nicole Brown</i>
	MAILING ADDRESS: <i>9621 Tiercel Drive Nampa, Idaho 93686</i>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <i>Craig P. Brown</i> Date: <i>4/17/23</i> <i>Nicole Brown</i> <i>4/17/23</i>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <i>Craig Kulchak</i>
	COMPANY NAME: <i>CK Consultants</i>
	MAILING ADDRESS: <i>4839 Mountain View Pr. Boise, ID 83704</i>
	PHONE: <i>(208) 919-1141</i> EMAIL: <i>rc.kulchak@gmail.com</i>

SITE INFO	STREET ADDRESS: <i>9621 Tiercel Drive Nampa, ID 93686</i>	
	PARCEL NUMBER: <i>R29533103A</i>	
	PARCEL SIZE: <i>11 acres</i>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <i>AG</i>	PROPOSED ZONING: <i>Residential</i>
	FLOOD ZONE (YES/NO) <i>NO</i>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <i>R2 2023 -0004</i>	DATE RECEIVED: <i>6/29/2023</i>
RECEIVED BY: <i>Ivan</i>	APPLICATION FEE: <i>\$950</i> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH

LAND USE WORKSHEET

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? _____

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 Piped

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

- Pressurized Gravity

5. **ACCESS:**

- Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

- Public Private Road User's Maintenance Agreement Inst # _____

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)

ditcher

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential 5 Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: sprinkler

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 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: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

Rezone

Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	⓪	[Signature]
Letter of Intent (see standards on next page)	⓪	[Signature]
Land Use Worksheet		[Signature]
Neighborhood Meeting form was completed and signed	⓪	[Signature]
Completed Agency Acknowledgement form including:	⓪	[Signature]
Southwest District Health	⓪	[Signature]
Irrigation District	⓪	[Signature]
Fire District	⓪	[Signature]
Highway District/Idaho Transportation Dept	⓪	[Signature]
Area of City Impact (If applicable)	⓪	[Signature]
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	⓪	[Signature]
Deed or evidence of property interest to the subject property		[Signature]
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	⓪	[Signature]
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

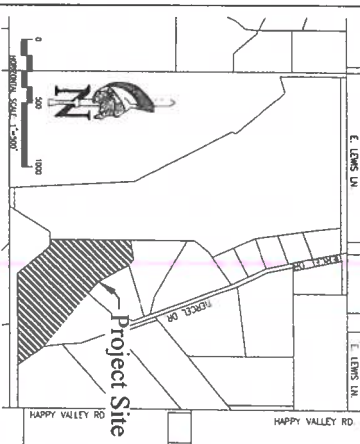
When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses,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

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: [Signature] Date 17/APR/2023

DSD Planner: [Signature] Date Jun 29 2023

Vicinity Map



NOTES

1. THERE ARE NO STRIKE POINT, LABEL OR RELATIONS ON THE PROPERTY.
2. THERE ARE NO WATER, POWER, GAS, OR TELEPHONE LINES ON THE PROPERTY.
3. ONE COPY OF SURVEY RECORD WILL BE KEPT AT THE OFFICES OF B&A.
4. ALL EXISTING UTILITIES WILL BE MAINTAINED.
5. PROPERTY LIES WITHIN THE HAZARD ZONE.
6. THE PROPERTY IS ZONED R-1.
7. THE PROPERTY IS ZONED R-1.
8. EXISTING UTILITIES WILL BE MAINTAINED.
9. CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS.
10. EXISTING UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. EXISTING UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12. EXISTING UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. EXISTING UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. THE EXISTING UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Underground Utility Note

