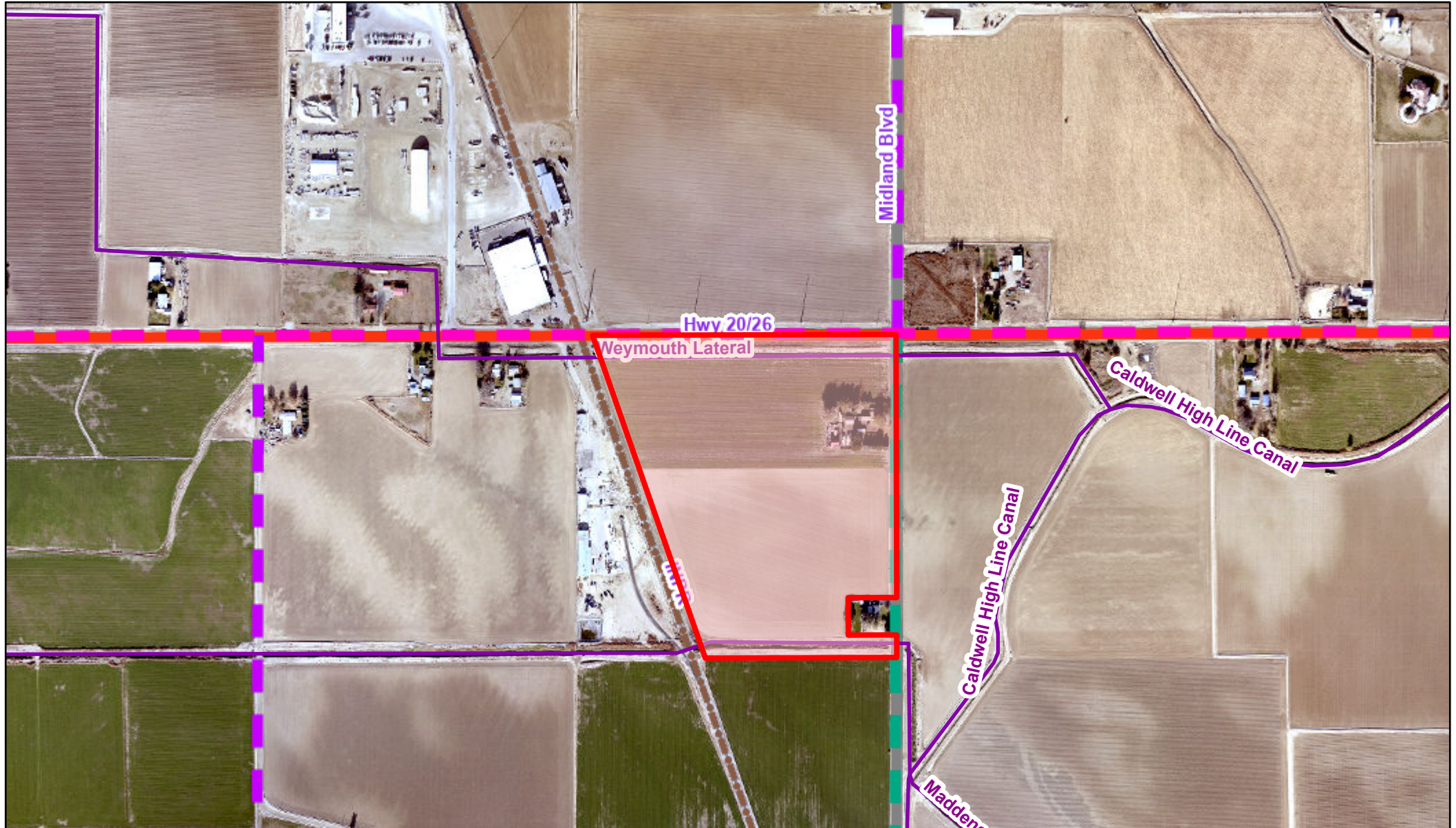
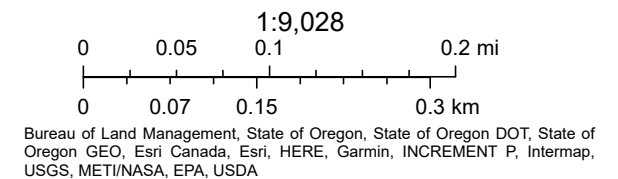
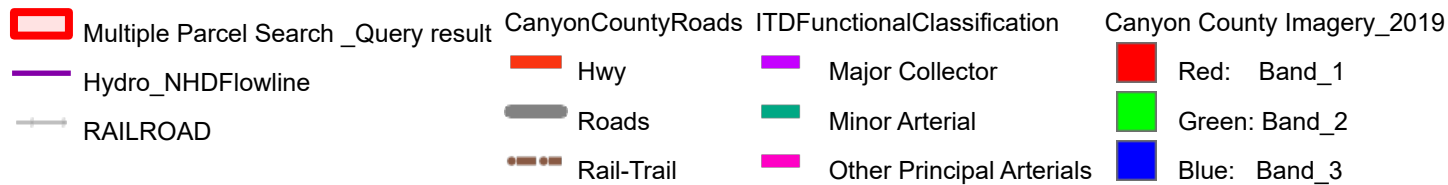


