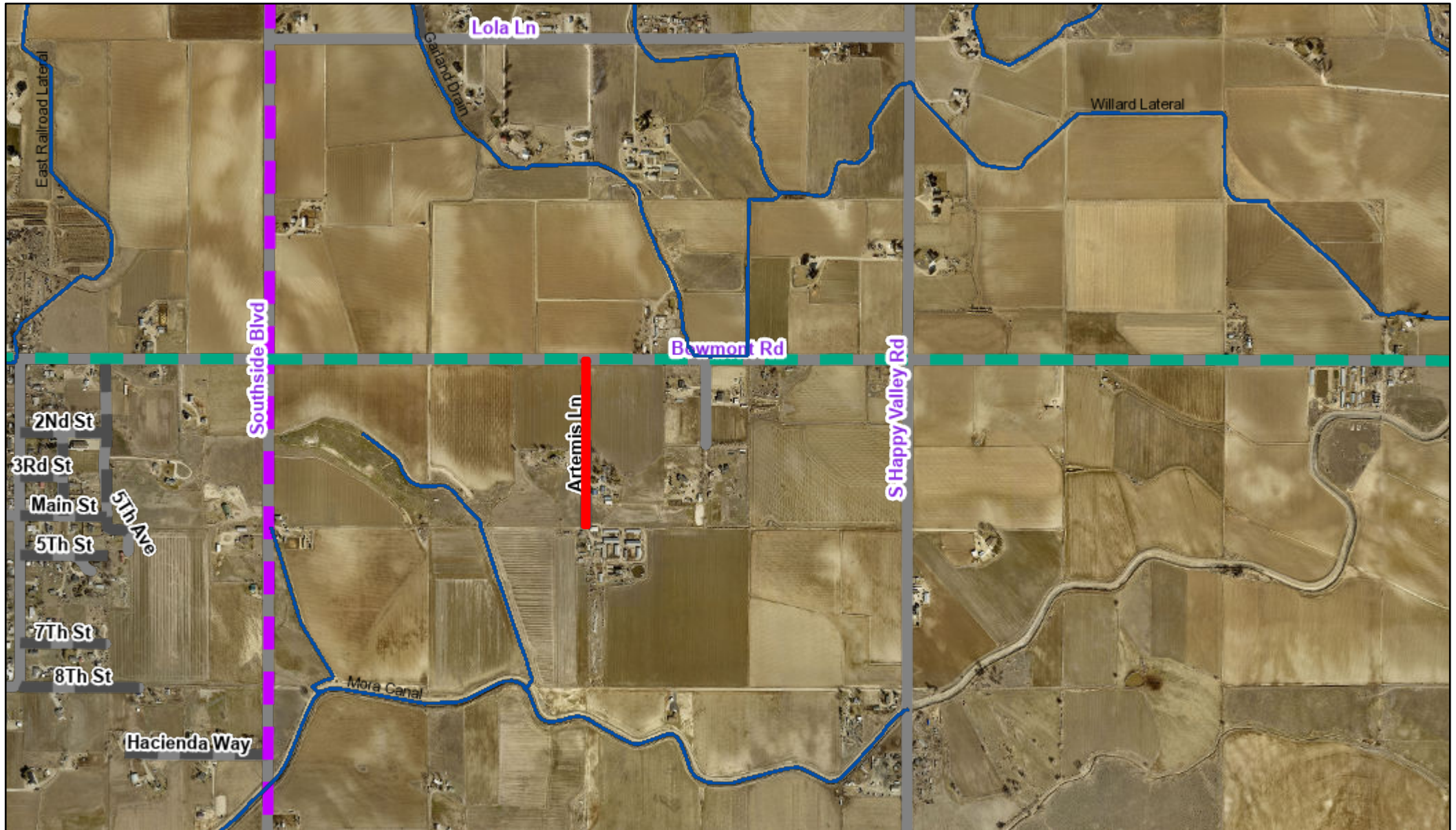
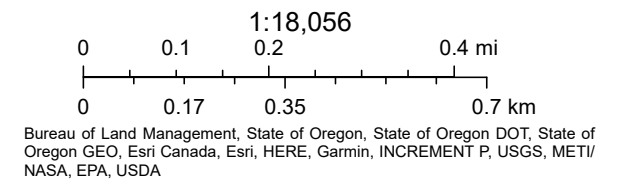


Canyon County, ID Web Map



6/6/2024, 8:43:16 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Imagery_2022
- Red: Band_1
- Green: Band_2



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Cornelius + Arlene Houwelina
	MAILING ADDRESS: 6505 Bowmont Rd. Nampa, ID 83686
	PHONE: [REDACTED] EMAIL: Shawn@mayborlaw.com
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: 5/30/2024	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Shawn Maybor
	COMPANY NAME: The Law Office of Maybor, PLLC
	MAILING ADDRESS: P.O. Box 1084, Caldwell, ID 83605
	PHONE: (208) 454-2974 EMAIL: Shawn@mayborlaw.com

SITE INFO	STREET ADDRESS: 6505 Bowmont Rd. / 6504 Bowmont Rd.
	PARCEL #: R28380010-C LOT SIZE/AREA: approx 1 acre
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: A-2 FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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 checked="" type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<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: AD2024-0027-HPL	DATE RECEIVED: 6-4-2024
RECEIVED BY: CL	APPLICATION FEE: 600 <input checked="" type="radio"/> MO <input type="radio"/> CC <input type="radio"/> CASH



APPEAL OF DECISION

APPLICATION

APPELLANT	NAME: Cornelius & Arlene Howdell
	MAILING ADDRESS: 6505 Beaumont Rd, Vernal, ID 83686
	EMAIL: [REDACTED] shawn@mcgibsonlaw.com
Property owner: <input checked="" type="checkbox"/> Other Appellant: <input type="checkbox"/>	
Cornelius & Arlene Howdell	
Signature: [Signature] Date: 5/30/2021	

REPRESENTATIVE: IF DIFFERENT FROM THE APPELLANT	NAME: Shawn C. McGibson
	COMPANY NAME: The Law Office of Shawn C. McGibson PLLC
	MAILING ADDRESS: P.O. Box 1884, Caldwell, ID 83605
	PHONE: (208) 454-2974 EMAIL: shawn@mcgibsonlaw.com

SITE INFO	STREET ADDRESS: 6505 & 6504 Beaumont Rd, Vernal, ID 83686
	PARCEL NUMBER: R 28380010-0
	PARCEL SIZE: Approx 1 acre

CASE NUMBER OF REQUESTED APPEAL:	
---	--

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK CC CASH



APPEAL OF DECISION

CHECKLIST

GENERAL APPEAL PROCEDURE CCZO - Section 07-05-05 or 07-05-07

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/Statement of Reason		
Fee: \$600.00		
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.

LAW OFFICES OF MAYBON, PLLC
 Shawn C. Maybon, ISB # 8409
 Gwen K. Sweesy, ISB# 11189
 Danton J. Goss, ISB # 11625
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 P.O. Box 1084
 Caldwell, Idaho 83606
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 Facsimile (208) 965-8478
 E-mail: shawn@maybonlaw.com
 gwen@maybonlaw.com
 danton@maybonlaw.com

Attorney for Appellant -

CANYON COUNTY PLANNING AND ZONING COMMISSION

CORNELIUS HOUWELING and)	
ARLENE HOUWELING, husband and)	
wife;)	MEMORANDUM IN SUPPORT OF
)	APPEAL
Appellant;)	
)	CANYON COUNTY DIRECTOR'S
)	DECISION - AD2024-0027
)	
)	PARCEL R28380
DAVID BUTLER and KAREN)	
BUTLER, husband and wife;)	APPEAL – CCZO §§ 6-05-23(1), 7-05-05,
)	AND 7-05-07
Applicant)	
)	
)	
)	

NOTICE IS HEREBY GIVEN that Cornelius Houweling and Arlene Houweling, husband and wife (“Houwelings”) hereby appeal the Canyon County Director’s Decision – AD2024-0027 (“Decision”) as an interested party, by and through their attorneys at The Law Office of Maybon, PLLC.

This appeal is pursuant to CCCO §§ 6-5-23(1), 07-05-05, 0705-07, and is supported by this memorandum and the Master Application filed simultaneously herewith.

MEMORANDUM IN SUPPORT OF APPEAL - DIRECTOR’S DECISION - CANYON COUNTY DIRECTOR’S DECISION -AD2024 – 0027 – PARCEL R28380

INTRODUCTION

The Decision should be overturned, and the administrative lot split should not move forward because the threshold requirements for approval have not been met, the specific conditions attached to the approval have not been met, the conditions and findings are not clearly associated with an “agricultural use” only parcel, the Decision creates harm to the Houwelings and other adjoining owners, and creates a precedent of harming long-term agricultural properties.

The Houwelings have a long history of agricultural activities on their parcel. Currently, the Houwelings operate a multi-generational commercial dairy on their parcel (“Houweling Dairy”). The Houweling Dairy operation will be hampered and impeded by the Decision. Canyon County gave no consideration to the impacts on the Houweling Dairy, nor even inquired about the impacts.

Further, as a policy, Canyon County should not give rights to a dominant estate (easement user) that impacts future and current use of the servient estate (the person holding title to the land under an easement). Here the Decision favors the dominant estate owner at the detriment of the servient estate owner.

The Decision should be overturned, and the administrative lot split should not move forward because the threshold requirements for approval have not been met, the specific conditions attached to the approval have not been met, the conditions and findings are not clearly associated with an “agricultural use” only parcel, and the Decision creates harm to the Houwelings and other adjoining owners, and creates a precedent of harming long-term agricultural properties.

The Houwelings request the Canyon County Planning and Zoning Commission (“Commission”) overturn the Decision in full. Alternatively, The Houwelings ask the Commission to clarify findings and conditions, and to required conditions be met prior to the

creation of parcels and the renaming of private roads.

STATEMENT OF FACTS

1. **Map of Current Parcels** – A map depicting the current subject parcels is attached hereto as Exhibit A (“Current Map”).

2. **Director’s Decision** – The Director’s Decision (“Decision:”) is attached hereto as Exhibit B. On May 20, 2024, the Decision was approved, pending compliance with conditions therein, allows for the creation of a new parcel for agriculture use only. *Decision page 1 and 2.*

3. **Road Users Maintenance Agreement:** The subject Road Users Maintenance Agreement (“RUMA”) is identified as the Road Users Maintenance Agreement between LaFee Builders, LLC, and David and Karen Butler,¹ and attached hereto as Exhibit C. The RUMA was not executed by a party having any ownership interest in the 1-Acre Parcel.

4. **Subject Parcels:**

a. **1-Acre Parcel** – The “1-Acre Parcel” shall mean the parcel owned by the Houwelings; used as the access road by the Noble Parcel, the 80-Acre Parcel, and the Butler Parcel; and identified as Canyon County Parcel No. R28380010. The last conveying deed for the 1-Acre Parcel is attached hereto as Exhibit D.

b. **80-Acre parcel** – The “80-Acre Parcel” shall mean the parcel owned by the Houwelings; used as for a commercial dairy operation, and identified as Canyon County Parcel No. R283790.

c. **Noble Parcel** – the “Noble Parcel” shall mean the parcel owned by Randy and Catherine Noble, husband and wife, and identified as Canyon County Parcel No. R28380.

d. **Butler Parcel** – the “Butler Parcel” shall mean the parcel owned by David and Karen Butler, husband and wife, and identified as Canyon County Parcel No. R28380.

¹ At the time of execution, Karen Butler went by the name of Karen Snider.

5. Adjoining Landowners:

- a. **Nobles:** Randy and Catherine Noble, husband and wife (“Nobles”). 6503 Bowmont Rd., Nampa, Idaho. Owners of the Noble Parcel.
- b. **Houwelings** – Cornelius and Arlene Houwelings, husband and wife (“Houwelings”). 6505 Bowmont Rd., Nampa, Idaho. Owners of the 1-Acre Parcel and the 80-Acre Parcel.
- c. **Butlers** – David and Karen Butler, husband and wife (“Butlers”). 6504 Bowmont Rd., Nampa, Idaho. Owners of the Butler Parcel.

6. Parcels that use 1-Acre Parcel for access to their own parcel:

- a. **The Noble Parcel** – The Noble Parcel uses the 1-Acre Parcel for ingress and egress for two residences.² The Noble Parcel has no recorded easement, use, or contribution agreement associated with the Nobles use of the 1-Acre Parcel for ingress and egress. The Nobles are not a party to the RUMA. The Noble Parcel is not encumbered or bound by the RUMA. Since Bowmont Rd. has existed, the Noble Parcel has had public road frontage and access.
- b. **Butler Parcel** – The Butler Parcel uses the 1-Acre Parcel for ingress and egress for 1 residence prior to the Decision. After the Decision, the Butlers will use the 1-Acre Parcel for ingress and egress to 1 residence and 1 agricultural field. The Butler Parcel is not identified within the RUMA and the Butlers obligations are not tied to their land. Since Bowmont Rd. has existed, the Butler Parcel has had public road frontage and access.
- c. **80-Acre Parcel** – The 80-Acre Parcel uses the 1-Acre Parcel and has since 1916, as its ingress and egress. In fact, the 1-Acre Parcel was so important to the 80-Acre Parcel, In 1916, a court ordered condemnation of the 1-Acre Parcel, and awarded the then owner of the 80-

² One residence may not be formally permitted.

Acre Parcel the 1-Acre Parcel. The condemnation order is attached hereto as Exhibit C. There are multiple residences on the 80-Acre Parcel.

Further, the 80-Acre Parcel uses the 1-Acre Parcel to support the Houweling Dairy operations, which includes frequent commercial/agricultural traffic in the manner of cattle hauling trucks, hay-hauling trucks, lagoon pumping trucks, milk shipping trucks, labor traffic, etc. (“Dairy Traffic”).

d. **Irrigation District** – The local irrigation district uses the 1-Acre Parcel to maintain and monitor ditches canals and flumes bordering the 80-Acre Parcel.

7. Current Easement Width – the description of the 1-Acre Parcel has the Easement being 33 ft. wide. The actual width, based on current fence lines, is as narrow as 26 ft. wide and never more than 33 ft. wide.

8. Current Road Standards – the current road standard does not meet Canyon County Coe and no party other than the Houwelings have contributed to the maintenance, repair, or improvement of the 1-Acre Parcel.

9. Historical Land Use Decisions:

a. **Historical File LS2002-136, 6.8 Acre Split** – On April 28, 1993, the Brandt-Cunningham Trust, the owner of a then 80-acre parcel, requested a 6.8 acre split from their 80-acre parcel for the construction of one single family dwelling. The documents for the 6.8 acre split, including the application and approval are attached hereto as Exhibit F. The 6.8 acre split application made no reference to access being necessary over the 1-Acre Parcel. Further, the 6.8 Acre split application shows the Brandt-Cunningham property having plenty of public road frontage – a full 80 acres’ worth.

b. **Historical File LS2002-134, Administrative Lot Split** – On June 18, 2001, Brandt-Cunningham again sought an Administrative Lot Split furthering dividing their once 80-

acre parcel ("2001 Lot Split"). A true and correct copy of Historical File LS2002-134 is attached hereto as Exhibit G. Within pages 4 and 9 of the 2001 Lot Split documents it is very clear that the 1-Acre Parcel is not part of the Brandt-Cunningham parcels and not such claims was made for access to through the 1-Acre Parcel. Again, even with the splits, the Brandt-Cunningham parcels had plenty of public frontage.

10. Amendment to Previous Administrative Land Division: The Decision states that the "The applicants are requesting an amendment to an approved administrative land division of parcel R28330."

11. Application: The Master Application was filed on March 20, 2024 ("Application") and is attached hereto as Exhibit H.

12. Notice of Actions affecting the Houwelings: Canyon County provided no notice prior notice to the Houwelings regarding additional use of their 1-Acre Parcel, the easement reduction request, or the private road name change. In fact, after the Decision, it was through a public records request and not a notice from Canyon County that provided the Houwelings notice of the adverse actions taken by the Butlers and Canyon County.

13. Chain of Title 1-Acre Parcel: The RUMA was executed by LaFee Builders LLC on November 6, 2001. LaFee Builders LLC only had a mirage of ownership on November 6, 2001, and the parties conveying the 1-Acre Parcel never actually had the ownership to convey. A brief chain of title for the 1-Acre Parcel: On December 26, 1916, Stoutmeyer receives the 1-Acre parcel in a condemnation proceeding. *See attached Exhibit E*. On January 2, 1936, Stoutmeyer conveys the 1-Acre Parcel to Zimmerman. *See Exhibit I*. Thereafter, Zimmerman never conveys the 1-Acre Parcel, but specifically withholds the 1-Acre Parcel in a conveyance in a Quitclaim Deed to Pamela Cunningham, as Trustee for the Vilas Brandt Trust. *See attached Exhibit J*. Then somehow, without ever receiving an ownership interest, Cunninham transfers an interest in the 1-

Acre Parcel to the Cancer Society of America, which conveys to LaFee Builder, LLC. *See Exhibit K and Exhibit L, respectively.* LaFee Builders, LLC, then executes the RUMA without having any actual ownership interest. *See Exhibit C.* Eventually, the Houwelings are conveyed ownership of the 1-Acre Parcel. *See Exhibit D.* Telling, is the 2001 Lot Split supporting documents specifically identified the 1-Acre Parcel as not being part of the lot split and not being owned by Brandt-Cunningham. *See Exhibit G.*

A flow chart of ownership of the 1-Acre Parcel is as follows:

STOUTMEYER GAINS OWNERSHIP OF THE 1-ACRE PARCEL IN 1916



ZIMMERMAN DEEDED THE 1-ACRE PARCEL FROM STOUTMEYER IN 1936



ZIMMERMAN DEEDS PROPERTY TO CUNNINGHAM, SPECIFICALLY
EXCEPTING 1-ACRE PAREL FROM CONVEYANCE



CUNNINGHAM WRONGFULLY USURPS OWNERSHIP OF THE 1-ACRE
PARCEL AND CONVEYS THE 1-ACRE PARCEL TO THE AMERICAN
CANCER SOCIETY



MEMORANDUM IN SUPPORT OF APPEAL - DIRECTOR'S DECISION - CANYON
COUNTY DIRECTOR'S DECISION -AD2024 – 0027 – PARCEL R28380

WITHOUT ANY LAWFUL OWNERSHIP INTEREST, THE AMERICAN
CANCER SOCIETY CONVEYS THE 1-ACRE PARCEL TO LAFEE
BUILDERS LLC



LAFEE BUILDERS, LLC, EXECUTES THE RUMA WITHOUT ANY ACTUAL
OWNERSHIP INTEREST IN THE 1-ACRE PARCEL

ARGUMENT

The Decision should be overturned in its entirety, including the decision on the easement reduction and private road name change. The findings within the Decision are erroneous and not based on the facts of the matter or current Canyon County Code. The Houwelings, as a Dairy operator, the owner of the 1-Acre Parcel, and the users of the 1-Acre Parcel for access to their 80-Acre parcel, have been and will be injured as a result of the Decision.

Harming agricultural users in an agricultural zone is not Canyon County policy and protections for historical agricultural user are embedded within Canyon County Code. Canyon County does not wish to start a policy of bending the rules to surprise and hurt existing agricultural uses – upholding the Decision will further a policy of bending the rules and harming agricultural landowners.

CODE REQUIREMENTS AND THRESHOLDS REGARDING RUMA

1. No Proper Users Maintenance Agreement (“RUMA”): No RUMA is on file or has been recorded that meets the requirements under CCCO §§ 7-10-03(2) and (3). The Application is not

complete and the Applicant has not met the threshold for an administrative lot split under CCCO § 7-18-05.

Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.

(emphasis supplied) CCCO § 7-10-03(3).

a. **Application Never Complete.** Prior to addressing the conditions within the Decision, which also prevent the creation of a new parcel until certain thresholds are met, the Application was required to be complete with a road users maintenance agreement compliant with CCCO § 7-10-03(B)(3). *See Application page 2.* In this matter, no road users' maintenance agreement was included with the Application that was compliant with CCCO § 7-10-03(B)(3). As will be described hereunder, the RUMA provided with the Application and relied on in the Decisions fails as a road users' maintenance agreement and cannot be relied upon to complete the Application. The Application was never complete and should not have moved forward.

b. **RUMA Fails and Cannot Meet Condition No. 8.** The RUMA does not meet the requirements of Condition No. 8 of the Decision. Condition No. 8 is threshold that must be crossed prior to the creation of a new parcel. it is clear and unequivocal. No road users' maintenance agreement executed by "all properties the road is serving" exists.

Further, the RUMA relied upon within the Decision fails all legal standard for a binding easement agreement, it is completely unenforceable by any of the Affected Property Owners. At a minimum, a valid easement requires the legal description of the properties benefited by the easement and burdened by the easement. The County Code contemplates an actual enforceable agreement that benefits and burdens all properties the

road is serving. The RUMA binds no parcel.³ at most the parties identified are bound.

c. RUMA Fails the Unequivocal Requirements of CCCO § 7-10-

03(B)(3). The RUMA relied upon in the Decision fails as a threshold matter as it (1) does not describe the responsible parties for construction of the driveway, (2) does not describe the responsible parties that will be required to make necessary improvements to accommodate additional accesses in the future, and (3) fails to list any construction warranties applicable to the specific driveway or private road. The Application is not complete for failure of the RUMA to comply with CCCO § 7-10-03(B)(3). Simply reading the RUMA demonstrates it does not have the required elements.

d. Chain of Title Negates the RUMA. As was noted in the above chain of title flow chart, no person with an actual ownership interest executed the RUMA. Accordingly, the RUMA has no legal effect other than to cloud title. If the Commission found the RUMA to comply with CCCO § 7-10-03(B)(3), it would still have the issue that it has no legal effect. For example, Elon Musk and Bill Gates could agree to place an easement across the Butler Parcel, meeting all of the requirements in CCCO § 7-10-03(B)(3), but without demonstrating that they had an actual ownership interest in the Butler Parcel – the Musk/Gates endeavor would fail. The lack of any lawful ownership interest at the time the RUMA was executed results in failure of the RUMA, no completed Application, and no ability to meet Condition No. 8 of the Decision.

e. Affected Property Owners. Finally, the Nobles, Butlers, and Houwelings (“Affected Property Owners”) have no agreement. Within the Decision, the Affected Property Owners are identified as being affected by the easement reduction, but were ignored when reviewing the RUMA. This is against Canyon County Code and Condition

³ The only property properly identified within the RUMA is the 1-Acre Parcel.
MEMORANDUM IN SUPPORT OF APPEAL - DIRECTOR'S DECISION - CANYON
COUNTY DIRECTOR'S DECISION -AD2024 – 0027 – PARCEL R28380

No. 8 of the Decision. It would be contrary to policy to inquire about the Affected Property Owners in an easement reduction request, but to disregard the same owners when reviewing the RUMA for compliance with CCCO § 7-10-03(B)(3). The Affected Property Owners have not agreed to the RUMA and have no duty under the RUMA to perform a single task of maintenance, repair, or improvement.

The RUMA fails as a result of these shortcomings and the Application was never complete and never met the threshold allowing Director approval. The Decision should be overturned on this basis.

EASEMENT REDUCTION REQUEST

Easement reduction granted by the Director incorrectly incorporated the actual use of the easement, incorrectly applied the physical characteristics of the site, and the reduction will injure all users of the 1-Acre Parcel, specifically the Houwelings and Houweling Dairy.

The width of a parcel's road frontage, easement or private road may be reduced by the Director if the reduction demonstrates all of the following:

1. Will the proposed reduction provide adequate access;
2. Do physical characteristics of the site require a width reduction; and
3. Would approval of the request cause injury, damage, or a safety hazard?

CCCO § 7-10-01(D)

At some point, Canyon County decided that 60 ft. would be required to protect the citizens of Canyon County in times of emergency and to prevent additional emergencies: regardless of the use of subject parcels. Put another way, if a private driveway is for two tiny homes, the gold standard is a 60 ft. wide driveway. In the matter at hand, we have multiple residences and heavy agricultural use – a dairy operation with frequent Dairy Traffic. If the easement is reduced from 60 ft. for multiple residences, multiple agricultural parcels, and a dairy operation, then when would Canyon County stay with 60 ft.? What is the reason for a 60 ft. wide driveway requirement? The basis is health, safety, and welfare. Deviation from 60 ft. should be

undertaken seriously.

The Current Traffic on the 1-Acre Parcel is Too Much. The current traffic, including Dairy Traffic, using the 1-Acre Parcel as an access is unsafe and without any governing road user's agreement or easement agreement between the Affected Property Owners.

There were at least four (4) residences and a dairy that use the 1-Acre Parcel for access, prior to the Decision.⁴ After the Decision, an additional agricultural parcel will be using the 1-Acre Parcel for access. The Director's decision concluded that a 33 ft. wide access point would be adequate for at least four (4) residences, one (1) new agricultural parcel, and one (1) 80-acre agricultural parcel that has frequent Dairy Traffic. This is an incorrect decision and the basis for the deviation from a 60 ft. gold standard is not explained. The access is not adequate for the current users, much less additional users, and the easement reduction should be overturned.

Nothing Preventing the Construction of a 60 ft. Wide Access Road other than Applicant. Clearly, by looking at the affected parcels it would not be difficult to comply with the full 60 ft. driveway requirement. Requiring a 60 ft. driveway would only burden the Applicant's parcel to create a 60 ft. wide access road – true to code. The Applicant would simply need to move their eastern boundary 27 ft. to the west. The owner of parcel R28380 is the Applicant. No other adjoining property owner would need to agree to the Applicant expanding access on the Applicant's property. The physical characteristics of the Applicant parcel does not absolutely require, nor reasonably require, an easement reduction. Simply put, the only difficulty in having a 60 ft. wide access easement is the Applicant's willingness to burden the Affected Property Owners, and unwillingness to part with 27 ft. of their own land.

The Decision has Created Injury, Damage, and a Safety Hazard. The Decision has

⁴ At least two residences on the Nobles Parcel, the Butler Residence, the Houweling residence, and the Houweling Dairy.

created safety hazards by adding to already heavy traffic flow and allowing narrow dirt roads to be used for residential, dairy, and pedestrian traffic simultaneously. To make matters worse, the 1-Acre Parcel narrows to 26 ft. in spots, creating even further hazards.

Future Injury to 80-Acre Parcel. The Decision has allowed a reduction of the access for the new agricultural use only parcel; when the Applicant could have met the 60 ft. threshold by encumbering their own property. If the Houwelings wish to split their lot or increase the capacity of their dairy, the Commission and/or the then serving director may require 60 ft., as at that time the expanded uses would be too much for a 33 ft. access – a real harm to the Houwelings. To put this harm in perspective, the Decision burdens the Houwelings for being late to develop and embracing Canyon County's long agricultural heritage.

The easement reduction does not meet all of Canyon County Code requirements, is inadequate, unnecessary, unsafe, create current hazards, and future injury. The easement reduction approval should be overturned.

PRIVATE ROAD COMPLIANCE

The subject access road does not comply with CCC0 7-10-03, nor has it been confirmed to comply with CCC0 7-10-03. Prior to the creation of a new parcel, the subject road should comply with CCC0 7-10-03. Additional traffic will be using the access road and it is not to standards at the current time. The Applicant is burdening the roadway and needs to comply with county standards. The RUMA does not define the party responsible for the construction of a new roadway or improvements to an existing roadway. Accordingly, this cost should be incurred by the Applicant and should be completed prior to creation of a new parcel.

PRIVATE ROAD NAME CHANGE

Houwelings own the 1-Acre Parcel and were never contacted by Canyon County regarding their address change or the naming of their road. From what I understand,

Canyon County wishes to have all Affected Property Owners agree to a private name; however, does not require agreement. While it may not be required by code, the changing of an address does impact business operations at the Houweling Dairy and the name change should not continue in effect until the Applicant can provide a completed application and show compliance with all conditions met.

CONDITIONS

The conditions are not clear and include irrelevant threshold requirements, findings, and/or demonstrate that the Application was not thoroughly reviewed prior to the issuance of the Decision.

1. Clarity of Findings - Application and Process: The Decision includes irrelevant findings and/or demonstrates the Application was not thoroughly reviewed prior to issuance. For example, finding No. 1 describes a development's use of water – we have no development. Finding No. 2, finds that no hillside development is required – the use is agricultural.

2. Clarity of Conditions: The Decision has unclear conditions, muddled by references to future development that is neither allowed nor part of the Application. Further, the timelines for complying with conditions should be prior to the creation of a new parcel and not a future building permit.

Condition No. 2: Prior to the issuance of a new building permit, Southwest District Health will need to complete an on-site evaluation and septic permit. The approval is for agricultural use only – this is an unnecessary and irrelevant condition.

Condition No. 3: Prior to the issuance of a new building permit, an approach permit from Nampa Highway District # 1 is required. The approval is for agricultural use only – this is an unnecessary and irrelevant condition.

Condition No. 4: The access and any new building permits shall comply with the

International Fire Code, as evidenced by a review and approval letter from the Melba Fire District (CCCO § 06-01-09(6) and § 07-10-03(2)). The approval is for agricultural use only – this is an unnecessary and irrelevant condition. Further referring to current codes without need muddies the water for a future application.

Condition No. 6: The private road shall be built to meet the minimum construction standards (CCCO Section 07-10-03(3)). The private road must be constructed prior to the issuance of a certificate of occupancy. The approval is for agricultural use only, there is no certificate of occupancy. The private road should be constructed prior to splitting the parcels, otherwise there is no mechanism to protect the current private road users.

Condition No. 7: A sign conforming to the applicable high district standards shall be erected and maintained at the property owner's expense. Verification of installation shall be provided to DSD prior to Certificate of Occupancy. The approval is for agricultural use only – this is an unnecessary and irrelevant condition. If a sign is required to be erected it should not be erected prior to a complete application and Condition No. 8 below is met.

Condition No. 8: All properties the road is serving will have a signed and recorded road user's maintenance agreement (RUMA) per CCCO 07-10-03(1)(B(3)). This has not happened. This unequivocally prevents the creation of a new parcel until this condition is met.

CONCLUSION

The Houwelings request the Commission overturn the Decision in full. Alternatively, The Houwelings ask the Commission to clarify findings and conditions, and to require conditions be met prior to the creation of parcels and the renaming of private roads. Please, do not bend the rules to harm existing viable agricultural uses, it is against Canyon County Code and good public policy.

DATED this 4th day of June, 2024

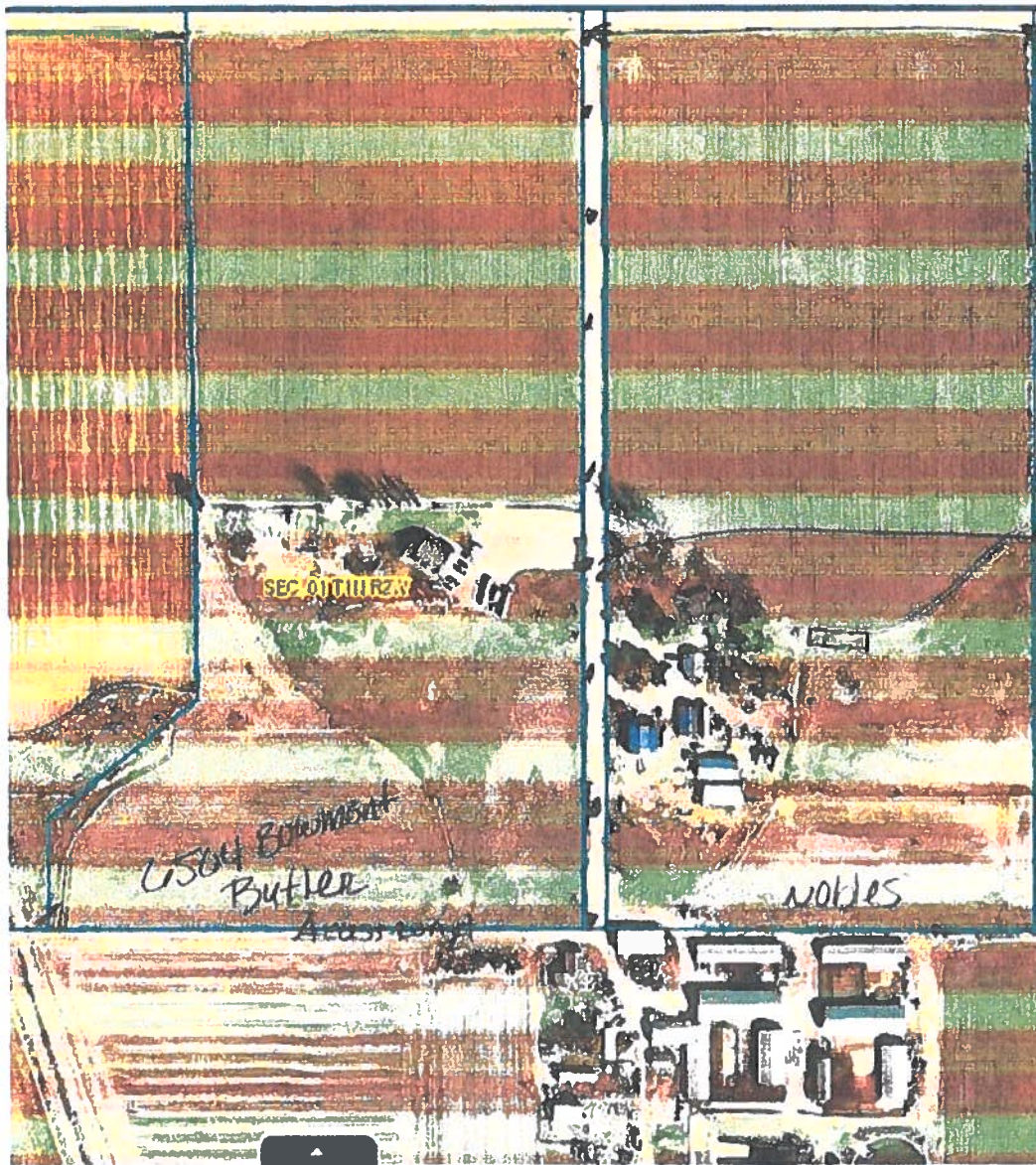
MEMORANDUM IN SUPPORT OF APPEAL - DIRECTOR'S DECISION - CANYON
COUNTY DIRECTOR'S DECISION -AD2024 – 0027 – PARCEL R28380

Respectfully Submitted,

The Law Offices of Maybon, PLLC

By: /s/ Shawn C. Maybon /s/
Shawn C. Maybon, Esq.,
Attorney for the Houwelings

EXHIBIT A



Private Road-1352-1254

● = Power Poles

→ these two power poles
are power lines across
the road

Housing

EXHIBIT B



Director's Decision - AD2024-0027
Canyon County Code of Ordinances (CCCO)
§07-18-05, §07-18-07, §07-10-03 & §06-05-13

2024-015355

RECORDED

05/21/2024 11:05 AM



RICK HOGABOAM

CANYON COUNTY RECORDER
Pgs=13 JWNSLOW \$46 00
MISC
KAREN BUTLER

Case Number: AD2024-0027 (Amending LS2002-134)

Parcel No(s): R28380

Property Owner/Applicant(s): David & Karen Butler

Request: The applicants are requesting an amendment to an approved administrative land division of parcel R28380. The 19.52-acre parcel is zoned "A" (Agricultural). The result of the division creates two (2) parcels: a 9.621-acre parcel with an existing dwelling; and a 9.892-acre parcel that will be an agricultural parcel (no building permit). The parcels are served by an existing 33-foot easement located on Parcel R28380010 owned by the Houweiling Family. *See Exhibit A.*

The application includes an easement reduction to allow the access easement to stay at its current width and a private road name since the easement serves three parcels with dwellings (per CCCO §07-02-03 & 07-10-03).

Property History: The subject parcel was created in its current configuration by an approved land division in 2001 (LS2002-134). The existing dwelling on the subject parcel was built in 2003 (ZC2003-142 & 144).

Findings CCCO §07-18-05 - Application and Process:

- 1) A complete application for an administrative land division was accepted on March 22, 2024. The development shall either use irrigation water rights or a domestic well (0.5 acre unless more is allotted by the Idaho Department of Water Resources) per Idaho Law 42-111(a).
- 2) Based on slope maps (Exhibit B), the subject property does not contain 15% slopes. Therefore, hillside development is not required.
- 3) There are no public nuisances or code violations on the property.
- 4) Notification to the local highway district and fire district was sent on April 11, 2024. No comment was received from Melba Fire District. Nampa Highway District states Bowman Road is an expressway roadway. No new direct access to Bowman Road is allowed unless a variance is approved (Exhibit C). The amendment does not change the existing access which received an approach permit from Nampa Highway District #1 in 2003 (Exhibit D). As a condition of approval, no new direct access to Bowman Road is allowed unless a variance is approved and any expansions of use of the existing access easement will require an approach permit from Nampa Highway District #1.
- 5) The parcel shall be divided in compliance with Instrument No. 2024-014900. The subject parcel shall be divided as follows:

Parcel 1: 9.892 acres – Agricultural Only (No Building Permit)

Parcel 2: 9.621 acres with existing dwelling

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Findings CCCO §07-18-07 – Administrative Division in Agricultural Zones:

- The parcel is not original (created on or before September 6, 1979). The parcel was created by land division in 2001 (LS2002-134, Exhibit A). Therefore, the parcel does not have any land divisions available. However, CCCO §07-18-07(2)B allows for the creation of an "agricultural only" parcel. An agricultural parcel is used exclusively for agricultural purposes on which there is no permanent dwelling (CCCO §07-17-03(3)A).

Findings CCCO §07-10-03(1)D – Easement Reduction:

- The applicant is requesting an easement reduction to approve the existing 33' wide access easement on Parcel R28380010. CCCO §07-10-03(1)B2 requires 60' width or a reduction to no less than 28' subject to CCCO §07-10-03(1)D.
- Due to the easement being located within a parcel that matches the size of the easement (Exhibit A), Parcel R28380010, meeting the 60' width would be very difficult and require multiple owners (Parcels R28380, R28380010, R28379, and R28367) to complete a property boundary adjustment.
- The 33' easement width provides adequate room to meet private road construction requirements (CCCO §07-10-03(2) and (3)). The request was included in the notice sent to Melba Fire District and Nampa Highway District #1 on April 11, 2024. No comment was received from the Melba Fire District. Nampa Highway District #1 approved the access to the subject parcel in 2001 (Exhibit D). Therefore, DSD finds the request still provides adequate access and does not create injury or damage to adjacent and proposed parcels.
- As a condition of approval, the driveway or private road access must meet all applicable requirements required by CCCO §07-10-03 before building permit issuance.

Findings CCCO §06-05-13 – Private Road Name:

The proposed road name, "Artemis Lane", is in substantial conformance with §06-05-13. The name "Artemis Lane" is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standards (CCCO §07-10-03(2) and (3) which includes private road signage installation in accordance with the Association of Canyon County Highway District (ACCHD) standards.

Decision:

The application to complete the described administrative land division per CCCO §07-18-05, §07-18-07, §07-10-03 & §06-05-13 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. Prior to the issuance of a new building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to the issuance of a new building permit, an approach permit from Nampa Highway District #1 is required.
4. The access and any new building permits shall comply with the International Fire Code, as evidenced by a review and an approval letter from the Melba Fire District (CCCO §06-01-09(6) and §07-10-03(2)).
5. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
6. The private road shall be built to meet the minimum construction standards (CCCO Section 07-10-03(3)). The private road must be constructed prior to the issuance of a certificate of occupancy.
7. A sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy.
8. All properties the road is serving will have a signed and recorded road user's maintenance agreement (RUMA) per CCCO 07-10-03(1)B3


Carl Anderson, Planning Supervisor

5-20-24
Date

State of Idaho)

SS

County of Canyon)

On this 20th day of May, in the year of 2024, before me Pamela Dilbeck,
a notary public, personally appeared Carl Anderson, personally known 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.



Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

Exhibit A

David and Karen Butler
6504 Bowmont Road
Nampa, Idaho 83686
[REDACTED]
[REDACTED]

1st March 2024

Canyon County Development Services Department
111 North 11th Ave.
Suite #140
Caldwell, Idaho 83605
(208)454-7458

To Whom It may concern,

The proposed Administrative Land Division request is to divide Lot 3 into two parcels (see attached survey Skinner Land Survey), parcel 1 and parcel 2.

The intent is to retain Parcel 2 with the home and 9.62 acres and to sell Parcel 1 of 9.89 acres as an agriculture parcel with irrigation. The intent to sell Parcel 1 is to use the proceeds to pay the mortgage on Lot 3, retain ownership of parcel 2 and continue to reside in our home.

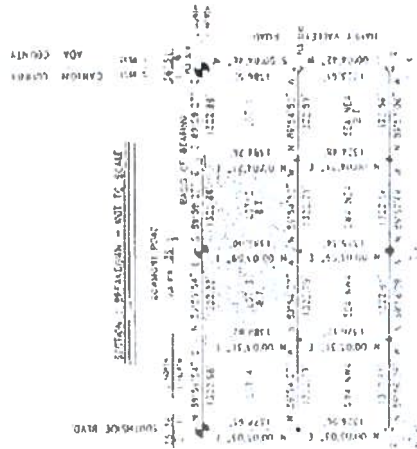
An approval of the Administrative Land Division request and a sale of Parcel 1 would not increase traffic on the private road as proposed Parcel 1 is currently leased to a farmer. Thus the expectation would be that the same amount of traffic due to a sale would remain as the expectation is the parcel would be farmed. There is no expected impact to neighbors as the parcel shall remain as it is currently zoned, agriculture. Our surrounding neighbors are zoned agriculture as well.

Proposed Parcel 1 is currently zoned and used as agriculture and is farmed in alfalfa. It is expected that a sale would result in continued farming in alfalfa or other local crop(s) as a building permit is not available. Parcel 1 will retain the irrigation ditches and easements as indicated in the attached survey (Skinner Land Survey)

Respectfully,

David and Karen Butler

PARCEL SPLIT SURVEY FOR:


$$I^{\text{in}} = 305.$$

0.001

- 3574 2C 113 10N 1000
 196 510 40 1000 1000
 No. 1015 1000
 1000 1000

[illegible]

TRUSTEES CERTIFICATE

! THE TRUSTEE OF THE VILLAS BRANDY TRUST AGREE WITH THIS SURVEY

FLAS BRANDT TRUST

PAMLA B. QUENTZMAN, TMS, FIF

ACKNOWLEDGEMENT

DAVID E. LEVIS

2000

On this day in 2001 before me, the undersigned, a notary public in and for the State of Idaho personally appeared **PAMELA B. GUNDELMAN**, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the foregoing instrument as Trustee of the Vias French Trust and acknowledged to me that the purpose of the foregoing instrument was to create such Trusts of the Vias Brand "Trust".



SECRETARY PUBLIC	DATE
------------------	------

RECORDED'S CERTIFICATE

STATE OF IDAHO

INSTRUMENT NUMBER.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST
of _____ a _____ married party _____
on this _____ day of _____ 2001, in my office and
was duly recorded in Book _____ of Surveys as follows:

[illegible]

Fig. 8

CERTIFICATE OF SURVEYOR

I, Richard A. Johnson, P.S. 943, State of Idaho, do hereby certify that the survey shown herein was performed by me in accordance with the laws of the State of Idaho and is in conformity with the corner perpetuation and files are "943, 1401" 84, 1412 in 2001.



JOHNSON LAND SURVEYING, INC.
9225 CHINDEN BLVD SUITE P
BOISE, IDAHO 83714

0-0-0-1-72! Cx3Dn;

FILE CANNINGHAM.dwg

Sheet 1 of 1

This agreement is entered into by and between :

LaFee Builders LLC.

David Butler

Karen Snider

In the necessary for the party or parties to enter in an agreement for maintenance and repair of the following described roadway:

The road is a strip of land located off Bowmont Road between Happy Valley Road and Southside Road . The road exits off Bowmont Road to the south being a width of approximately 33 feet wide (2 rods) and 1352.12 feet long.

Here in described as:

A strip of land in Lot 3 Sec. 1 T. 1 N. R. 2 W. B. M. in Canyon County , Idaho, being a strip of land 2 rods wide along the Easterly line of boundary of said Lot No. 3 and containing approximately 1 acre.

END OF LEGAL DESCRIPTION

LaFee Builders LLC. as owners of the above described roadway is providing a private road easement for the ingress-egress to allow access to property purchased by **David Butler and Karen Snider.**

(See Exhibit A attached)

The parties hereby agree as follows.

- I. The following terms apply:
 - A. All parties attached to the road shall contribute equally to the maintenance and repair of the above described road.
 - B. The above described road will be maintained to be passable year around and no party herein is authorized to or shall expect any other party to contribute to improvements such as additional gravel or asphalt without prior written agreement of all other parties
 - C. The parties hereby agree to use said road for normal ingress and egress. Any party making use of said road in such a manner or such equipment that does significant damage, shall be responsible for repairing such damage at their own expense.

Page 1 of 2

REQUEST
BY
LaFee
Butler
Snider

Butler Road Agreement

- D. The parties hereby agree to share equally the expense of drainage ditches, conduits, or culverts required by the Canyon County Engineer or other public authority in order to assure safe, passable condition of road for indicated use.

2. This agreement shall be binding on their heirs, assessors and assigns of the parties hereof.

Dated this 6th day of November 2001.

Rodney LaFee

Rodney LaFee
Member of LaFee Builders LLC and acting on its
behalf.

State of Idaho

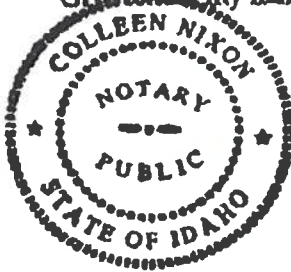
County of Ada

On this day the persons above personally appeared before me Rodney LaFee

known to me as the

persons described in and who executed this agreement and acknowledged to me they signed of
their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 6th day of Nov, 2001



Colleen Nixon
NOTARY PUBLIC

my commission expires on 7-22-2004

Dated this 3rd day of November 2001.

David Butler

David Butler

Karen Snyder

Karen Snyder

State of Idaho

County of Ada

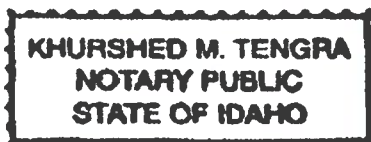
On this day the persons above personally appeared before me Khurshed M. Tengra

a Notary Public

, known to me as the

persons described in and who executed this agreement and acknowledged to me they signed of
their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 3rd day of November, 2001



Khurshed M. Tengra
NOTARY PUBLIC

my commission expires on 03-26-07

Page 2 of 2

INSTRUMENT NO. 200300919

QUITCLAIM DEED

FOR VALUE RECEIVED LaFee Builders LLC, 315 E. Avalon, Kuna, Idaho which acquired title as LaFee Builders LLC.

Does hereby convey, release, remise, and forever quit claim unto Case Houweling, an individual, the following described roadway:

This road is a strip of land off Bowmont Road between Happy Valley Road and Southside Road. The road exits off Bowmont Road to the south being a width of approximately 33 feet wide (2 rods) and 1352.12 feet long.

Herein being described as:

A strip of land in Lot 3 Sec 1 T. 1 N. R. 2 W. B. M. in Canyon County, Idaho being a strip of land 2 rod wide along the easterly line of boundary of said Lot No. 3 and containing approximately 1 acre.

Parcel Number. 01N02W012505
01-1N-2W NW
E-33' of LT 3 LS TX 99760
Bowmont Rd NA

END OF LEGAL DESCRIPTION

The officer who signs this deed certify that this deed and the transfer represented thereby was duly authorized.

In Witness whereof, LaFee Builders LLC has granted the deed January 3, 2003 by its duly authorized officer.

LaFee Builders LLC
315 E. Avalon
Kuna, Idaho 83638

REQUEST LaFee
TYPE Quit FEE 3.00

By: Rodney LaFee
Date: 1-6-2003

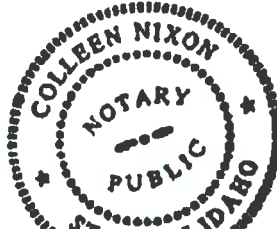
Dated this 6th day of January 2003.

State of Idaho

County of Ada

On this day the person above personally appeared before me Colleen Nixon, known to me as the person described in and who executed this deed and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 6th day of January, 2003.



Colleen Nixon
Notary Public
My commission expires on 7-22-04



610 South Kimball Avenue / Caldwell, Idaho
83605 / (208) 459-1651

2008 NOV 28 PM 2 25
WILLIAM H. HURST
CANYON COUNTY RECORDER
BY [Signature]
PIONEER TITLE COMPANY
[Signature]
DEED FEB 3-

RECORDED

2008062637

200809284

QUITCLAIM DEED

For Value Received

Casa Houweling and Arlene P. Houweling, husband and wife
do(es) hereby convey, release, remise and forever quit claim unto
Cornelius Houweling and Arlene P. Houweling, husband and wife
whose address is 6505 Down on Road
Nampa, Idaho 83686

the following described premises, to-wit:

TRACT 4:

A Strip of Land in Lot 3 Section 1, Township 1 N, Range 2 West, B.M. in Canyon County, Idaho, being a strip
of land 2 rods wide along the Easterly line of boundary of said Lot No. 3

together with their appurtenances.

Dated November 25, 2008

[Signature] Casa Houweling
[Signature] Arlene P. Houweling

State of Idaho

County of

On this 25th day of November, 2008, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Casa Houweling and Arlene P. Houweling known to me, and/or identified to me on the basis of satisfactory
evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public
Residing at: Payette, Idaho
Commission Expires: 8/8/12

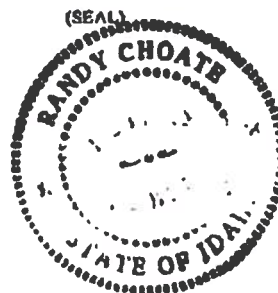
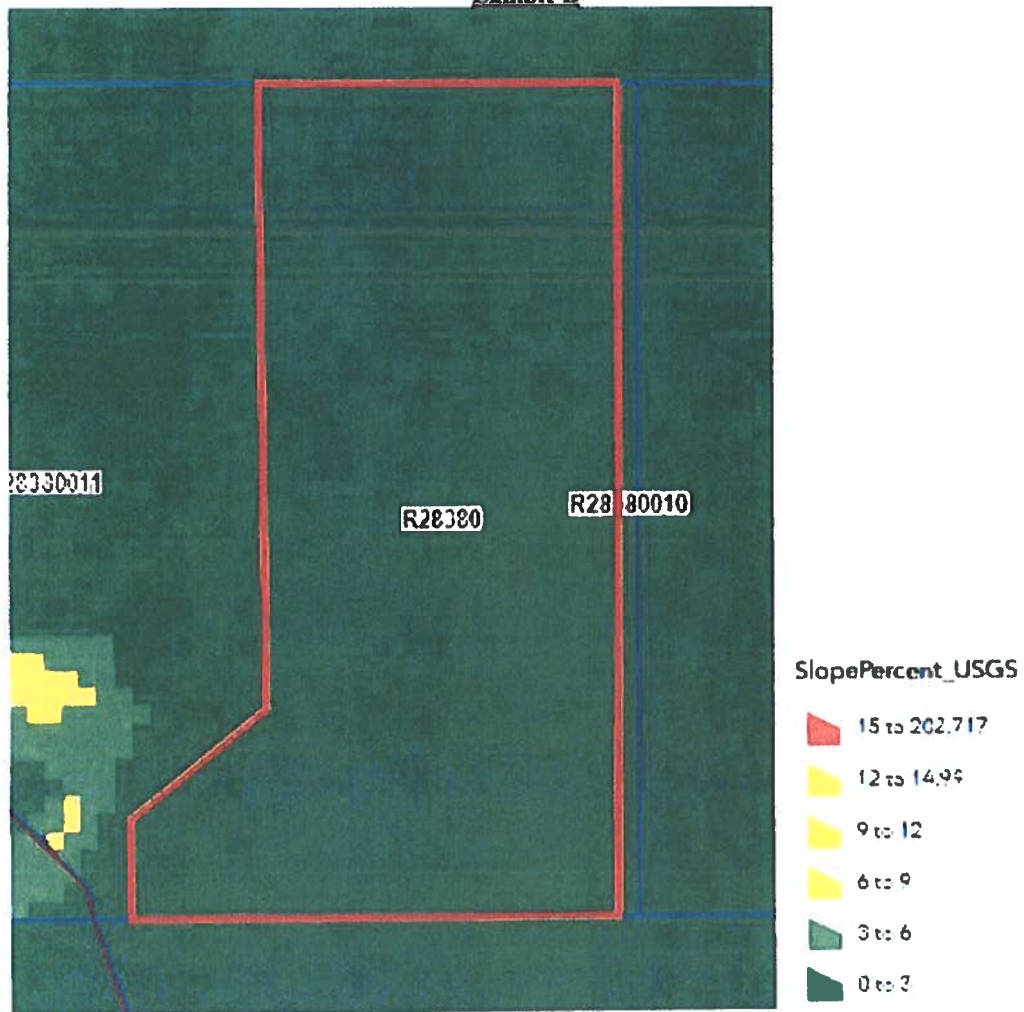


Exhibit B



NAMPA HIGHWAY DISTRICT NO. 1

April 11, 2024

**To: Dan Lister, Principal Planner
Canyon County Development Services**

**From: Eddy Thiel
Right-of-way Tech**

Re: AD2024-0027 David & Karen Butler

I have reviewed the Administrative Land Division Notice proposing a split to create 1 Residential lot and one Ag only lot of Parcel R28380 received April 11, 2024 with a Transmission Date of April 11, 2024.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the preliminary plat subject to the following information:

- 1. The Subject property fronts Bowmont Rd.**
- 2. NIID#1 Functional Classification of Bowmont Rd is Expressway Roadway.**
- 3. Per ACCID Standards, there is no new direct access to Expressway Roadways. An approved Variance Request from the Highway District Commissioners will be required for any new point of access to Bowmont Rd.**
- 4. The patron shall submit a Land Split Application to the Highway District, the associated \$250.00 fee, and a drawing identifying any new and existing points of access. We recommend denial until we receive the subject application.**

All comments above are based on the ACCID Standards Manual and Nampa Highway District #1 Supplementals.

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCID Standards Manual.

Exhibit D

NADPA HIGHWAY DISTRICT APPROACH PERMIT APPLICATION

ROAD 440

I CERTIFY THAT I AM THE OWNER OR, HIS/HER AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL REQUIREMENT PRINTED ON THE REVERSE SIDE, THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

1. NAME AND ADDRESS OF PERMITTEE

Donald N. Goodlett
9266 W. Holt St.
Boise ID 83704

PHONE NO. [REDACTED]

Signature of Owner or Authorized Representative and Date
[Signature]

CITY STATE ZIP

NOTICE

This permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55 Chapter 22 have been complied with PRIOR TO EXCAVATION, CALL DIGLINE. 1 (800) 342-1585

PERMIT EXPIRES SIXTY (60) DAYS FROM ISSUE DATE. ALL WORK MUST BE COMPLETED PRIOR TO SIXTY (60) DAYS. FEE & DEPOSIT WILL BE FORFEITED AT END OF SIXTY DAYS UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OFFICE.

CALL FOR INSPECTION: (208) 467-6576

2. Road Name Bowmont Road

a. between Happy Valley & S Side Blvd

b.  side of road east of S Side

c. New approach _____
 Using existing approach ✓ dirt road
 Upgrading existing approach _____

d. Access classification: Residential/Commercial/Field

e. Circle driveway: yes _____ no ✓

f. Approach to be paved to meet standards: yes _____ no ✓

g. Will culverts be required: yes _____ no ✓
 If yes: 12" X 30' residential culvert _____
 12" X 40' commercial culvert _____
 No culvert required at this time _____
 *METAL OR CONCRETE CULVERT REQUIRED

3. \$25.00 PERMIT FEE PAID
 YES ✓ NO _____
 Pd. 10-4-01

4. \$200.00 DEPOSIT PAID
 YES ✓ NO _____
 Pd. 10-9-01

5. Special Provisions:
Need to clean out the
existing culvert in
the borrow ditch.

SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS SHOWN ON THIS FORM, OR ATTACHMENTS. PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK AS DESCRIBED.

SIGNATURE/HIGHWAY DISTRICT PERSONNEL [Signature]

DATE 10-04-01

PERMIT OF PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

EXHIBIT C



LaFee Builders, LLC
315 E. Aviston - Kuna Idaho 83634
Phone 922-9007 - Fax 922-9004

CANYON CNTY RECORDER
BY *[Signature]*

2001 NOV 7 AM 11 02

RECORDED

200146426

November 01, 2001

Ingress, Egress, Joint Use and Road Maintenance Agreement

This agreement is entered into by and between :

**LaFee Builders LLC,
David Butler
Karen Snider**

In the necessary for the party or parties to enter in an agreement for maintenance and repair of the following described roadway:

The road is a strip of land located off Bowmont Road between Happy Valley Road and Southside Road. The road exits off Bowmont Road to the south being a width of approximately 33 feet wide (2 rods) and 1352.12 feet long.

Here in described as:

A strip of land in Lot 3 Sec. 1 T. 1 N. R. 2 W. B. M. in Canyon County, Idaho, being a strip of land 2 rods wide along the Easterly line of boundary of said Lot No. 3 and containing approximately 1 acre.

END OF LEGAL DESCRIPTION

LaFee Builders LLC as owners of the above described roadway is providing a private road easement for the ingress-egress to allow access to property purchased by **David Butler and Karen Snider**.

(See Exhibit A attached)

The parties hereby agree as follows:

1. The following terms apply:
 - A. All parties attached to the road shall contribute equally to the maintenance and repair of the above described road.
 - B. The above described road will be maintained to be passable year around and no party herein is authorized to or shall expect any other party to contribute to improvements such as additional gravel or asphalt without prior written agreement of all other parties.
 - C. The parties hereby agree to use said road for normal ingress and egress. Any party making use of said road in such a manner or such equipment that does significant damage, shall be responsible for repairing such damage at their own expense.

REQUEST *[Signature]*
TYPE *BLA* FEE *900*

Butler Road Agreement

- D. The parties hereby agree to share equally the expense of drainage ditches, conduits, or culverts required by the Canyon County Engineer or other public authority in order to assure safe, passable condition of road for indicated use.

2. This agreement shall be binding on their heirs, assessors and assigns of the parties hereof.

Dated this 6th day of November, 2001.

Rodney LaFee

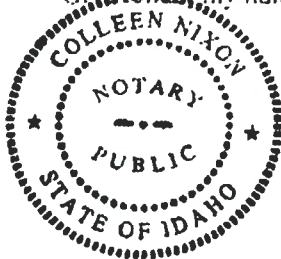
Rodney LaFee
Member of LaFee Builders LLC and acting on its behalf.

State of Idaho

County of Ada

On this day the persons above personally appeared before me Rodney LaFee known to me as the persons described in and who executed this agreement and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned.

Give tender my hand and official seal this 6th day of Nov, 2001



Colleen Nixon
NOTARY PUBLIC

my commission expires on 7-22-2004

Dated this 3rd day of November, 2001.

David Butler

David Butler

Karen Snyder

Karen Snyder

State of Idaho

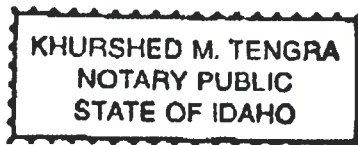
County of ADA

On this day the persons above personally appeared before me KHURSHED M. TENGRA

A NOTARY PUBLIC.

known to me as the persons described in and who executed this agreement and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned.

Give tender my hand and official seal this 3rd day of NOVEMBER, 2001



Khurshed M. Tengra
NOTARY PUBLIC

my commission expires on 03-26-07

PN 648209

QUITCLAIM DEED

FOR VALUE RECEIVED American Cancer Society, Rocky Mountain Division, Inc.
which acquired title as American Cancer Society

does hereby convey, release, remise and forever quit claim

unto LaFee Builders, LLC, an Idaho Limited Liability Company

whose address is E 315 Avalon, Kuna, Idaho 83634

the following described premises, to-wit:

A strip of land in (Government) Lot 3, Section 1, Township 1 North, Range 3 West, Boise Meridian in Canyon County, Idaho, being a strip of land 2 Rods (33 feet) wide along the Easterly line or boundary of said Lot 3 and containing approximately 1 acre.

together with their appurtenances

The officer who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 25th day of October, 2001

American Cancer Society, Rocky Mountain Division, Inc.

by Larry G. Neuman its CEO

STATE OF Colorado
County of Denver) ss
On this 25 day of October
2001, before me, a Notary Public in and for the State,
personally appeared Larry G. Neuman known to
me to be the CEO of American
Cancer Society, Rocky Mountain Division, Inc., a
corporation and that the within and foregoing instrument
was signed on behalf of said corporation by authority of
a resolution of its board of directors and said
Larry G. Neuman did duly acknowledge to me
that said corporation executed the same.

Peggy A. Mace
Notary Public residing at: Andover, Colorado
My commission expires: 6-12-2005

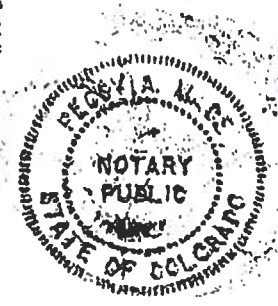


EXHIBIT D



610 South Kimball Avenue / Caldwell, Idaho
83605 / (208) 439-1651

2008 NOV 28 PM 2 25
WILLIAM H. HURST
CANYON COUNTY RECORDER
BY [Signature]
PIONEER TITLE COMPANY
2008 FEB 3

RECORDED

2008062637

200809284

QUITCLAIM DEED

For Value Received

Casa Houweling and Arlene P. Houweling, husband and wife
do(es) hereby convey, release, remise and forever quit claim unto

Cornelius Houweling and Arlene P. Houweling, husband and wife
whose address is 6503 Down on Road

Nampa, Idaho 83686

the following described premises, to-wit:

TRACT 4:

A Strip of Land in Lot 3 Section 1, Township 1 N, Range 2 West, B.M. in Canyon County, Idaho, being a strip
of land 2 rods wide along the Easement line of boundary of said Lot No 3

together with their appurtenances.

Dated November 21, 2008

[Signature] Casa Houweling
[Signature] Arlene P. Houweling

State of Idaho

ss.

County of

On this 25th day of November, 2008, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Casa Houweling and Arlene P. Houweling known to me, and/or identified to me on the basis of satisfactory
evidence, to be the person(s) whose name is/are subscribed to this within instrument and acknowledged to me that
he/she/they executed the same

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public
Residing at:
Commission Expires:

Payette, Idaho
8/8/12

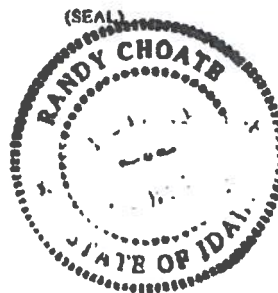


EXHIBIT E

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE STATE OF
IDAHO, IN AND FOR CANYON COUNTY

D X Stoutemyer, plaintiff }

-VS-

FINAL ORDER OF CONDEMNATION

State of Idaho, Defendant) L.

Now on this 2nd day of September, 1914, duly came on for hearing the application of the Plaintiff in the above entitled cause for Final Order of Condemnation herein.

II.

And it appearing that heretofore on the 2nd day of September 1914, Judgment was entered by Stipulation between the parties to said action whereby the lands of the defendant involved in said action were condemned for the use of the Plaintiff upon the Plaintiff paying to the said Defendant the compensation for said premises ascertained by said Judgment, amounting to the sum of Thirty (\$30.00) Dollars, and it further appearing to the Court that the Plaintiff has duly paid said sum of money to the Clerk of the Court for said Defendant.

III.

And it further appearing to the Court that the land described in the Complaint herein is necessary for the public purpose described in said complaint, namely as a wagon road.

NOW THEREFORE, in consideration of the premises, it is hereby ordered adjudged and decreed by the Court that the hereinafter described premises be, and the same are hereby condemned for the use of the Plaintiff for the purposes above mentioned, and the title in fee simple in and to said premises is hereby decreed to the Plaintiff, R X Stoutemyer to-wit, the following described tract of land:

"A strip of land in Lot No three (3) Section one (1) Township one (1) North Range two (2) West Boise Meridian, in Canyon County, Idaho, being a strip of land two (2) rods wide along the easterly line of boundary of said Lot No three (3) and containing approximately one (1) acre."

Dated this 2nd day of September, 1914. Ed L Bryan, District Judge.

Filed Sept 3, 1914
Geo W Stovel, Clerk, by Fred Mitchell, Deputy.

State of Idaho)
County of Canyon) ss

I, L C Knowlton, Clerk of the District Court and Ex-Officio Recorder of the County of Canyon State of Idaho, do hereby certify that the foregoing copy of Final Order of Condemnation has been compared by me with the original, and that it is a correct transcript therefrom, and of the whole of such original instrument as the same appears on file in my office.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my seal this 8 day of November 1917.

L C Knowlton, Clerk of the District Court and
Ex-Officio Recorder. By O B Parsons, Deputy.

State of Idaho)
County of Canyon) ss

I hereby certify that this instrument was filed for record at the request of First National Bank of Nampa at 45 minutes past 9 o'clock AM this 3 day of Jan 1918.

Fees \$1.20

L C Knowlton, Ex-officio Recorder
By G B Parsons, Deputy

COMPARED

COMPARED

EXHIBIT F

APPLICATION FOR AN ADMINISTRATIVE LOT SPLIT
PURSUANT TO ORDINANCE 92-003
CANYON COUNTY, IDAHO

34056/01-1A-2
(CASE #)

BRANDT - CHANNINGHAM TRUST
(OWNERS NAME)

APR 7, 1993
(DATE OF APPLICATION)

1862 PROMISE DRIVE AMAR, IDAHO
(OWNERS ADDRESS)

466-8376
(TELEPHONE NUMBER)

ORDINANCE SECTION THIS APPLICATION IS MADE UNDER: (Check one)

☒ 12.3(H)(1) ADMINISTRATION SPLITS OF EXISTING PARCELS OF
FORTY (40) ACRES OR MORE OF CONTIGUOUS
UNPLATTED LAND.

☒ 12.3(H)(2) ADMINISTRATIVE SPLIT OF EXISTING PARCELS OF
LESS THAN FORTY (40) ACRES OF UNPLATTED LAND
PURSUANT TO 1979 ORDINANCE.

☐ 12.3(H)(3) ADMINISTRATIVE SPLITS OF EXISTING PARCELS OF
LESS THAN FORTY (40) ACRES OF UNPLATTED LAND
WHICH IS NOT ECONOMICALLY VIABLE FARM GROUND.

1. LETTER OF INTENT.
2. ATTACH A COPY OF THE LEGAL DESCRIPTION OF THE PROPERTY TO BE SPLIT.
3. ENTER THE ASSESSOR'S PROPERTY ACCOUNT NUMBER FOR THIS PROPERTY ON THIS LINE: R 2838C.
4. ATTACH ALL NECESSARY DOCUMENTS THAT WILL SHOW HOW MANY TIMES THE PROPERTY HAS BEEN SPLIT SINCE SEPTEMBER 6, 1979.
5. ATTACH A SCALABLE DRAWING OF THE PROPERTY, SHOWING ACREAGE.
5A. SHOW HOW PROPERTY IS TO BE DIVIDED.
6. ATTACH COPY OF AERIAL PHOTOGRAPH OF PROPERTY.

7. ATTACH A VICINITY MAP SHOWING THE LOCATION OF THE PROPERTY USING AT LEAST TWO CROSS STREETS.
8. DESCRIBE HOW ACCESS TO THE PROPERTY WILL BE PROVIDED IF PROPERTY IS SPLIT.
9. THE AGENCIES CHECKED ON THE ATTACHED AGENCY LIST MUST BE CONTACTED AND A WRITTEN RESPONSE REGARDING YOUR REQUEST MUST ACCOMPANY THIS APPLICATION.
10. A FILING FEE OF \$_____ MUST ACCOMPANY THIS APPLICATION.
11. PROVIDE PROOF THAT THE PROPERTY IS NOT ECONOMICALLY VIABLE FARMGROUND:
 - 1) HISTORICAL INFORMATION OF PAST FARMING ACTIVITIES ON THE PROPERTY
 - 2) SOIL CLASSIFICATION.
 - 3) WATER AVAILABILITY AND DISTRIBUTION.
 - 4) TERRAIN FEATURES (SLOPE, PHYSICAL OBSTACLES, ETC.)
 - 5) RESIDENTIAL INFILL.
12. ATTACH A LIST OF PROPERTY OWNERS NAMES AND ADDRESSES WITHIN 300 FEET OF THE EXTERIOR BOUNDARY OF THE PROPERTY.
13. ANY OTHER PERTINENT INFORMATION OR DOCUMENTATION MAY BE REQUESTED BY THE PLANNING AND ZONING ADMINISTRATOR.
14. THIS ADMINISTRATOR RESERVES THE RIGHT NOT TO OFFICIALLY ACCEPT THIS APPLICATION UNTIL ALL NECESSARY INFORMATION IS SUBMITTED.
15. I, THE UNDERSIGNED PETITIONER, DO HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Pamela B. Cunningham - Trustee
APPLICANTS SIGNATURE

PLANNING AND ZONING ADMINISTRATIVE STAFF
SIGNATURE OF APPROVAL

9309065

COPY

BEFORE THE PLANNING AND ZONING ADMINISTRATION

IN THE MATTER OF A PETITION FOR AN)
ADMINISTRATIVE LOT SPLIT BY:)

BRANDT-CUNNINGHAM)

ADMINISTRATIVE LOT SPLIT
DECISION

3L056/01-1s-2

P & Z CASE NUMBER

R28380

ASSESSOR'S ACCOUNT NUMBER


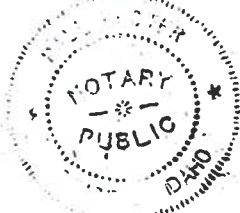
APPROVAL OF ADMINISTRATIVE LOT SPLITS
PURSUANT TO CANYON COUNTY ZONING ORDINANCE NO. 92-003☐ SECTION 12.3 (H) (1)☒ SECTION 12.3 (H) (2)☐ SECTION 12.3 (H) (3)This application is to divide approximately 80 acres
into 2 parcel(s) as follows:ONE APPROXIMATELY 73.2 ACRES AND ONE APPROXIMATELY 6.8 ACRES

[X] This application has been reviewed and found to be in compliance with all requirements of the above applicable Section, Canyon County Zoning 92-003, therefore the application is APPROVED.

[] This application has been reviewed and found to not be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 92-003, therefore the application is DENIED.


JERRY L. JONES, AdministratorDATE: 4-28-93

NOTARY:

 SIGNED BEFORE ME 
A NOTARY OF IDAHO ON THIS DATE 4-28-93
Caldwell, Idaho
12/16/98APPROVED.SPL/P&Z FORM#11
UPDATED: April 12, 1993

MEYER & CO.
REALTORS

PHONE 466-0592

303 TWELFTH AVE. ROAD — NAMPA, IDAHO 83651

Legal Description for Cunningham
Property on Bowmont Road

The west 225 feet of government Lot 3 of Section 1, Township 1
North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

Patricia Amas
Meyer & Co. Realtors

9309065

RECORDED

'93 APR 29 PM 3 58

REC'D

CANYON CNI. RECORDER

BY

W. C. C. C.

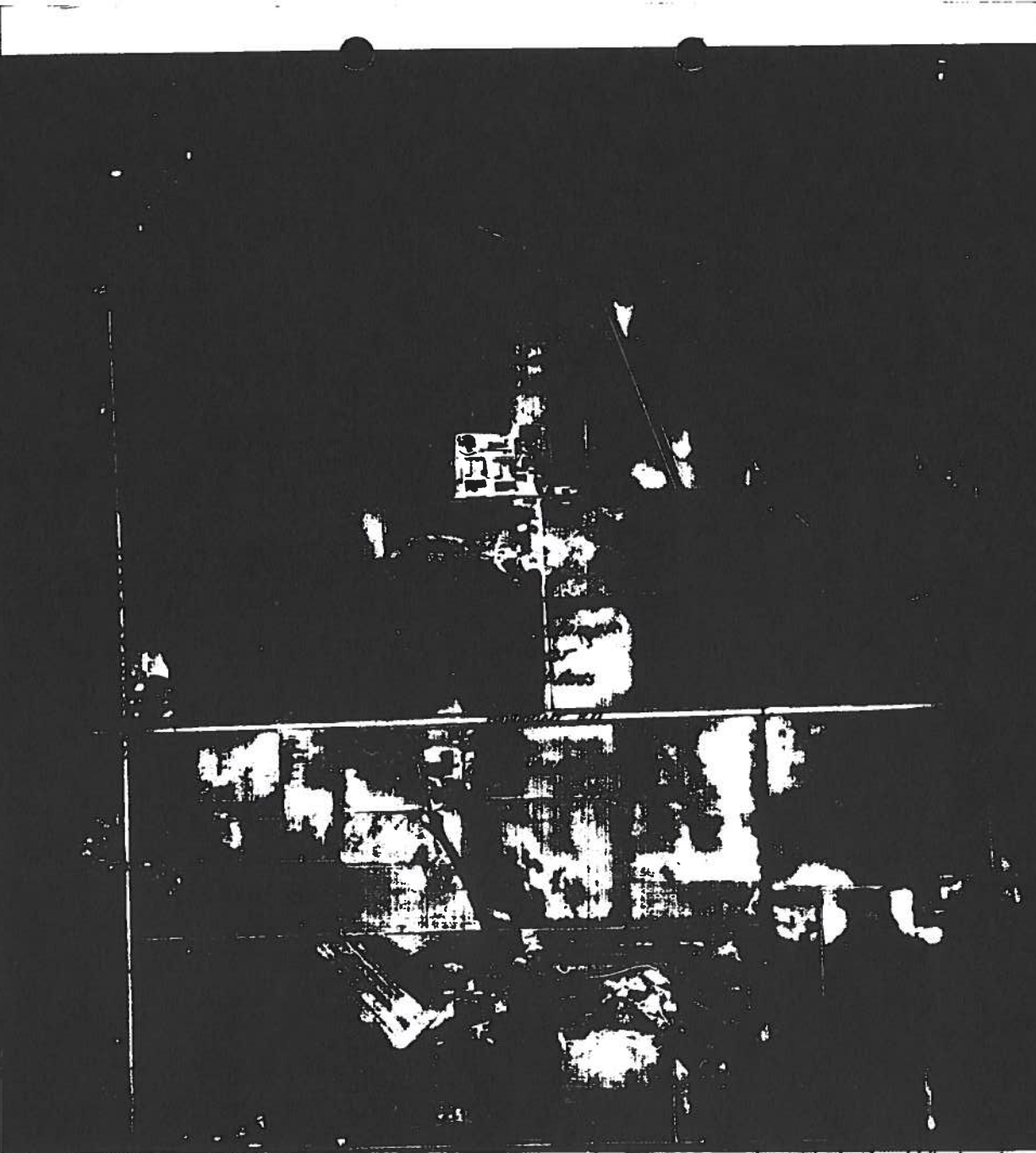
REQUEST

TYPE *Deed Cunningham* FEE *6.00*

This property will be used for the construction of our new home.
It will be a single family residence and only our home will be
built on this parcel of land.

We have 80 acres and wish to split off 6.8 acres.

David P. Corrigan



* proposed split 225' x depth of 40 fms

AFFIDAVIT

This is to affirm that the property which is described on the attached property description meets one of the following conditions:

(check where applicable)

1. ☒ This property was established as a separate parcel prior to September 6, 1979 (meaning that the property as it existed on the date of September 6, 1979 has not been divided into two or more lots since then).
2. ☐ This parcel is the only split from the original parcel, the original parcel being that which was legally described by deed, contract or other legal instrument on the date of the adoption of the Canyon County Zoning Ordinance #79-008, September 6, 1979.
3. ☐ This property has been changed since September 6, 1979 but only for purposes of straightening or adjusting lot lines, or for financial reasons and not for the creation of additional building sites.

FORM No. 214—ACKNOWLEDGMENT—CORPORATION OR INDIVIDUAL

565 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF IDAHO,

County of Canyon } ss.
On this 14th day of April, in the year 19 93, before me,
The undersigned, a Notary Public for said State,
personally appeared David J. Cunningham
known to me (or proved to me on the oath of _____)
to be the { person whose name is subscribed to } the within instrument,
(President, or Vice President, Secretary, or Asst Secretary) of the corporation that executed
and acknowledged to me that he executed the same.
(he, they or such corporation)

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

Don Brandt
Notary Public for the State of Idaho,
Residing at Nampa, Idaho.

WARRANTY DEED

For Value Received MAXINE BRANDT, the duly appointed and acting personal representative of the estate of Vilas Brandt, deceased,

the greater, do hereby grant, bargain, sell and convey unto MAXINE BRANDT, a widow, dealing with her sole and separate property, and PAMELA CUNNINGHAM, Trustee of the testamentary trust created under the last will and testament of Vilas Brandt, deceased, the grantees, the following described premises, to-wit:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 1 North, Range 2 West, Boise Meridian; and Lots 2 and 3, Section 1, Township 1 North, Range 2 West, Boise Meridian, all in Canyon County, Idaho.

TO HAVE AND TO HOLD the same as tenants in common, with Maxine Brandt, a widow, holding an undivided one-half interest therein as her sole and separate property, and Pamela Cunningham, Trustee of the testamentary trust created under the last will and testament of Vilas Brandt, deceased, holding the other undivided one-half interest therein.

The address of the grantees is c/o Maxine Bramit, 2724 Pasco Lane, Nampa, Idaho 83651.

944800

FILED

JUN 20 2 30 PM '42

WILLIAM STEARNS
144-475-1700000

C. Pitt

RECORDED

AT THE REQUEST OF

William Stearns

Doclet

JUN 20 1942

COPIES

Steadt, William
et al

COPIES

Steadt, William
et al

RETURN TO

Carson

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances, save current taxes and assessments,

and that s he will warrant and defend the same from all lawful claims whatsoever.
Dated: January 1st, 1982.

**Personal Representative of the
Estate of Vilas Brandt, deceased.**

STATE OF IDAHO, COUNTY OF CANYON) ss
)
) 1st day of January 1902.

MAXINE BRANDT, known to me as the duly appointed and acting personal representative of the estate of Vilis Brandt, deceased, and his

On 11/11/54, the subject was interviewed on the subject of the above captioned matter. The subject stated that he was not involved in the matter and that he was not aware of any other persons involved in the matter. The subject stated that he was not aware of any other persons involved in the matter.

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at
the request of

at _____ minutes past _____ o'clock on _____ day of _____
 19____ being duly recorded in Book _____ of Bonds at page _____

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

INSTITUTION

EXHIBIT G



BEFORE THE DEVELOPMENT SERVICES DEPARTMENT

CANYON COUNTY
RECORDED
JUN 20 9 00 AM '01

RECORDED

200124341

REQUEST *Maxine Brandt*
TYPE *DISC* FEE *12.00*

IN THE MATTER OF A PETITION FOR AN
ADMINISTRATIVE LOT SPLIT BY:)
)
)

ADMINISTRATIVE LOT
SPLIT DECISION

BRANDT, MAXINE

011172D01-1N-2W

DSD CASE NUMBER

R28380 GOV'T LOT 3

ASSESSOR ACCOUNT

APPROVAL OF ADMINISTRATIVE LOT SPLITS
PURSUANT TO CANYON COUNTY CODE 07-12-07(8)

ADMINISTRATIVE LOT SPLIT APPLIED FOR:
07-12-07(8)B LESS THAN 40 ACRES (H2)

Less Row

☐ ALSO INCLUDES ADJUSTMENT OF ORIGINAL LOT LINES.

This application is to divide approximately 41.54 acres into 2 parcels described as follows: Gov't Lot 3 less road right of way on north and east property boundry. Parcel A consisting of 21.26 acres and Parcel B consisting of 19.51 acres more or less.

☒ This application is approved pending certification by the DSD Executive Director that a record of survey correctly evidences the split as applied for.

Authorizing Signature: *Craig W. Kester*

☒ This application has been reviewed and found that the record of survey does evidence the split as applies for and therefore is **APPROVED**.

Paul Kester, Assistant Director

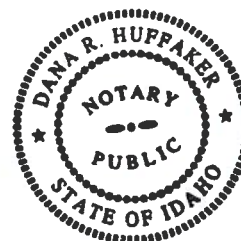
DATE

A Notary of the State of Idaho on this date: *6/18/01*

Notary: *Dana R. Huffaker*

Address: *Caldwell, ID 83607*

Commission Expires: *4/7/05*



Legal Description for Vilas Brandt Trust
Parcel A

A parcel of land situate in Government Lot 3 of Section 1, Township 1 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho,

And more particularly described as follows

Commencing at a Brass Cap, marking the North one-quarter corner of said Section 1
T 1N, R 2W, B M,

Thence S89°59'54"W, along the line between said Section 1 and Section 36,

T 2N, R 2W, B M, a distance of 618.38 feet to a pk nail, the **POINT OF BEGINNING**;

Thence leaving said section line, S00°45'17"E a distance of 25.01 feet to a 1/2" pin marked "RAJ 943" on the South side of Bowmont Road;

Thence continuing S00°45'17"E a distance of 1008.52 feet to a 1/2" pin marked "RAJ 943";

Thence S51°20'59"W a distance of 285.70 feet to a 1/2" pin marked "RAJ 943";

Thence S00°05'39"E a distance of 164.97 feet to a 1/2" pin marked "RAJ 943";

Thence N89°58'54"W a distance of 496.77 feet to a 5/8" pin marked "RAJ 943";

Thence N00°03'31"E a distance of 1351.67 feet to a 1/2" pin marked "RAJ 943" on the South side of Bowmont Road,

Thence continuing N00°03'31"E a distance of 25.00 feet to a pk nail on the North line of said Section 1,

Thence along said North line, N89°59'54"E a distance of 704.60 feet to the **POINT OF BEGINNING**;

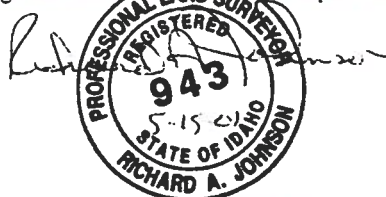
TOGETHER WITH a 50 foot wide perpetual irrigation easement over and across Parcel B as shown of ROS _____ for Vilas Brandt Trust as recorded in May of 2001

SUBJECT TO an existing easement for the Forey lateral

ALSO SUBJECT TO a 75 foot by 50 foot perpetual irrigation easement to the owners of Parcels B, C, and D as shown on ROS _____ for Vilas Brandt Trust as recorded in May of 2001

Said parcel contains 21.26 acres more or less

Excluding 25 feet for Bowmont Road this parcel contains 20.86 acres more or less



Prepared by Richard A. Johnson PLS 943

Legal Description for Vilas Brandt Trust
Parcel B

A parcel of land situate Government Lot 3 of Section 1, Township 1 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho,
And more particularly described as follows

Commencing at a Brass Cap, marking the North one-quarter corner of said Section 1
T 1N, R 2W, B M;

Thence S89°59'54"W, along the line between said Section 1 and Section 36,
T 2N, R 2W, B M, a distance of 33 00 feet to a pk nail, the **POINT OF BEGINNING**;

Thence leaving said section line, S00°03'59"W a distance of 25 00 feet to a 1/2" pin marked "RAJ 943" on the South side of Bowmont Road;

Thence continuing S00°03'59"W a distance of 1352.12 feet to a 5/8" pin marked "RAJ 943";

Thence N89°58'54"W a distance of 793 03 feet to a 1/2" pin marked "RAJ 943";

Thence N00°05'39"W a distance of 164 97 feet to a 1/2" pin marked "RAJ 943";

Thence N51°20'59"E a distance of 285 70 feet to a 1/2" pin marked "RAJ 943";

Thence N00°45'17"W a distance of 1008 52 feet to a 1/2" pin marked "RAJ 943" on the South side of Bowmont Road;

Thence continuing N00°45'17"W a distance of 25 01 feet to a pk nail on the North line of said Section 1,

Thence along said North line, N89°59'54"E a distance of 585.38 feet to the **POINT OF BEGINNING**;

Said parcel contains 19 51 acres more or less

Excluding 25 feet for Bowmont road this parcel contains 19 18 acres more or less

TOGETHER WITH a 75 foot by 50 foot perpetual irrigation easement over and across Parcel A as shown on ROS _____ for Vilas Brandt Trust as recorded in May of 2001.

SUBJECT TO 50 foot perpetual irrigation easement to the owner of Parcel A as shown on ROS _____ for Vilas Brandt Trust as recorded in May of 2001.

ALSO SUBJECT TO a 25 foot perpetual irrigation easement to the owners of Parcels C and D as shown on ROS _____ for Vilas Brandt Trust as recorded in May of 2001



Prepared by Richard A. Johnson PLS 943

RECORD OF SURVEY NO. _____

VILAS BRANDT TRUST
PAMELA B. CUNNINGHAM, TRUSTEE
SITUATED IN THE NORTH 1/2 OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, R.1M.,
CANYON COUNTY, IDAHO
8001

2. THE TRUSTEES OF THE VILLAS BOARD TRUST AGREE WITH THIS SURVEY.

PHILIP I. CONNORS, M.D.

[illegible]

On the day of **2022**, before we, the undersigned, a **notary public** in and for the state of **Delaware**, personally appeared **PAUL A. CLARK**, a **single** **male** known and identified to me to be the person whose name is subscribed to the within instrument on **February 10, 2022**, and acknowledged to me that she executed the same as such **Testator of this Will** **PAUL A. CLARK**.

RECORDER'S CERTIFICATE

County of Canyon,) ss. Donald E. Hume,

I HEREBY CERTIFY that this instrument was filed at the request of _____ of _____, inhering part _____ of check, _____, this _____ day of _____, 2001, in my office, and was duly recorded in Book _____ of Surveys of page _____.

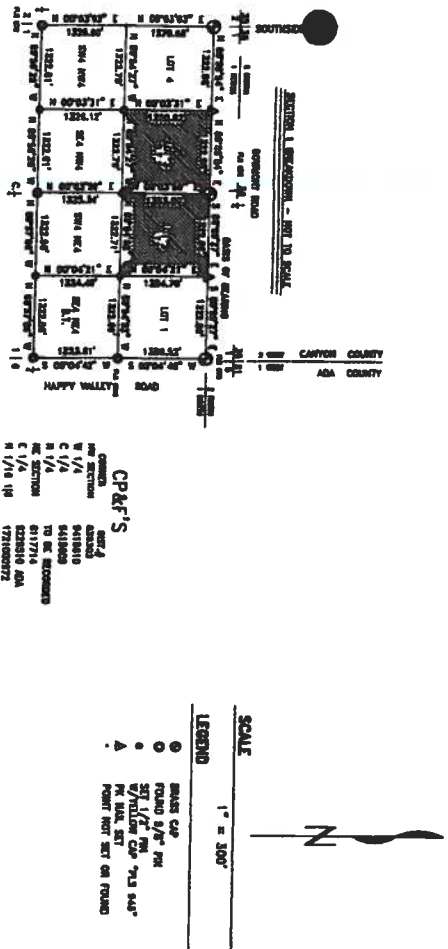
Ex-Officio Member

2. Accused a person, PLS 903, Status of Zadeh, do hereby certify that the sworn shown herein was performed by me in accordance with the laws of the State of Idaho and is in conformity with the correct interpretation and filing act DC 95-1401 - 95-1412, in 2002.



JOHANSON LAND SURVEYING, INC.
9225 CHINDEN BLVD. SUITE P
BOISE, IDAHO 83714

SHEET 1 OF 1



Data Entry

May 8, 2001
 CANYON COUNTY - Planning & Zoning
 RECEPTION

PZFM001

| | | | |
|---------------------------------|-----------------|---|--|
| Assessor's Account 1R28380000 0 | | Owner(s) BRANDT, MAXINE
CUNNINGHAM, PAMELA-TRUSTEE | |
| Applicant - Name and Address | | | |
| Last
BRANDT | First
MAXINE | MI | |
| Company | | Legal Description | |
| Adrs BOWMONT RD | | 01-1N-2W NW Bldg Cls MH? N | |
| City NAMPA | | LT 3 LS TX 99760 | |
| Home | St ID Zip 83651 | | |
| | Wk () - | | |
| Applicant's Consultant | | Acres 41.54 Parcel 01N02W012500 | |
| Company | | Site BOWMONT RD NA | |
| Adrs | | Subdivision | |
| City | | Date May 8, 2001 Time 3:18 pm | |
| Home | | Reception No 11172 | |

Information/Notes

LOT SPLIT (H) (2) (CRAIG)

Clerk DRH

Data Available?

| | |
|---------|-------------------|
| Case No | 011172A01-1N-2W |
| N | Zoning Compliance |
| N | Zoning and C.U.P. |
| N | Subdivision |
| N | Parcel Division |
| N | Enforcement |

Office Visit(s) - Date Zoning Officer Note

MODE:F ACTION:

PRESS {01 RETURN} TO VIEW ANOTHER ACCOUNT

TRQK101

REAL PROPERTY INQUIRY

```
=====
01 1R28380-000- -0 095-00      SCH3      01      28,300      29.86
=====
                                02      3,000      10.00
                                19              1.68
BRANDT, MAXINE
& CUNNINGHAM, PAMELA-TRUSTEE

6503 BOWMONT RD
NAMPA      ID 83686
=====
01-1N-2W NW      TOTAL      31,300      41.54
LT 3 LS TX 99760
=====
SURVEY      INST 8523938
DRAIN      DR VALUE      APPR CTR
CLASS      REAP 99      MAN      UNIT 0
PARCEL 1R01N02W012500 H/O N C/B N
PRIOR ACCOUNT 0R28380-000- -0
02 MH on Property NO
03 Traits 04 Companion Sheet
```



DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR AN ADMINISTRATIVE LOT DIVISION

Pamela Cunningham

PROPERTY OWNER: Vilas Brandt Trust - Trustee
ADDRESS: 6503 Bowman Road - Nampa
ASSR ACCT #: R28380 PHONE #: [REDACTED]
SEC: 01 TOWNSHIP: 1N RANGE: 2W QTR: NW
SUBDIVISION: _____ LOT: _____ BLOCK: _____

TYPE OF DIVISION REQUESTED: H2
(REFER TO CANYON COUNTY CODE 07-12-07(3))
Farm Ground more than 40 acres (H1)
Farm Ground less than 40 acres (H2)
Non Viable Farm Ground (H3)

FILING FEE TO ACCOMPANY APPLICATION: \$ 130

INFORMATION REQUIRED FROM APPLICANT:

1. Legal description of property to be divided.
2. Proof the property has not been previously divided since September 8, 1979. (Warranty Deed dated prior to adoption of Zoning Ordinance). Canyon County Code 08-01-03 (Subdivision Ordinance) may apply if divided between June 15, 1977 and September 8, 1979.
3. Proof of ownership. (Warranty Deed/Contract/etc.)
4. Scalable drawing indicating acreage and proposed split and vicinity map using at least two cross streets.
5. Responses from all agencies checked on the Agency List if attached to this application.
6. Are you requesting a discretionary increase in parcel size up to 5.01 acres? (H1 Split only) _____
7. If you are requesting a split of non viable farm ground the following may be considered: Historical information of past farming activities, soil classification, irrigation availability, terrain features and residential infill.
8. Any other pertinent information as may be requested by the Development Services Department.

Note: The Director reserves the right not to accept this application until all necessary information is submitted.

I, the undersigned petitioner, do hereby certify that I have reviewed Canyon County Code 07-01-01 (Zoning Ordinance) as it applies to splits of existing parcels, with in the "A" Zone, and that the information I have provided is true and correct to the best of my knowledge.

Pamela Cunningham
Signature of Applicant

The signature below by the appropriate Development Services Department official, along with the acceptance of this application and fee, signifies tentative approval pending certification by the DSD Director that the record of survey correctly evidences the split as applied for.

[Signature]
Signature of DSD Official

OFFICE USE ONLY

CHECK APPLICABLE ITEMS

NOTIFICATION: _____
IRRIGATION PLAN: _____
CCSO WAIVERS: _____
PLAT REQUIRED: _____
NOTIFY CITY: _____
AGENCY LIST: _____
H3 CONSIDERATION: _____

OTHER: _____

1761

92-6/1241 08 264

TRUSTEE-PAMELA B. CUNNINGHAM
6503 BOWMONT ROAD 466-8376
NANPA, ID 83668

Date May 7, 2001

Pay to the Order of Development Services Dept \$ 260.00

Two hundred sixty & no/100 Dollars

First Security Bank
First Security Bank, N.A.
1-800-574-4200

For Pamela B. Cunningham

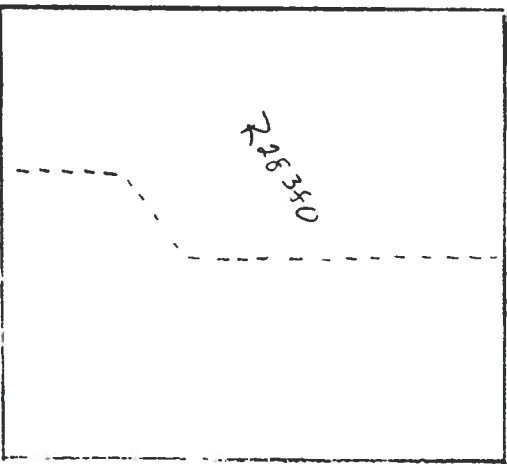
GUARDING SAFETY YELLOW NOTE

| ACCOUNT | | HOW PAID | |
|-------------|-------------|------------|--|
| AMT. PAID | CASH | | |
| AMT. PAID | CHECK | <u>260</u> | |
| AMT. PAID | MONEY ORDER | | |
| BALANCE DUE | | | |

BY PAID

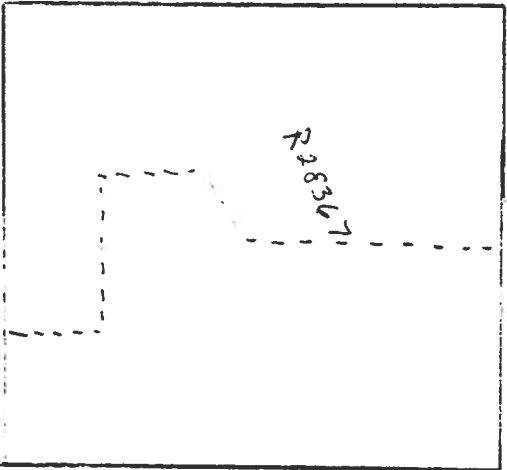
Proposed Split

Boundary Line



Gov't Lot 3

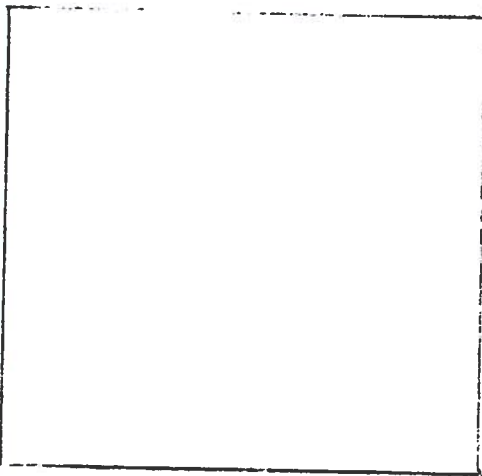
01-10-2000



Gov't Lot

01-10-2000

PROPOSED SPLIT ALLOWS THE
FARMABLE GROUND TO BE REDEVELOPED



Happy Valley, BC

WARRANTY DEED

For Value Received MAXINE BRANDT, a widow, dealing with her sole and separate property,

the grantor, do es hereby grant, bargain, sell and convey unto PAMELA CUNNINGHAM, Trustee of the testamentary trust created under the last will and testament of Vilas Brandt, deceased, c/o Maxine Brandt, 2724 Pasco Lane, Nampa, Idaho 83651, the grantee, the following described premises, to-wit:

An undivided one-sixth interest in and to the following described real property:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 1 North, Range 2 West, Boise Meridian; and Lots 2 and 3, Section 1, Township 1 North, Range 2 West Boise Meridian, all in Canyon County, Idaho.

Maxine Brandt, a widow, is retaining an undivided one-third interest in the above described real property as her sole and separate property, and Pamela Cunningham, trustee of the testamentary trust created under the last will and testament of Vilas Brandt, deceased, already holds an undivided one-half interest therein, and that one-half interest, when added to this one-sixth interest being transferred by this deed, will result in Pamela Cunningham, trustee, holding the other undivided two-thirds interest therein; all as tenants in common.

The effective date of this transfer was the 1st day of January, 1982.

RECORDED
OCT 3 AM 9 41
BY J. STAKER
CANYON CO. RECORDER
BY L. Brandt
RECEIVED
Schiller & Schiller
1000 Oak St. 2nd Fl.
Boise, Idaho 83725

8523938

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and her heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances, save current taxes and assessments,

and that she will warrant and defend the same from all lawful claims whatsoever.
Dated: October 2nd 1985.

Maxine J. Brandt
Maxine Brandt

STATE OF IDAHO, COUNTY OF Canyon) ss
On this 2nd day of October, 1985.
before me, a notary public in and for said State, personally
appeared MAXINE BRANDT, a widow,

who SS name is
Maxine Brandt, and acknowledged to
me that she executed the same.

[Signature]
Notary Public
Nampa, Idaho

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was R-4 for record at
the request of

at _____ minutes past _____ o'clock m.,
this _____ day of _____
19____, in my office, and duly recorded in Book
of Deeds at page _____

Ex-Officio Recorder

By _____ Deputy.
Fees \$ _____
Mail to: _____

INSTRUMENT No.

EXHIBIT H

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



| | |
|---|--|
| PROPERTY OWNER | OWNER NAME: David Butler, Karen Butler |
| | MAILING ADDRESS: 6504 Belmont Road Nampa, id 83686 |
| | PHONE: [REDACTED] EMAIL: [REDACTED] |
| 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: DK Butler Date: 3-20-24 | |

| | |
|---|------------------|
| (AGENT)
ARCHITECT
ENGINEER
BUILDER | CONTACT NAME: |
| | COMPANY NAME: |
| | MAILING ADDRESS: |
| | PHONE: EMAIL: |

| | |
|------------------|---|
| SITE INFO | STREET ADDRESS: 6504 Belmont Road Nampa, id 83686 |
| | PARCEL #: R2380 LOT SIZE/AREA: ~19.62 ACRES |
| | LOT: 3 BLOCK: SUBDIVISION: |
| | QUARTER: SECTION: 1 TOWNSHIP: RANGE: |
| | ZONING DISTRICT: FLOODZONE (YES/NO): |

| | |
|-----------------------------------|---|
| HEARING
LEVEL
APPS | <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input 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 |

| | |
|--|--|
| DIRECTORS
DECISION
APPS | <input checked="" type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input checked="" 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 checked="" type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE |
| | <input type="checkbox"/> OTHER |

| | |
|----------------------------|-------------------------------------|
| CASE NUMBER: AD2024-0027 | DATE RECEIVED: 3/22/24 |
| RECEIVED BY: Emily Kiester | APPLICATION FEE: 490 (C) MO CC CASH |

ADMINISTRATIVE LAND DIVISION - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



Check appropriate application type:

- ☒ Administrative Land Division of "A" (Agricultural) land in accordance with CCZO §07-18-01
 - Less than 80 acres: Two (2) residential parcels
 - 80 to 119 acres: Three (3) residential parcels
 - More than 120 acres: Four (4) residential parcels
- ☐ Administrative Land Division of original parcels in all other Zones in accordance with CCZO §07-18-01(1)B.
- ☐ Administrative Division and Relocation of Building Permits Between Contiguous Parcels in an Agricultural Zone in accordance with CCZO §07-18-05.
- ☐ Administrative Division of a Nonviable Parcel in an Agricultural Zone in accordance with CCZO §07-18-03.

THE FOLLOWING ITEM MUST BE SUBMITTED WITH THIS CHECKLIST:

| |
|--|
| <input checked="" type="checkbox"/> Completed Parcel Inquiry verifying eligibility Case # <u>PL2023-0242</u> or provide evidence the parcel is eligible for land division. |
| <input type="checkbox"/> Master Application completed and signed. |
| <input type="checkbox"/> Site Plan showing existing and proposed property lines and sizes, easements, irrigation, access, and setbacks from existing structures, north arrow, and contours. |
| <input type="checkbox"/> Detailed Letter fully describing the request and required findings. The following findings must be included: <ul style="list-style-type: none">• Does the property contain 15% slopes or greater?• Provide an Irrigation plan (if applicable); and• Provide proof that any required conditions from previous County approvals are met or will be met as part of this request.- <u>Additional information for Relocation of Building Permits:</u> Demonstrate how the request promotes effective or efficient farming and/or promotes the clustering of structures.- <u>Additional Information for Nonviable Parcels in the "A" Zone:</u> (1) Demonstrate how the site constraints/resource issues on the property makes agricultural use extremely difficult; and (2) Demonstrate how the request does not create a negative impact to surrounding agricultural uses. |
| <input type="checkbox"/> Deed or evidence of property interest to all subject properties |
| <input type="checkbox"/> Draft record of survey with metes and bounds descriptions of all lots, that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all required utility easements. |
| <input checked="" type="checkbox"/> Road User's Maintenance Agreement (if applicable) |
| <input type="checkbox"/> \$330 (lot split) or \$600 (building permit transfer/non-viable division) non-refundable fee |

ADDITIONAL APPROVALS COMBINED WITH THIS REQUEST:

| |
|--|
| <input checked="" type="checkbox"/> Private Road application \$80 fee |
| <input checked="" type="checkbox"/> Easement reduction request (The reduction cannot be less than 28 feet wide) \$80 fee |
| <input type="checkbox"/> Property Boundary Adjustment \$80 fee |

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

Process:

1. Complete **Parcel Inquiry** verifying eligibility for Administrative Land Division process or provide evidence demonstrating the subject parcel is eligible for land division.
2. Submit application with all required submittals and fees.
3. Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.
4. Once the case planner reviews the application and provided preliminary approval; the following must be provided:
 - a. A recorded Record of Survey;
 - b. A recorded Road User's Maintenance Agreement (if applicable); and
 - c. Any additional information required by the case planner.
5. The case planner provides a report to the Director who will make a final determination regarding the application.
6. The signed approval document by the Director, which may include conditions of approval, must be recorded at the Recorder's office by the applicant or their representative. A copy of the recorded approval must be submitted to DSD.
7. **DISCLAIMER:** The decision by the Director is appealable per §07-05-07.
8. **DISCLAIMER:** Parcels will not be adjusted as approved or receive new parcel numbers by the Assessor's office until deeds are recorded.

SETBACKS THAT MAY APPLY TO YOUR PROPERTY TO PLAN FOR WHEN DESIGNING LOTS:

- ☐ Minimum Setbacks Based on Zoning (CCZO Section §07-10-21(1))
- ☐ Section/Quarter Section Line (70 foot unless waived by highway district; §07-10-19)
- ☐ Collector (50' setback from identified collectors on functional classification map; §07-10-21(1)4(A))
- ☐ Principal Arterial (70' setback from identified arterials on functional classification map; §07-10-21(1)4(B))
- ☐ State Highway 44 (95' setback from centerline); §07-10-21(1)4(B)
- ☐ State Highway 55 (90' setback from centerline); §07-10-21(1)4(B)
- ☐ US Highway 20/26 (120' setback from centerline); §07-10-21(1)4(B)

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

| |
|--|
| <input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) |
| <input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc. |
| <input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses |
| <input type="checkbox"/> Easement locations and dimensions |
| <input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope |
| <input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain |
| <input checked="" type="checkbox"/> Existing or proposed fences <i>N/A</i> |
| <input type="checkbox"/> Signs |
| <input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features <i>N/A</i> |
| <input checked="" type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc. <i>N/A</i> |
| <input type="checkbox"/> Any other site features worth noting |

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

| |
|---|
| <input checked="" type="checkbox"/> A description of the proposed use and existing uses |
| <input checked="" type="checkbox"/> A description of the proposed request and why it is being requested |
| <input checked="" type="checkbox"/> Expected traffic counts and patterns |
| <input type="checkbox"/> Phasing of development <i>N/A</i> |
| <input checked="" type="checkbox"/> How proposed use may affect neighboring uses |
| <input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above) |
| <input checked="" type="checkbox"/> Explanation of any other permits through other agencies that may be required |
| <input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping |
| <input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies <i>N/A</i> |
| <input type="checkbox"/> Any other items which may require further explanation |

David and Karen Butler

6504 Bowmont Road
Nampa, Idaho 83686



1st March 2024

Canyon County Development Services Department

111 North 11th Ave.
Suite #140
Caldwell, Idaho 83605
(208)454-7458

To Whom It may concern,

The proposed Administrative Land Division request is to divide Lot 3 into two parcels (see attached survey Skinner Land Survey), parcel 1 and parcel 2.

The intent is to retain Parcel 2 with the home and 9.62 acres and to sell Parcel 1 of 9.89 acres as an agriculture parcel with irrigation. The intent to sell Parcel 1 is to use the proceeds to pay the mortgage on Lot 3, retain ownership of parcel 2 and continue to reside in our home.

An approval of the Administrative Land Division request and a sale of Parcel 1 would not increase traffic on the private road as proposed Parcel 1 is currently leased to a farmer. Thus the expectation would be that the same amount of traffic due to a sale would remain as the expectation is the parcel would be farmed. There is no expected impact to neighbors as the parcel shall remain as it is currently zoned, agriculture. Our surrounding neighbors are zoned agriculture as well.

Proposed Parcel 1 is currently zoned and used as agriculture and is farmed in alfalfa. It is expected that a sale would result in continued farming in alfalfa or other local crop(s) as a building permit is not available. Parcel 1 will retain the irrigation ditches and easements as indicated in the attached survey (Skinner Land Survey)

Respectfully,

David and Karen Butler



Thomas J. Wellard, PLS
Rodney Clark, PE

February 28, 2024

Legal Description for
David and Karen Butler
Job No. JA1424

Parcel 1

This parcel is a portion of Government Lot 3 of Section 1 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 3, (N $\frac{1}{4}$ Corner, Section 1), a found brass cap monument;

thence North $89^{\circ}26'38''$ West along the North boundary of Lot 3 a distance of 33.00 feet to the **TRUE POINT OF BEGINNING**, witnessed by a found $\frac{1}{2}$ inch diameter rebar bearing South $00^{\circ}37'34''$ West a distance of 25.12 feet;

thence South $00^{\circ}37'34''$ West, parallel with the East boundary of Government Lot 3, a distance of 744.01 feet to a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North $89^{\circ}12'39''$ West a distance of 574.74 feet to a point witnessed by a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South $89^{\circ}12'39''$ East a distance of 7.00 feet;

thence North $00^{\circ}12'10''$ West a distance of 741.73 feet to a point on the North boundary Government Lot 3 witnessed by a found $\frac{1}{2}$ inch diameter rebar bearing South $00^{\circ}12'10''$ East a distance of 25.15 feet;

thence South $89^{\circ}26'38''$ East along said North boundary a distance of 585.47 feet to the **TRUE POINT OF BEGINNING**, said parcel being 9.892 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

February 28, 2024

Legal Description for
David and Karen Butler
Job No. JA1424

Parcel 2

This parcel is a portion of Government Lot 3 of Section 1 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 3, (N $\frac{1}{4}$ Corner, Section 1), a found brass cap monument;

thence North $89^{\circ}26'38''$ West along the North boundary of Lot 3 a distance of 33.00 feet to a point witnessed by a found $\frac{1}{2}$ inch diameter rebar bearing South $00^{\circ}37'34''$ West a distance of 25.12 feet;

thence South $00^{\circ}37'34''$ West, parallel with the East boundary of Government Lot 3, a distance of 744.01 feet to the **TRUE POINT OF BEGINNING**, a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South $00^{\circ}37'34''$ West, parallel with the East boundary of Government Lot 3, a distance of 633.16 feet to a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

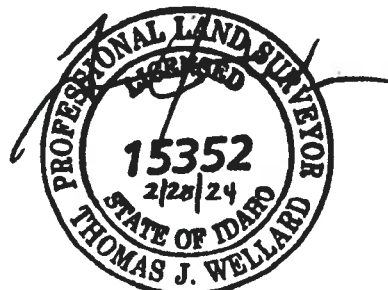
thence North $89^{\circ}25'16''$ West a distance of 792.88 feet to a found $\frac{1}{2}$ inch diameter rebar;

thence North $00^{\circ}24'14''$ East a distance of 165.01 feet to a found $\frac{1}{2}$ inch diameter rebar;

thence North $51^{\circ}56'26''$ East a distance of 285.70 feet to a found $\frac{1}{2}$ inch diameter rebar;

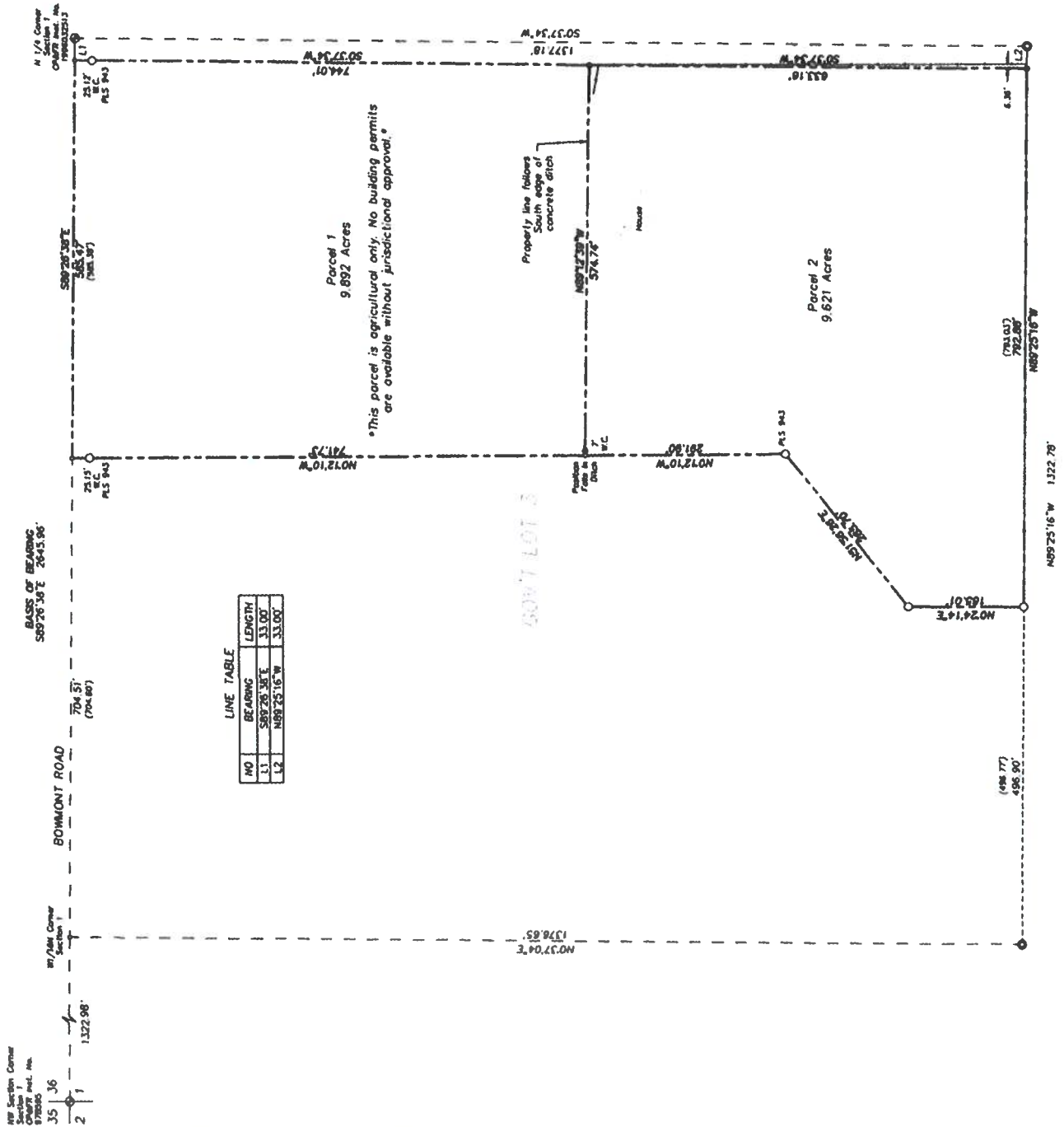
thence North $00^{\circ}12'10''$ West a distance of 291.90 feet to a point witnessed by a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South $89^{\circ}12'39''$ East a distance of 7.00 feet;

thence South $89^{\circ}12'39''$ East a distance of 574.74 feet to the **TRUE POINT OF BEGINNING**, said parcel being 9.621 acres more or less, and being subject to any and all easements and rights of way of record or implied.



RECORD OF SURVEY

A PORTION OF GOVERNMENT LOT 3 OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 2 WEST, BOSE MERIDIAN,
CANYON COUNTY, IDAHO



Reference Survey:
Inst. No. 2001019070
Inst. No. 2005066679

Reference Data:
Inst. No. 2012045998

Surveyor's Narrative

This survey was performed at the request of David and Karen Butler to divide the parcel described in the reference deed. Section control was established by monumenting the section corner to the southeast corner of the parcel and held at Brown. The missing property corner was reestablished by monumenting the section corner and the contributing calls in the reference deed and survey. The parcel was then divided at the clients direction and the bearings for this survey were established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground or project distance.



INDEX No. 124-01-4-1-0-00-00
SURVEY FOR

DAVID AND KAREN BUTLER

Drawn By: ZCL
Date: Feb. 27, 2024
Surveyed By: ZCL
Job No. JA1424

Skinner
Land Survey
17643 Sand Hollow Road
Caldwell, Idaho 83407
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
survey@skinnerlandsurvey.com

PRIVATE ROAD NAME CHECKLIST

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



Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for:

☒ **New Road Name**

☐ **Change an Existing Road Name**

- ☐ Master Application completed and signed
- ☐ Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. **The easement or right-of-way parcel that is intended for the private road MUST BE HIGHLIGHTED!**
- ☐ Name Change Application (if changing the name of an existing road)
- ☐ A printed list of names and addresses of all persons having legal right to use the road
- ☐ A copy of the Road Name verification from Canyon County Development Services, usually an email (**see #2 below**)
- ☐ A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc
- ☐ A copy of the easement legal description and Road User's Maintenance Agreement (RUMA)
- ☒ Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)
- ☐ Your engineers certification that road meets the minimum County Private Road requirements and proof the sign is installed is required before the certificate of occupancy is issued, record of survey or platting is approved
- ☐ **\$300 non-refundable fee or \$80** if combined with another application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

1. The purpose of this application is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.
- Attached* 2. **Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to Tony Almeida at talmeida@canyonco.org so the proposed names can be checked to verify they are not already used within the County.**
3. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. Current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; <https://www.canyonco.org/elected-officials/commissioners/development-services>. Proposed road names will only be reserved for sixty (60) days from when the application was accepted by Canyon County Development Services. If the sixty (60) days have expired you will need to reply.
4. **Words that are difficult to spell or pronounce are generally prohibited.** The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

MASTER APPLICATION

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



| | |
|---|---|
| PROPERTY OWNER | OWNER NAME: <i>David Butler, Karen Butler</i> |
| | MAILING ADDRESS: <i>6504 Bowmont Road, Nampa, Id 83686</i> |
| | PHONE: [REDACTED] EMAIL: [REDACTED] |
| 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: <i>DK Butler</i> Date: <i>3-20-24</i> | |
| (AGENT)
ARCHITECT
ENGINEER
BUILDER | CONTACT NAME: |
| | COMPANY NAME: |
| | MAILING ADDRESS: |
| | PHONE: EMAIL: |
| SITE INFO | STREET ADDRESS: <i>6504 Bowmont Road, Nampa, Id 83686</i> |
| | PARCEL #: <i>R28380</i> LOT SIZE/AREA: |
| | LOT: BLOCK: SUBDIVISION: |
| | QUARTER: SECTION: TOWNSHIP: RANGE: |
| | ZONING DISTRICT: FLOODZONE (YES/NO): |
| HEARING
LEVEL
APPS | <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input 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 |
| | |
| DIRECTORS
DECISION
APPS | <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: DATE RECEIVED: | |
| RECEIVED BY: APPLICATION FEE: CK MO CC CASH | |

PRIVATE ROAD NAME APPLICATION

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



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): David Butler, Karen Butler Phone: [REDACTED]
Please Print Name

16504 Bowman Road Nampa ID 83683
Applicant Mailing Street Address City/State Zip

Location of Private Road: Bowman Road Southside / Happy Valley (22838010)
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: 228380

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. If proposed are private roads, the street type must be Lane.

- a. First Choice: Ceres Lane
- b. Second Choice: Tellus Lane
- c. Third Choice: Artemis Lane

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

- d. First road name: _____
- e. Second road name: _____
- f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a blue private road sign of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. ***We further understand that our address will change as a result of naming this private road.***

Signed: David Butler Date: 3-20-24
Primary Applicant/Property Owner Application Date

Signed: Catherine Noble Printed Name: Catherine Noble Date: 3/15/24
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

| | | | | | |
|------------------|---------|--------------|-------|-------|------------|
| Office Use Only: | Case #: | Received by: | Date: | Fees: | Receipt #: |
|------------------|---------|--------------|-------|-------|------------|

SITE PLAN & LETTER OF INTENT - CHECKLIST

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



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- ