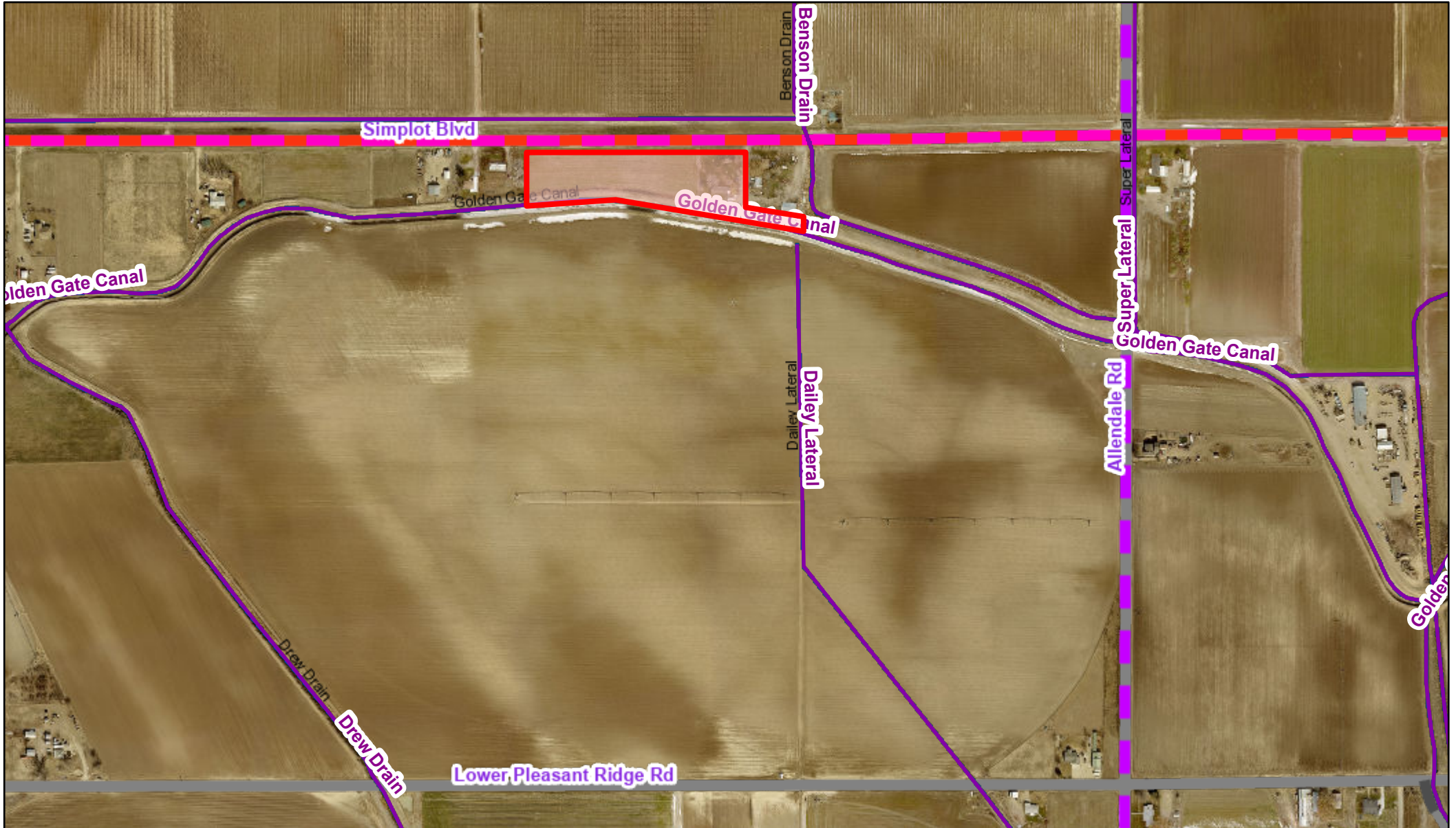









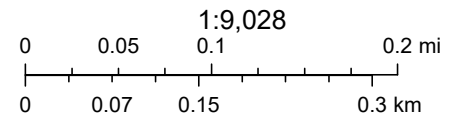


# Canyon County, ID Web Map



1/10/2024, 10:44:06 AM

- |  |   |   |
|--|---|---|
|  Multiple Parcel Search_Query result | <b>CanyonCountyRoads</b>  | <b>ITDFunctionalClassification</b>  |
|  Hydro_NHDFlowline                   |  Hwy             |  Major Collector           |
|  Hydro_NHDFlowline                   |  Roads           |  Other Principal Arterials |
|  |  CC_PrivateRoads | <b>Imagery_2022</b>   |
|  |   |  Red: Band_1               |



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



## COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Bret James Hotchkiss</u>
	MAILING ADDRESS: <u>24299 Hwy 19 Wilder Id 83676</u>
<p>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.</p> <p>Signature: <u>[Signature]</u> Date: <u>1/9/2024</u></p>	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>Bob Coover</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>1417 Scranton Av Caldwell Id 83605</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>24299 Hwy 19 Wilder Id 83676</u>
	PARCEL NUMBER: <u>R37120010A</u>
	PARCEL SIZE: <u>5.05 acres</u>
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>AR</u>
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>NO</u> ZONING DISTRICT:

<b>Check the applicable application type:</b>
<input checked="" type="checkbox"/> Comprehensive Plan <b>Map</b> Amendment (change the future land use designation)
<input type="checkbox"/> Comprehensive Plan <b>Text</b> Amendment (propose a new Comp Plan Policy or Amendment)

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>AR2024-0001</u>	DATE RECEIVED: <u>1-9-24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$2,800</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

ASSOC. W/ R22024-0001      #2817



# COMPREHENSIVE PLAN AMENDMENT

## PUBLIC HEARING - CHECKLIST

<b>Comprehensive Plan Amendment - CCZO Section 07-06-03</b>
<b>Check the applicable application type:</b>
<input checked="" type="checkbox"/> Comprehensive Plan <b>Map</b> Amendment (change the future land use designation)
<input type="checkbox"/> Comprehensive Plan <b>Text</b> Amendment (propose a new Comp Plan Policy or Amendment)

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	✓	✓
Letter of Intent (see standards)	✓	
Neighborhood Meeting Requirements	✓	
Text Amendment:		
Draft of proposed policy change		
Map Amendment:		
Legal description (metes and bounds)	✓	
Deed or evidence of property interest to the subject property	✓	✓
Proof of application/communication with (varies per application):		
Southwest District Health	✓	/
Irrigation District	✓	/
Highway District/Idaho Transportation Dept.	✓	/
Fire District	✓	/
City Impact Area	✓	/
<b>Fee: \$2800.00</b>		
**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.



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>Bret James Hotchkiss</u>	
	MAILING ADDRESS: <u>24299 Hwy 95 Wilder Bl 83626</u>	
		EMAIL: <span style="background-color: black; display: inline-block; width: 100px; height: 1em;"></span>

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: *[Signature]* Date: 1/9/2024

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>Bob Cooper</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>1417 Scranton Ave</u>	
	PHONE: <u>208-573-2270</u>	EMAIL: <u>Beoper83626@gmail.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>24299 Hwy 95 Wilder Id 83626</u>	
	PARCEL NUMBER: <u>R37120010A</u>	
	PARCEL SIZE: <u>5.05 Acres</u>	
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u><del>Ag</del></u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>no</u>	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <u>R22024-001</u>	DATE RECEIVED: <u>1/9/24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$458</u> <span style="float: right;">CK MO CC CASH</span>

ASSOC. w/ OR2024-001 #2817



# 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:	X	
Southwest District Health		/
Irrigation District		/
Fire District		/
Highway District/Idaho Transportation Dept		/
Area of City Impact (If applicable)		/
Conditional Rezone:	X	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	N/A	
Deed or evidence of property interest to the subject property	X	/
Fee: \$ 950 <b>Rezone</b> \$1,400 <b>Conditional Rezone</b> \$2,800 <b>Text Amendment</b>		
**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.

X Applicant/Owner: Bib Cooper Date 1/9/24

DSD Planner: Madelyn Vander Veen Date 1/9/24

## SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
	Description of proposed use: expand on the Land Use Worksheet
	Description of the existing use.
	Expected impacts and traffic of future development.
	Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
	Conditional Rezone:
	Explanation/Description of the Concept Plan
	Proposed conditions of approval

# 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

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: NA 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)  
Canal

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential 2 Additional  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: NA

**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: 10

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other Fenced Pasture

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: \_\_\_\_\_

# NEIGHBORHOOD MEETING INSTRUCTIONS

## 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



### CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
  - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
  - B. The meeting shall be held at one of the following locations:
    1. On the property subject to the application;
    2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
    3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:**  
**Time:**  
**Location:**  
**Property description:**

The project is summarized below:

**Site Location:**  
**Proposed access:**  
**Total acreage:**  
**Proposed lots:**

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 (phone, email, written correspondence).

Sincerely,

# LETTER OF INTENT

Date Jan,9,2024

The purpose of this letter is an explanation of land Split at 24299 hwy 19 Wilder Idaho 83676.

The Current 5-acre parcel consists of a single residence on the east end of the property, the north 3 plus acres are currently used for farm ground.

Current owner Bret Hotchkiss is aged, 90% wheelchair bound and unable to continue farming the three-acre parcel. Due to the size of the acreage, it makes it very difficult to find a custom farming operator or person to lease the property.

For these reasons we are requesting you to split the current 5 acres into 3 parcels making the existing residence a single acre and the other 2 parcels ( once split) approximately 1.5 acres each.

The current area has 2 residences to the east and 3 residences to the west end of the property, along hwy 19. Farm or AG ground is located on the north side of the property on the opposite side of hwy 19, on the south side of the property is a drain ditch and on the other side of that is AG ground.

There has been 2 new homes built on the properties west of our partial ( R37120010A) in the last 5 years.

This land split should have no impact on the public services or Facilities, both proposed partials will have their own well and septic systems and Electrical power is available on site.

There should be no impact on ground water due to rezone from AG to R-1.

Letter of intent  
incomplete

Let applicant know  
-DAN

Parcel # R37120010A

Av 10

Proposed lot 3

1.75 acres

Proposed lot 2

1.75 acres

Existing lot



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

Date *Dec 4, 2023*

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: *Dec. 19, 2023*

Time: *6:00 pm*

Location: *24299 Hwy 19 Wilder Idaho 83626*

Property description: *Parcel # R37120010A*

The project is summarized below:

Site Location: *24299 Hwy 19 Wilder Idaho 83626*

Proposed access: *off Hwy 19*

Total acreage: *5.05*

Proposed lots: *2 Additional*

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 (phone, email, written correspondence).

Sincerely,

*Brett Hotchkiss*

# 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: 24299 Hwy 19	Parcel Number: R37120010A	
City: wilder	State: Idaho	ZIP Code: 83676
Notices Mailed Date: 12/4/23	Number of Acres: 5.05	Current Zoning: Ind
Description of the Request: Land split		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Bret Hotchkiss		
Company Name:		
Current address: 24299 Hwy 19		
City: wilder	State: Idaho	ZIP Code: 83626
Phone: [REDACTED]	Cell: same	Fax: NA
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: 12/19/23	MEETING LOCATION: 24299 Hwy 19 wilder ID	
MEETING START TIME: 6:00 Pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
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):

Bret Hotchkiss

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12/19/2023





# AGENCY ACKNOWLEDGMENT

Date: 12/4/23  
 Applicant: Bret Hotchkiss  
 Parcel Number: R37120010A  
 Site Address: 24299 Hwy 19 Wilder Id 83626

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### Southwest District Health:

Applicant submitted/met for informal review.

Date: 12/08/2023 Signed: Anthony Lee  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

#### Fire District:

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

Applicant submitted/met for informal review.

Date: 12-4-2023 Signed: Jeanne Maloney  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

#### Highway District:

District: Wilder Fire District

Applicant submitted/met for informal review.

Date: 12/4/23 Signed: Bob Walker  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

#### Irrigation District:

District: Wilder Irrigation District

Applicant submitted/met for informal review.

Date: 12/4/23 Signed: Michael  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

#### Area of City Impact

City: WILDER

Applicant submitted/met for informal review.

Date: N/A 12/4/23 Signed: [Signature] NOT IN AREA OF IMPACT  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

<b>AGENCY LOCATION AND CONTACT</b>		
<b>Southwest District Health</b>		
<b>Address</b>		<b>Phone Number</b>
13307 Miami Lane, Caldwell		(208) 455-5400
<b>Highway Districts</b>		
<b>Agency</b>	<b>Address</b>	<b>Phone Number</b>
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
<b>Address</b>		<b>Phone Number</b>
11331 W. Chinden Blvd., Boise		(208) 334-8300
<b>Fire Districts</b>		
<b>Agency</b>	<b>Address</b>	<b>Phone Number</b>
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	8139 HWY 95, Marsing	(208) 896-4511
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
<b>Agency</b>	<b>Address</b>	<b>Phone Number</b>
Famer Cooperative Ditch Co/Si	PO Box 1080, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
<b>City Impact Area</b>		
<b>Agency</b>	<b>Address</b>	<b>Phone Number</b>
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

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

**2020-012014**

RECORDED

**03/04/2020 08:16 AM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE INSURANCE

ELECTRONICALLY RECORDED

Prepared by:

Require Real Estate Solutions, LLC

5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Bret James Hotchkiss, 24299 Highway 19, Wilder, ID 83676

Tax ID No.: 37120010A0

Recording Requested By  
First American Title

55731911A

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, BRET JAMES HOTCHKISS, divorced-not remarried, and SUSAN A. JEANES-HOTCHKISS, divorced-not remarried, hereinafter referred to as "Grantor", does by these premises remise, release and forever QUITCLAIM, unto BRET JAMES HOTCHKISS, an unmarried man, in fee simple, hereinafter "Grantee", whose mailing address is 24299 Highway 19, Wilder, ID 83676, the following lands and property, together with all improvements located thereon, lying in Canyon County, State of Idaho, to-wit:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

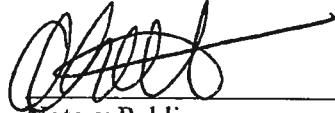
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 0° 45' 47" WEST ALONG THE WEST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY BOUNDARY FOR IDAHO STATE HIGHWAY 19; THENCE SOUTH 89° 16' 04" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 191.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 16' 04" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 903.55 FEET TO A POINT ON THE WEST BOUNDARY OF THE PARCEL DESCRIBED IN AND RECORDED AS INSTRUMENT NO. 8622586; THENCE SOUTH 0° 51' 46" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 226.44 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL; THENCE SOUTH 80° 07' 15" EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 242.54 FEET TO A POINT ON THE EAST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST

Susan A Jeanes-Hotchkiss  
SUSAN A. JEANES-HOTCHKISS

STATE OF Idaho  
COUNTY OF Canyon

Alicia  
Tabuso

On this 18<sup>th</sup> day of February, 2020, before me,  
~~Susan A. Jeanes-Hotchkiss~~ Notary Public, personally appeared SUSAN  
A. JEANES-HOTCHKISS, known or identified to me to be the persons whose name is  
subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public

My Commission expires: 12/29/2022

ALICIA TABUSO  
NOTARY PUBLIC - STATE OF IDAHO  
COMMISSION NUMBER 69087  
MY COMMISSION EXPIRES 12-29-2022

1/4 QUARTER; THENCE SOUTH 0° 51' 45" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 61.05 FEET TO A POINT IN THE CENTERLINE OF THE GOLDEN GATE CANAL; THENCE NORTH 79° 43' 00" WEST ALONG SAID CENTERLINE A DISTANCE OF 786.27 FEET; THENCE SOUTH 86° 48' 55" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 367.96 FEET; THENCE NORTH 0° 45' 47" EAST PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 220.72 FEET TO THE TRUE POINT OF BEGINNING.

Being the same property conveyed to the Grantor herein by deed recorded August 14, 2014 as Instrument Number 2014-029399, in the Office of the Clerk of the Circuit Court of Canyon County, State of Idaho.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

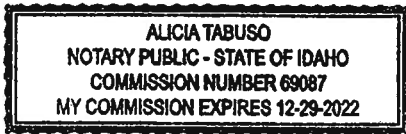
The property herein conveyed \_\_\_ is not a part of the homestead of Grantor, or \_\_\_ is part of the homestead of Grantor.

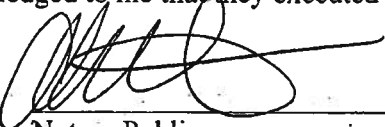
WITNESS, Grantor's hand, this 18 day of Feb, 2020.

  
BRET JAMES HOTCHKISS

STATE OF Idaho  
COUNTY OF Canyon

On this 18<sup>th</sup> day of February, 2020, before me, Alicia Tabuso, a Notary Public, personally appeared BRET JAMES HOTCHKISS, known or identified to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.



  
Notary Public  
My Commission expires: 12/29/2022

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

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 81474

**Date:** 1/9/2024

**Date Created:** 1/9/2024 **Receipt Type:** Normal Receipt **Status:** Active  
**Customer's Name:** Bret Hotchkiss/Bob Cooper  
**Comments:** OR2024-0001 and RZ2024-0001  
**Site Address:** 24299 HWY 19, Wilder ID 83676 / Parcel Number: 37120010A0

**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)	RZ2024-0001	\$950.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	OR2024-0001	\$2,800.00	\$0.00	\$0.00

**Sub Total:** \$3,750.00

**Sales Tax:** \$0.00

**Total Charges:** \$3,750.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2817	\$3,750.00

**Total Payments:** \$3,750.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00