# Canyon County, ID Web Map



6/8/2023, 2:23:26 PM





## **ZONING AMENDMENT**

### **PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: <b>Zion Ventures, LLC</b>	
	MAILING ADDRESS: <b>1307 E Lone Creek Drive, Eagle, ID 83616</b>	
	PHONE: <b>208-585-7721</b>	EMAIL: <b>riley@markbottles.com</b>
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: _____ Date: <b>05/26/2023</b>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <b>19933 Midland Blvd., Caldwell, ID 83607</b>	
	PARCEL NUMBER: <b>R3429500000</b>	
	PARCEL SIZE: <b>30.42 acres , 29, 4N-2W- NE</b>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <b>Agriculture</b>	PROPOSED ZONING: <b>C-2</b>
	FLOOD ZONE (YES/NO) <b>No</b>	ZONING DISTRICT:

#### **FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<b>CR2023-0008</b>	DATE RECEIVED:	<b>6/8/23</b>
RECEIVED BY:	<b>Sage H</b>	APPLICATION FEE:	<b>\$1400</b>
		CK MO	<input checked="" type="radio"/> CASH





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

**\*\*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.

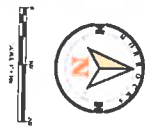
### REZONE OPTION:

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 6/5/23

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

[Yellow Box]	20' X 10' SPACE 10% RV SPACE = 8%
[Light Blue Box]	20' X 10' SPACE 10% RV SPACE = 7%
[Medium Blue Box]	20' X 12' SPACE 10% RV SPACE = 8%
[Dark Blue Box]	20' X 12' SPACE 10% RV SPACE = 9%
[Green Box]	40' X 12' SPACE 10% RV SPACE = 15%
[Pink Box]	40' X 12' SPACE 10% RV SPACE = 16%
[White Box]	1140 TOTAL SPACES
	PHASE 1 1334 AC
	PHASE 2 11.42 AC

## **Midland Storage - Letter of Intent**

### **Description of Use:**

The proposed land use for this Conditional Rezone application is outdoor storage for recreational vehicles, campers, RV, boats, trailers, and trucks. The site will be fully secured by perimeter fencing and will have an automated keypad entrance gate. The project will initially utilize the existing residence as an onsite office and will be professionally managed. The office building may be removed in the future to allow for more storage stalls. The project will have two ingress and egress points along Midland Blvd. and one emergency access onto Midland Blvd.

The project will be divided into two phases. Phase I will consist of 14.8 acres and Phase II will consist of 12.07 acres. The site will contain 1,222 storage stalls across both Phase I and Phase II. The storage stalls will be the following dimensions: 20'x 10', 25'x10', 25'x12', 30'x12', 40'x12', 45'x12'. The total amount of stalls and dimensional standards may be altered depending on the market demand.