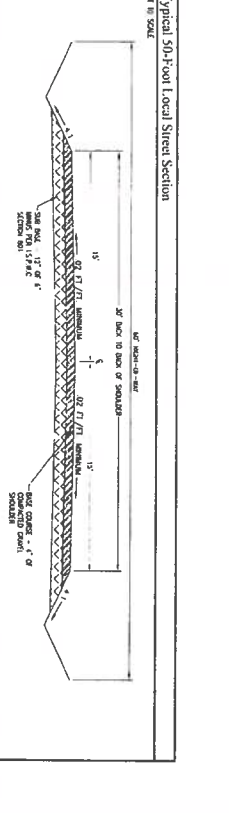
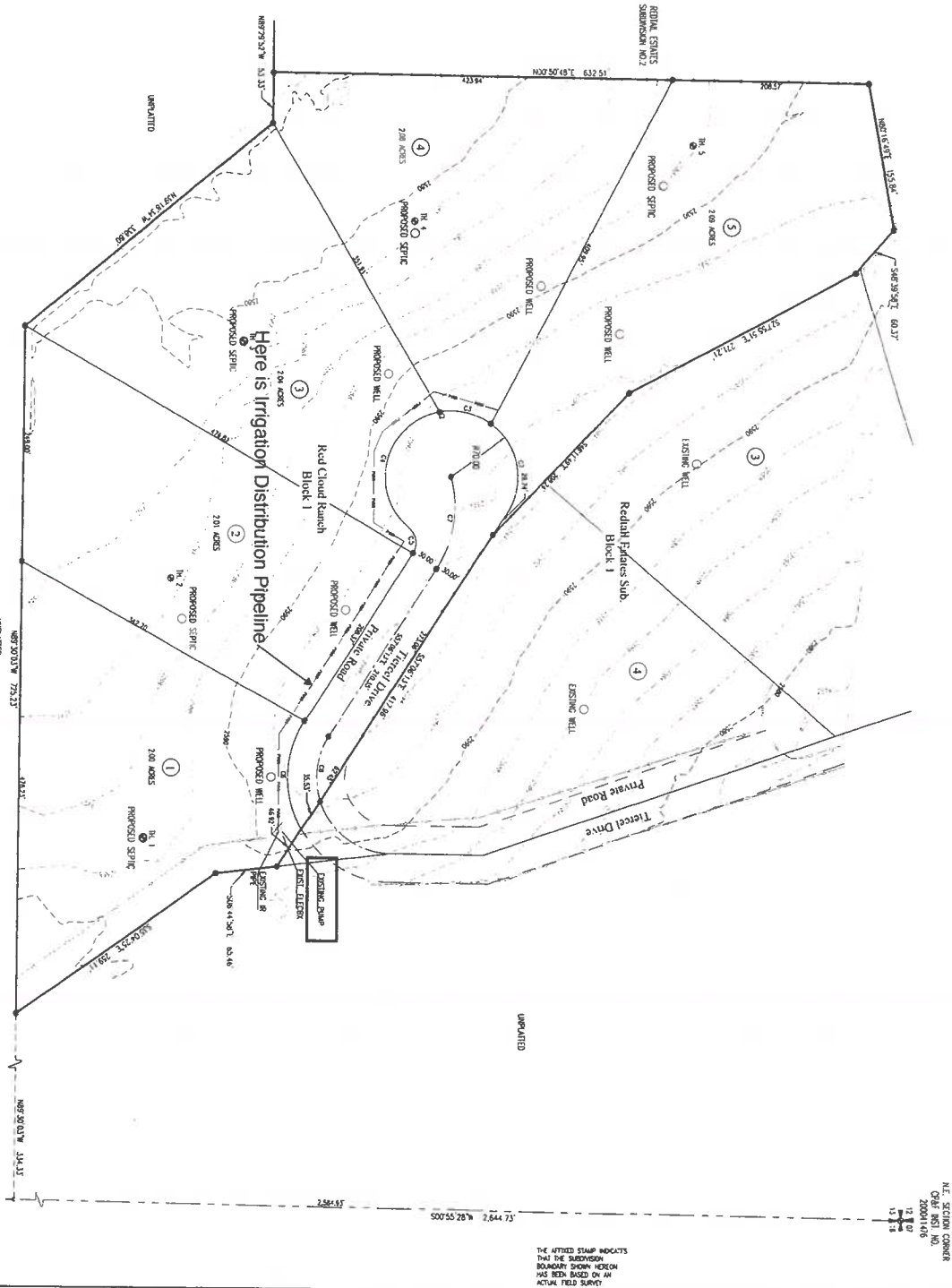
THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF THE UTILITIES. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF THE UTILITIES. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF THE UTILITIES.

Setback/Zoning Table

Setback	Minimum	Maximum
FRONT YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	20 FEET	20 FEET
SIDE YARD SETBACK	5 FEET	5 FEET
MINIMUM LOT WIDTH	50 FEET	50 FEET
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT DEPTH	100 FEET	100 FEET
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT DEPTH	100 FEET	100 FEET
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT DEPTH	100 FEET	100 FEET

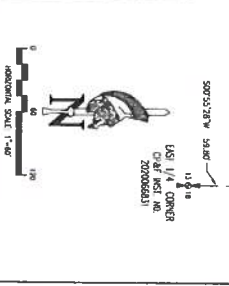
Legend

- 1. SUBDIVISION BOUNDARY LINE
- 2. STREET CENTERLINE
- 3. EXISTING UTILITY
- 4. PROPOSED UTILITY
- 5. PROPOSED UTILITY
- 6. PROPOSED UTILITY
- 7. PROPOSED UTILITY
- 8. PROPOSED UTILITY
- 9. PROPOSED UTILITY
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- 46. PROPOSED UTILITY
- 47. PROPOSED UTILITY
- 48. PROPOSED UTILITY
- 49. PROPOSED UTILITY
- 50. PROPOSED UTILITY



Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	143°37'12"	70.00'	122.24'	182°21'30"	104.31'
C2	44°09'01"	70.00'	108.87'	147°50'00"	94.21'
C3	44°09'01"	70.00'	108.87'	147°50'00"	94.21'
C4	130°20'07"	70.00'	134.82'	197°53'09"	121.22'
C5	42°29'27"	110.00'	172.88'	158°53'07"	144.87'
C6	42°29'27"	110.00'	172.88'	158°53'07"	144.87'
C7	46°11'27"	125.00'	200.27'	180°11'25"	114.89'
C8	51°08'04"	200.00'	314.16'	194°05'01"	189.28'



N.E. SECTION CORNER
 G&A, INC.
 200011705

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

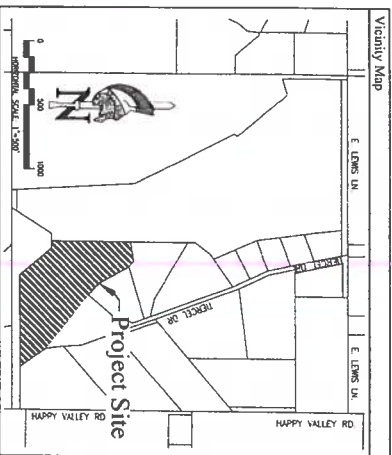
Preliminary Plat of:
 Red Cloud Ranch Subdivision
 Nicole & Craig Brown
 A PORTION OF LOT 4, BLOCK 1 OF RED CLOUD RANCH SUBDIVISION, PER RECORD OF SURVEY INSTRUMENT NO. 2011-024572 OF CANYON COUNTY, OREGON LOCATED IN THE NE 1/4 SECTION 13, T. 2N., R. 27W., B.M. CANYON COUNTY, OREGON.

CENTURION | B&A ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vieta Ave. Ste. 206 | Boise, ID 83705
 208-343-3381 | www.centurioneng.com

Revisions

REV	DESC	DATE	BY

SCALE: AS SHOWN
 DATE: 12/20/2022
 DRAWN BY: J.M. HICKS
 CHECKED BY: J.D. CHANNING
 PROJECT NO: 2020000003
 DRAWING FILE NAME: Preplat



- NOTES**
1. DRAINAGE AREAS, STREETS, POULDS, LOTS, OR FEATURES ON THIS PROJECT.
 2. THIS PLAN AND ALL ATTACHED DRAWINGS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT SHALL BE THE RESPONSIBILITY OF THE SUBMITTER.
 3. ON SITE EXCAVATION, OR OTHER DISTURBANCE SHALL BE THE RESPONSIBILITY OF THE SUBMITTER.
 4. PROPERTY LINES WITHIN THE BOUNDARY SHALL BE THE RESPONSIBILITY OF THE SUBMITTER.
 5. THIS PROJECT IS SUBJECT TO THE CITY OF BOISE DEVELOPMENT ORDINANCES.
 6. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.
 7. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.
 8. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.
 9. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.
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 13. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.
 14. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE SUBMITTER'S RECORD DRAWINGS.

Underground Utility Note

THE SUBMITTER'S RECORD DRAWINGS SHALL BE REVIEWED BY THE ENGINEER'S ASSOCIATION OF IDAHO FOR THE PURPOSE OF IDENTIFYING EXISTING UTILITIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR IDENTIFYING EXISTING UTILITIES AND FOR PROVIDING ACCURATE RECORD DRAWINGS. THE ENGINEER'S ASSOCIATION OF IDAHO SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SUBMITTER'S RECORD DRAWINGS.

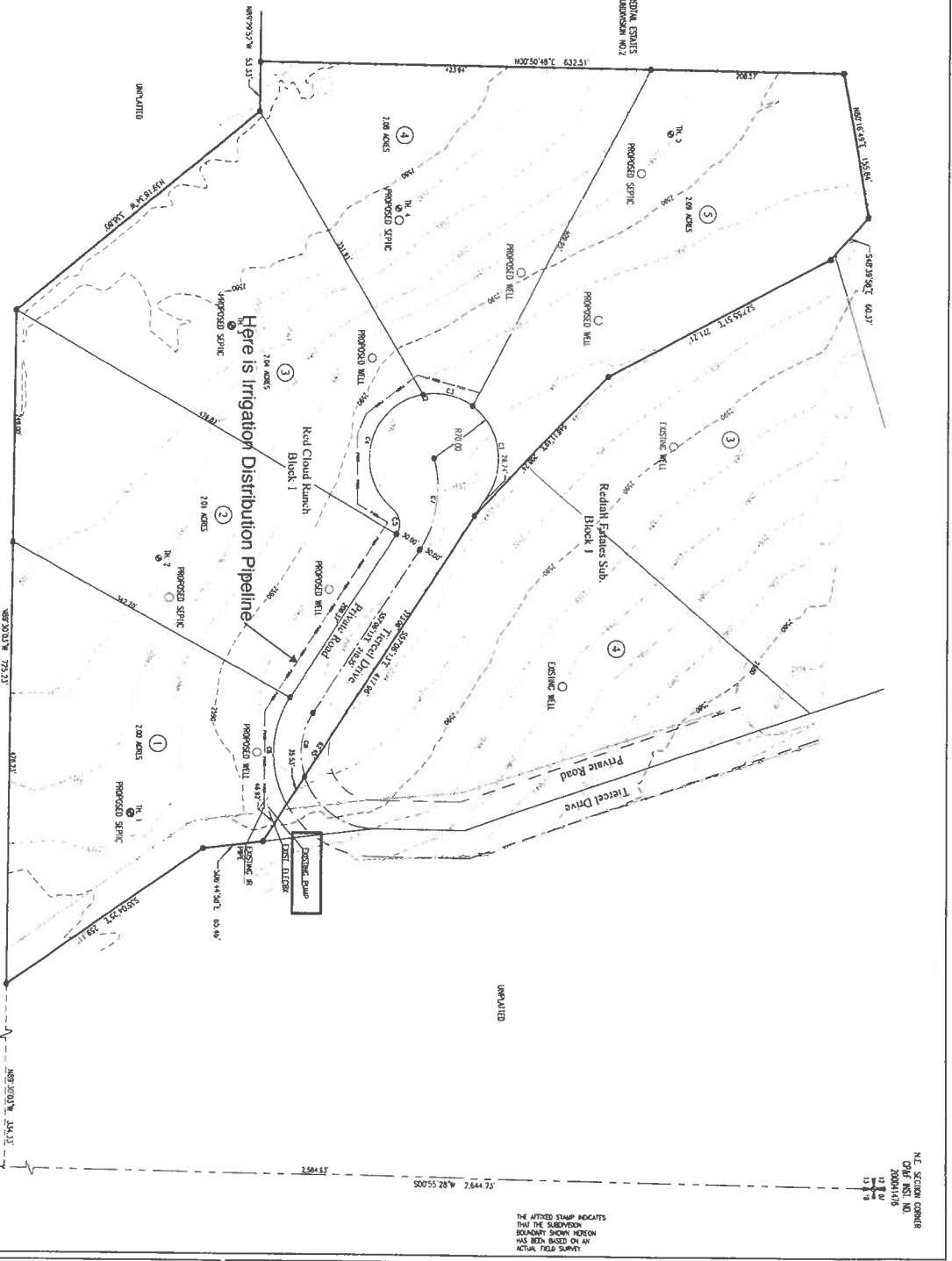
Setback/Zoning Table

PROPOSED USE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
RESIDENTIAL SINGLE-FAMILY	30 FEET	30 FEET	30 FEET	10,000 SQ. FT.	30 FEET	100 FEET
RESIDENTIAL MEDIUM-DENSITY	20 FEET	20 FEET	20 FEET	5,000 SQ. FT.	20 FEET	50 FEET
RESIDENTIAL HIGH-DENSITY	10 FEET	10 FEET	10 FEET	2,500 SQ. FT.	10 FEET	25 FEET

Land Use Calculations

SCENARIO	PROPOSED LOTS	MAX. GROSS FLOOR AREA	MAX. GROSS FLOOR AREA PER ACRE
Scenario 1	10	10,000	100,000
Scenario 2	20	20,000	200,000
Scenario 3	30	30,000	300,000

- Legend**
- Centerline boundary line
 - Property boundary line
 - Easement boundary line
 - Right-of-way boundary line
 - Utility boundary line
 - Street boundary line
 - Proposed street boundary line
 - Proposed utility boundary line
 - Proposed easement boundary line
 - Proposed right-of-way boundary line
 - Proposed utility boundary line
 - Proposed easement boundary line
 - Proposed right-of-way boundary line



Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD DISTANCE
C1	30.00°	100.00'	30.00'	100.00'	100.00°	100.00'
C2	45.00°	150.00'	45.00'	150.00'	150.00°	150.00'
C3	60.00°	200.00'	60.00'	200.00'	200.00°	200.00'
C4	75.00°	250.00'	75.00'	250.00'	250.00°	250.00'
C5	90.00°	300.00'	90.00'	300.00'	300.00°	300.00'
C6	105.00°	350.00'	105.00'	350.00'	350.00°	350.00'
C7	120.00°	400.00'	120.00'	400.00'	400.00°	400.00'
C8	135.00°	450.00'	135.00'	450.00'	450.00°	450.00'

NE SECTION CORNER

DATE: 06/20/2023

DRAWN BY: J.C. DOWING

CHECKED BY: J.C. DOWING

PROJECT NO: 23-001

DRAWING FILE NAME: 23-001-01-01

Revisions

REV	DESC	DATE/BY
1	PRELIMINARY	06/20/2023/JC

Preliminary Plat of:
Red Cloud Ranch Subdivision
 Nicole & Craig Brown

A PORTION OF LOT 4, BLOCK 1 OF RED HAT ESTATES SUBDIVISION, PER RECORD OF SURVEY INSTRUMENT NO. 2017-02457 OF CANYON COUNTY, IDAHO LOCATED IN THE NE 1/4 SECTION 13, T. 2N. R. 2W. B.M., CANYON COUNTY, IDAHO.

CENTURIUM | B&A ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com



RCK Consultants

April 18, 2023

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell Idaho 83605

To Whom it may concern,

My name is Craig Kulchak. I am representing Craig and Nicole Brown on the Parcel R29533103A within the Redtail Estates Subdivision and the Area of Impact of the City of Nampa.

On October 22, 2022, Redtail Estates Subdivision, a platted subdivision, was changed from the Future Land Use 2011-2022 of Residential, to FLU 2030 AG. I am requesting on behalf of the Browns to change, the Comprehensive Plan Map, back to Residential (to match the current Canyon County Assessment) and to apply for the Zoning Amendment/Conditional Use Rezone – CCZO Section 07-06-05/07-06-07.

These two applications will bring the property to a more compatible use with the surrounding areas which include R29533105 and R29533 as well as the original designation of Redtail Estates Subdivision Prior to the Change in Land Use Designation of October 22, 2022.

Impacts to public services and facilities (CCZO Section – 07-06-03(1)C) are negligible, as the surrounding areas are already serviced.

The potential impacts to groundwater (Idaho Code 67-6537 (4)) are minimal as future individual wells (average daily use of 250 gallons/day) and will have access to piped irrigation.

I look forward to your approval on these applications.

Kindest Regards,

Craig Kulchak, PM

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R29533103A PARCEL INFORMATION REPORT 3/29/2023 11:52:27 AM

PARCEL NUMBER: R29533103A
OWNER NAME: BIG MALLARD LLC
CO-OWNER:
MAILING ADDRESS: 9621 TIERCEL DR NAMPA ID 83686
SITE ADDRESS: 9571 TIERCEL DR
TAX CODE: 1440000
TWP: 2N **RNG:** 2W **SEC:** 13 **QUARTER:** NE
ACRES: 11.03



HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: NAMPA HWY DIST
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST
IMPACT AREA: NAMPA

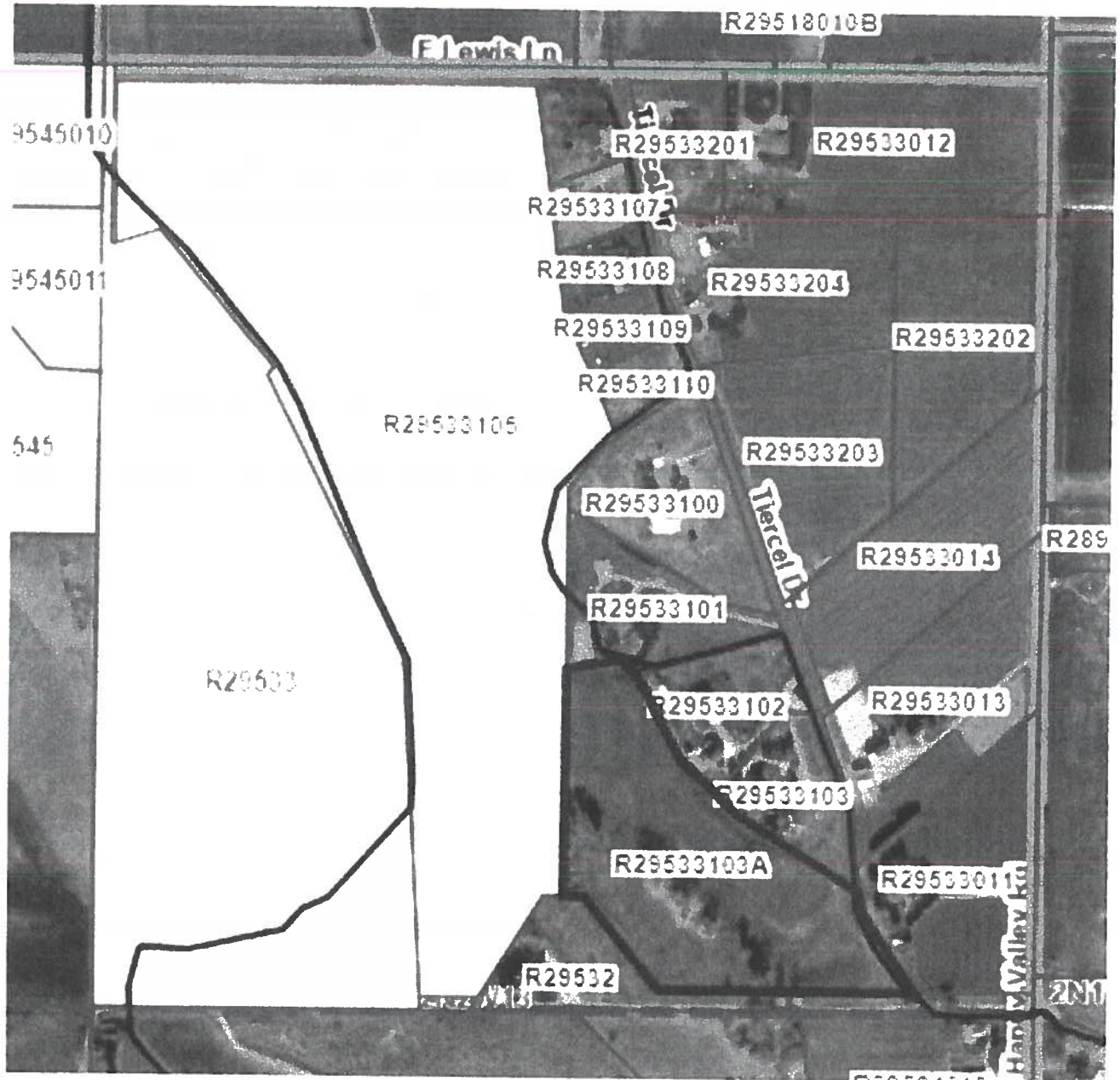
FUTURE LAND USE 2011-2022 : Res
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0395F

WETLAND: Freshwater Emergent Wetland
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2022045642
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 13-2N-2W NE RED TAIL EST TX 22637 IN LT 4 BLK 1
PLATTED SUBDIVISION: RED TAIL EST
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 SHERRIF'S 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.



ACCOMMODATION

2022-045642
RECORDED
10/04/2022 08:03 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Quitclaim Deed

For value received, **Craig P. Brown and Nicole A. Brown, Husband and Wife**

Does hereby convey, release, remise, and forever quit claim unto

Big Mallard, LLC, an Idaho Limited Liability Company

whose current address is 9621 Tiercel Dr., Nampa, ID 83686,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 09/28/2022

Craig P. Brown
Craig P. Brown

Nicole A. Brown
Nicole A. Brown

State of Idaho, County of Canyon, ss.

On this 30 day of Sept in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig P. Brown & Nicole A. Brown known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Karey Bull, Notary Public
Residing at: Idaho
My Commission Expires: Nampa
(seal) 8/26/25

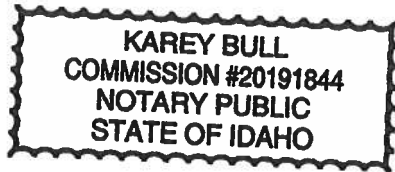


EXHIBIT "A"

A parcel of land situate in the northeast quarter of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon, Idaho, being a portion of Lot 6 of Block 1 of Red Tail Estates No. 2 Subdivision, as recorded in Book 40 of Plats at Page 19 on file in the office of the Canyon County, Idaho, Recorder's office, and being more particularly described as follows:

Beginning at the most easterly corner of said Lot 6, which is the *Point of Beginning*:

Thence S89°38'19"W, 725.23 feet along the southerly boundary of said Lot 6;

Thence N40°10'12"W, 338.80 feet along the boundary of said Lot 6;

Thence S89°38'30"W, 53.33 feet along the boundary of said Lot 6;

Thence N00°00'50"W, 632.51 feet to a corner of said Lot 6;

Thence N79°24'51"E, 155.87 feet along the boundary of said Lot 6;

Thence S49°31'36"E, 60.37 feet along the boundary of said Lot 6;

Thence S28°47'29"E, 271.21 feet along the boundary of said Lot 6;

Thence S47°03'27"E, 208.25 feet along boundary of said Lot 6;

Thence S57°57'55"E, 417.95 feet along the boundary of said Lot 6;

Thence S07°36'36"E, 65.46 feet along the boundary of said Lot 6;

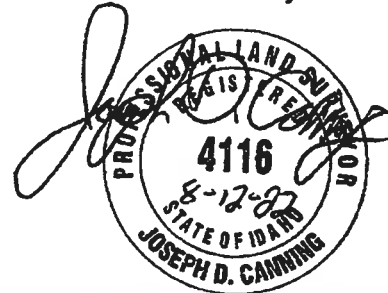
Thence S35°56'03"E, 259.11 feet along the boundary of said Lot 6 to the

Point of Beginning.

Comprising 11.02 acres, more or less.

Subject to all existing easements and rights-of-way of record or apparent.

This description has been prepared from information of record in the office of the Canyon County, Idaho, Recorder (Instrument Numbers 200511886 and 2021-058779). A land survey specific to this description has not been performed by the Professional Land Surveyor executing this description at this time.



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NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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: 9621 TIERCEZ Drive	Parcel Number: R29533103A
City: Nampa	State: IDAHO ZIP Code: 83686
Notices Mailed Date: APR/06/2023	Number of Acres: 11 Current Zoning: AG
Description of the Request: REZONE / Comprehensive Map Amendment	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Craig Kulchak
Company Name: rck consultants
Current address: 4935 Mountain View Drive
City: Boise State: IDAHO ZIP Code: 83704
Phone: (208) 919-1141 Cell: Same Fax:
Email: rckulchak@gmail.com

MEETING INFORMATION

DATE OF MEETING: 17/APR/2023	MEETING LOCATION: on site	
MEETING START TIME: 6:00 pm	MEETING END TIME: 6:40 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Craig Kulchak	<i>[Signature]</i>	4935 Mountain View Drive
2. Dennis Merrick	<i>[Signature]</i>	9673 Tierce Ln
3. Josh Cook	<i>[Signature]</i>	6712 Stage Coach
4. Dennis Krueger	<i>[Signature]</i>	4307 E. Lewis Lane
5. Richard Jewell	<i>[Signature]</i>	9485 Happy Valley
6. BARRY DUBKOWSKI	<i>[Signature]</i>	9555 HAPPY VALLEY
7. Carol Dubkowski	<i>[Signature]</i>	9555 Happy Valley Rd.
8. Chamy Krueger	<i>[Signature]</i>	4307 E. Lewis Ln
9.		

Printed Name Signature Address

10.	Shawanna Mattinger	9351 Happy Valley Rd	Hampa
11.	Jimmie Brown	9351 Happy Valley Rd	" "
12.	Rita & Devlin	9681 Happy Valley Rd	83686
13.	Mike & Craig Brown	9621 Tierce Dr	Hampa 83686
14.	Craig Brown	9621 Tierce Dr	Hampa 83686
15.	Bob Robinson	Rt 6666	9505 Happy Valley Rd, Hampa, ID 83686
16.			
17.			
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):

CRAIG KULLHAK

APPLICANT/REPRESENTATIVE (Signature):



DATE: 18 / APR / 2023



AGENCY ACKNOWLEDGMENT

Date: 19 / APR / 2023
 Applicant: Craig Kulchak
 Parcel Number: R29533103A
 Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant reviewed the project with staff.

Date: 05/15/2023 Signed: Anthony See
 Authorized Southwest District Health Representative

Fire District:

Applicant submitted/met for official review.

District: NAMPA

Date: 5/9/23 Signed: _____
 Authorized Fire District Representative

Highway District:

Applicant submitted/met for official review.

District: NAMPA

Date: 5/22/2023 Signed: _____
 Authorized Highway District Representative

Irrigation District:

Applicant submitted/met for official review.

District: Nampa + Meridian Irr. Dist.
~~Boise Board of Control~~

Date: 5-22-23 Signed: _____
 Authorized Irrigation Representative

Area of City Impact:

Applicant submitted/met for official review.

City: NAMPA

Date: 5/5/23 Signed: _____
 Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: Jun 29, 2023 Signed: _____
 Canyon County Development Services Staff

Ivan Kowalczyk
 Planner
 I

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79631

Date: 6/29/2023

Date Created: 6/29/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Craig and Nicole Brown

Comments: RZ2023-0004

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Zoning Amendment (Rezone)	RZ2023-0004	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1316	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00