Customers will be able to lease individual storage stalls on a monthly basis. Each customer will have their own unique pin code to access the entrance gate and will be able to access their property 24/7 that is being stored on the site. The site will have security cameras that provide 24/7 surveillance and on-site professional management.

### **Description of Existing Use:**

The land is currently being farmed.

### **Expected Impacts and Traffic of Future Development:**

The project is not anticipated to make any significant traffic impacts to either Midland Blvd. or Highway 20/26. Storage developments in general have minimal traffic impacts due to the low number of daily trips they generate. In addition, ITD is in the process of acquiring right-of-way along both Midland and Highway 20/26 and has plans to widen and signalize the intersection. These improvements will only better the access and flow of traffic in the area. The site plan has been designed to take into consideration the right-of-way ITD will be acquiring from the subject site.

Also, there will be no negative impacts to residential neighbors given the lack of adjacent homes to Phase I. Phase II is adjacent to one residential property, however, the site plan has intentionally offset any storage stalls from being up against the property line and will work with the owner to install a fencing product that is mutually beneficial.

### **Consistency with the Comprehensive Plan:**

This Conditional Rezone is consistent with the Comprehensive Plan. The Comprehensive Plan designates the subject property as "Commercial", and this request is for C-2 Commercial Zoning. In addition, the adjacent parcels to the west and north are both zoned M-1 Light Industrial making C-2 Commercial compatible adjacent zoning.

**Concept Plan Explanation:**

The conceptual plan submitted with this application shows the entire 30-acre site and is divided into Phase I and Phase II. Phase I is the northern 14.8 acres while Phase II is the remaining 12.07 acres. The plan shows a layout of the individual storage stalls with a legend indicating the unit count for each dimension. The current residence, which will be converted to an office building, is located on the northwest portion of the site with the main ingress and egress point located over 660' from Highway 20/26 along Midland Blvd.

**Proposed Conditions of Approval:**

See attached Conceptual Site Plan.



## NEIGHBORHOOD MEETING SIGN-UP

### 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



## 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:	19933 Midland Blvd.	Parcel Number:	R3429500000		
City:	Caldwell	State:	Idaho	ZIP Code:	83607
Notices Mailed Date:	April 4, 2023	Number of Acres:	30	Current Zoning:	Agriculture
Description of the Request:	Conditional Rezone to C-2 Commerical				

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Riley Verner				
Company Name:	Zion Ventures, LLC				
Current address:	1307 E Lone Creek Drive				
City:	Eagle	State:	ID	ZIP Code:	83616
Phone:	208-585-7721	Cell:	208-585-7721	Fax:	N/A
Email:	Riley@markbottles.com				

#### MEETING INFORMATION

DATE OF MEETING:	April 19, 2023	MEETING LOCATION:	19933 Midland Blvd., Caldwell, ID 83607
MEETING START TIME:	12:00 PM	MEETING END TIME:	12:30 PM
ATTENDEES:			
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:	
Kevin Chester	208-991-8966	19757 Midland Blvd	

**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):

**Riley Verner**

---

APPLICANT/REPRESENTATIVE (Signature):



---

DATE: 04 / 18 / 2023



## Notice of Neighborhood Meeting

We are in the process of submitting an application for a Conditional Rezone 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 and/or a display on the property for which the Conditional Rezone is applied.

The Neighborhood Meeting details are as follows:

**Date and Time: April 19<sup>th</sup>, 2023, at 12:00 PM**

**Location: 19933 Midland Blvd., Caldwell, Idaho (see attached map for exact location).**

The project is summarized below:

Zoning: Commercial C-2

Land Use: Outdoor Storage

Site Location: 19933 Midland Blvd., Caldwell, Idaho

Total acreage: 30.43

- Phase 1 = 15 acres
- Phase 2 = 15 acres

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.

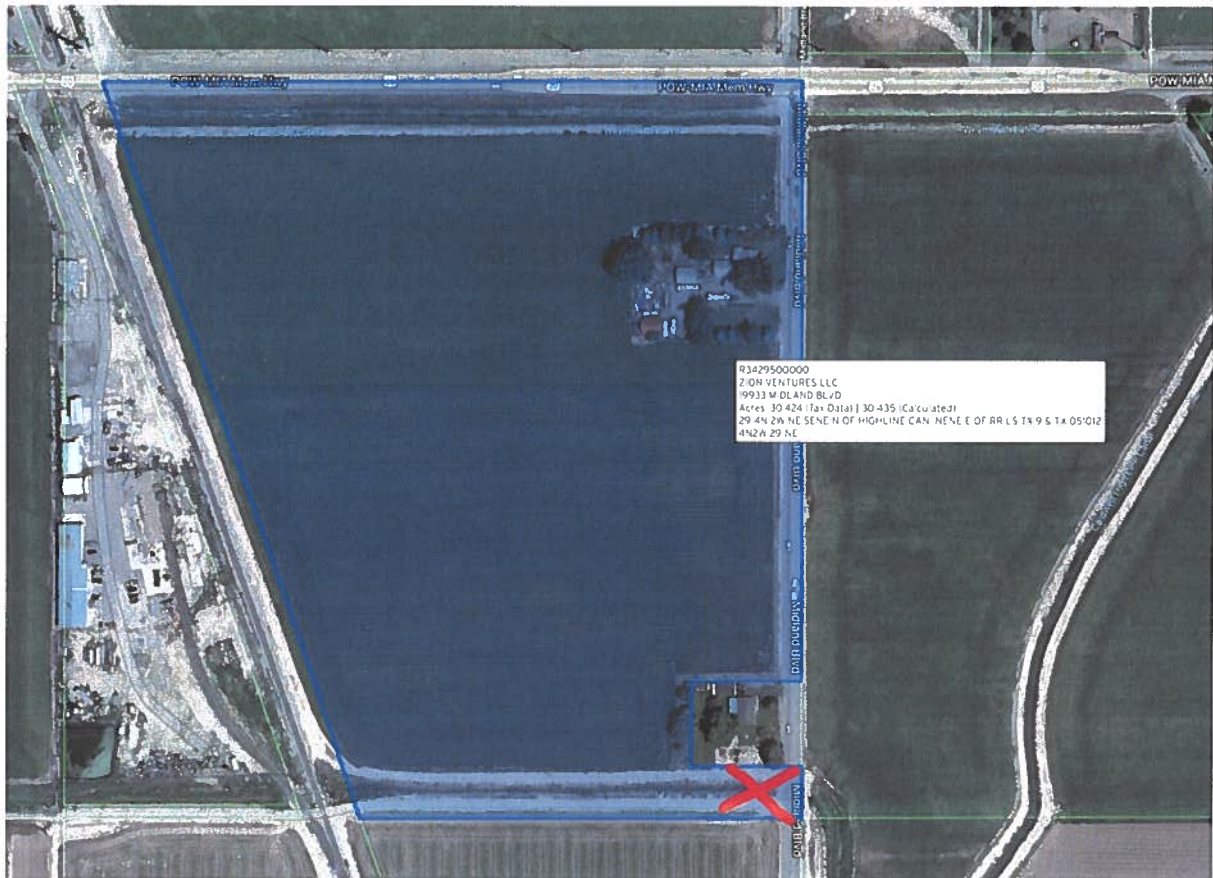
Sincerely,

Riley Verner

208-585-7721

[riley@markbottles.com](mailto:riley@markbottles.com)

The location of the meeting is marked with an "X" at the southeast corner of the subject property.



# 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? There is one domestic well that will provide water to the office building, which is the only needed water for the project.

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: No sewer will be needed. The site will not provide customers wastewater disposal.

3. **IRRIGATION WATER PROVIDED VIA:**  
☐ Surface ☐ Irrigation Well ☒ None

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)  
Vinyl or slatted chain link fence along the entire perimeter.  
Type: Steel, aluminum, or iron automatic entrance gate. Height: 6 ft.

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)  
Weymouth Lateral



## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

☐ Residential \_\_\_\_\_ ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

☐ Water supply source: \_\_\_\_\_

### 3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: Outdoor Storage

### 2. DAYS AND HOURS OF OPERATION:

	Office Hours	Customer Access Hours
<input checked="" type="checkbox"/> Monday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Tuesday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Wednesday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Thursday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Friday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Saturday	8:00 am to 5:00 pm	24/7
<input checked="" type="checkbox"/> Sunday	8:00 am to 5:00 pm	24/7

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1-3 ☐ No

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

Height: 5 ft Width: 10 ft. Height above ground: 10 ft

What type of sign: ☒ Wall ☒ Freestanding ☐ Other **TBD on whether sign will be Wall or Freestanding**

### 5. PARKING AND LOADING:

How many parking spaces? Five customer parking stalls are located at the office building.

Is there is a loading or unloading area? Yes

**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: \_\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date: April 21, 2021

Applicant: Zion Ventures, LLC

Parcel Number: R3429500000

Site Address: 19933 Midland Blvd., Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: Caldwell Rural Fire

☒ Applicant submitted/met for official review.

Date: 4/26/23 Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff





## AGENCY ACKNOWLEDGMENT

Date: April 21, 2021

Applicant: Zion Ventures, LLC

Parcel Number: R3429500000

Site Address: 19933 Midland Blvd., Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact:**

☒ Applicant submitted/met for official review.

City: \_\_\_\_\_

Date: 04/24/23 Signed: \_\_\_\_\_

Robin Collins

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### ***Received by Canyon County Development Services:***

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

**CANYON HIGHWAY DISTRICT No. 4**

15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

## Pre- Development Meeting Minutes

**Project Name:** Midland- -RV Storage

**Project Owner/Representative:** Zion Ventures, LLC—Riley Verner

**Phone:** 208-585-7721

**Email:** Riley@markbottles.com

**Project Location:** SW Corner Midland/Hwy 20/26 (R34295)

**Jurisdiction:** Canyon County Land Use, CHD4 Road Midland, ITD Highway 20/26

### Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Midland Blvd	Minor Arterial	50' (25' half-width)	96'	

### Access:

No new direct driveway access allowed. Applicant shall share an approach with existing residence. Approach shall be located at a minimum 660' south of the Highway 20/26/Midland intersection.

### Improvement Requirements:

Match standards from Caldwell City: curb, gutter, and sidewalk. Drainage shall comply with CHD4 standards, retention/detention pond outside of the ROW. Relocate irrigation from ROW.

Construction of frontage improvements may follow a phase line assuming an administrative land division is available or the lot is subdivided.

Given ITD improvements along Highway 20/26 constructing frontage improvements at time of parcel development may not be feasible. As a result, cash in lieu of construction may be a feasible alternative.

### Other Comments:

Caldwell plans to change the functional classification of Midland to a Principal Arterial. ROW dedication of 96' (48' from section line) applies.

TIS may be required



## AGENCY ACKNOWLEDGMENT

Date: April 21, 2021

Applicant: Zion Ventures, LLC

Parcel Number: R3429500000

Site Address: 19933 Midland Blvd., Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

☒ Applicant submitted/met for official review.

Date: 5/9/23 Signed: [Signature] DISTRICT ENGINEER

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### **Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED





**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

April 28, 2023

Canyon County Development Services  
111 North 11th Ave.; Suite 310  
Caldwell, ID 83650

**VIA EMAIL**

<b>Development Application</b>	<b>TBD</b>
<b>Project Name</b>	<b>Midland Storage</b>
<b>Project Location</b>	SWC of Midland Blvd & US20/26 MP 28.2
<b>Project Description</b>	Outdoor Storage Parking
<b>Applicant</b>	Riley Verner, Mark Bottles Real Estate Services

The Idaho Transportation Department (ITD) reviewed the proposed site plan and has the following comments:

1. No additional access to the State Highway system is requested with this application and none is approved. Connection to or modification of an existing access to the State Highway system will require a permit from ITD.
2. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)334-8832 for more information.
3. Provided the applicant does not change the use of the proposed development, ITD does not object to the proposed development as presented at this time.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

Niki Benyakhlef  
Development Services Coordinator  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)



## AGENCY ACKNOWLEDGMENT

Date: April 21, 2021

Applicant: Zion Ventures, LLC

Parcel Number: R3429500000

Site Address: 19933 Midland Blvd., Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: PIONEER IRRIGATION DISTRICT

☒ Applicant submitted/met for official review.

Date: 05/03/23 Signed: [Signature]

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### **Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



## AGENCY ACKNOWLEDGMENT

Date: April 21, 2021

Applicant: Zion Ventures, LLC

Parcel Number: R3429500000

Site Address: 19933 Midland Blvd., Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 04/25/2023 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: Southwest District Health

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact:**

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

#### ***Received by Canyon County Development Services:***

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff





AFTER RECORDING MAIL TO:

Zion Ventures, LLC  
1307 E. Lone Creek Drive  
Eagle, ID 83616

Document Hereby  
Read and Approved

---

## WARRANTY DEED

File No.: 4106-3719034 (TD)

Date: November 16, 2021

For Value Received, **GGI Madden LLC, an Idaho limited liability company, an undivided 29.726% tenants in common interest, Vince and Deborah Irene, husband and wife an undivided 35.137% tenants in common interest, James W. Gibson, Trustee of the James W. Gibson Revocable Trust an undivided 17.5685% tenants in common interest; and Pauline Wendy Gibson, Trustee of the Pauline W. Gibson Revocable Trust, an undivided 17.5685% tenants in common interest,** hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Zion Ventures, LLC, an Idaho limited liability company,** hereinafter referred to as Grantee, whose current address is **1307 E. Lone Creek Drive, Eagle, ID 83616,** the following described premises, situated in **Canyon County, Idaho,** to wit:

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**The East Half of the Northeast Quarter of Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, lying East of the Railroad;**

**EXCEPTING THEREFROM:** All that part thereof lying South of the High Line Canal of the Pioneer Irrigation District;

**ALSO EXCEPTING,** Beginning at a point of intersection of the Southwesterly boundary line of the right of way of the Oregon Short Line Railroad Company with the West boundary line of the Northeast Quarter of the Northeast Quarter of said Section 29, and running thence South on said West boundary line 1192 feet; thence East 417 feet to the West boundary line of said Railroad right of way; thence Northwest along said right of way line 1262 feet to the Point of Beginning;

**ALSO EXCEPTING, COMMENCING** at the Northeast corner of said Section 29, and running thence South along the East boundary line thereof 1082 feet to the Real Point of Beginning; Thence South along the Section line 154 feet; thence West 200 feet; thence North 154 feet; thence East 200 feet to the Real Point of Beginning.

APN: 34295000 0

Warranty Deed  
- continued

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**ALSO EXCEPTING, a parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being described as follows:**

**Basis of Bearing being the East line of said Southeast Quarter of the Northeast Quarter derived from found monuments and taken as South 00°12'45" East.**

**BEGINNING at a 5/8 inch rebar marking the Northeast corner of said Southeast Quarter of the Northeast Quarter thence South 00°12'45" East along the East line of said Southeast Quarter of the Northeast Quarter a distance of 1,185.39 feet to a point on the centerline of the High Line Canal;**

**Thence leaving said East line and along said centerline the following courses:**

**North 88°37'44" West a distance of 135.58 feet to a point;**

**thence North 83°26'04" West a distance of 308.87 feet to a point;**

**thence North 88°07'35" West a distance of 167.06 feet to a point;**

**thence North 83°37'48" West a distance of 165.38 feet to a point;**

**thence North 85°53'57" West a distance of 427.80 feet to a point;**

**thence North 88°45'23" West a distance of 120.82 feet to a point on the West line of said Southeast Quarter of the Northeast Quarter;**

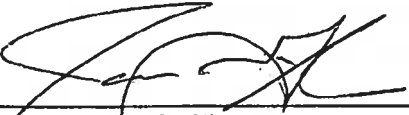
**thence leaving said centerline and along said West line**

**North 00°13'14" West a distance of 1,083.52 feet to a 5/8 inch rebar marking the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence leaving said West line and along the North line of said Southeast Quarter of the Northeast Quarter North 89°43'39" East a distance of 1,321.00 feet to the POINT OF BEGINNING.**

APN: 34295000 0

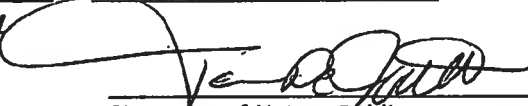
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

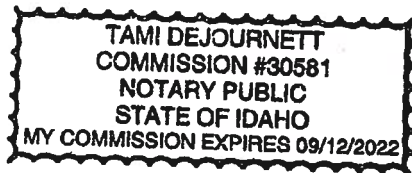
GGI Madden LLC, an Idaho limited liability company

By:   
Name: James G. Gibson  
Title: Manager

STATE OF Idaho )  
ss.  
COUNTY OF Ada )

This record was acknowledged before me on December 1, 2021 by  
James G. Gibson as Manager of GGI Madden LLC, an Idaho  
limited liability company

  
Signature of Notary Public  
My Commission Expires: 9-12-2022




James W. Gibson Revocable Trust

  
James W. Gibson, Trustee

STATE OF )  
 )  
COUNTY OF )

This record was acknowledged before me on November 26, 2021 by  
James W. Gibson as Trustee of James W. Gibson Revocable  
Trust.



  
Signature of Notary Public  
My Commission Expires: Jan. 23, 2024

**Pauline W. Gibson Revocable Trust**

Pauline Wendy Gibson  
Pauline Wendy Gibson, Trustee

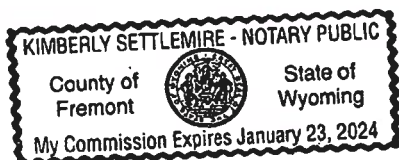
STATE OF

)  
SS.

COUNTY OF

)

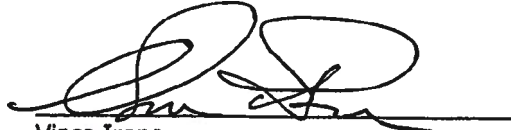

This record was acknowledged before me on November 24, 2021 by Pauline Wendy Gibson as Trustee of Pauline W. Gibson Revocable Trust.



~~Signature of Notary Public~~

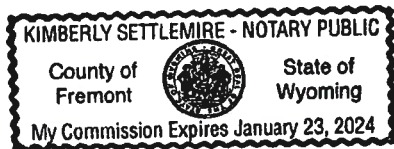
My Commission Expires: Jan. 23, 2024

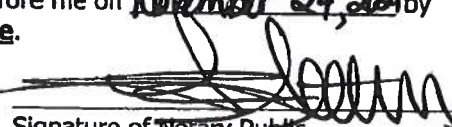


  
Vince Irene  
  
Deborah Irene

STATE OF Wyoming )  
COUNTY OF Fremont )  
ss.

This record was acknowledged before me on November 24, 2021 by  
Vince Irene and Deborah Irene.



  
Signature of Notary Public  
My Commission Expires: Jan. 23, 2024

**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

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

**Receipt Number:** 79403

**Date:** 6/8/2023

**Date Created:** 6/8/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Zion Ventures, LLC

**Comments:** CR2023-0008

**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	CR2023-0008	\$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>
Credit Card	136974534	\$1,400.00

**Total Payments:** \$1,400.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00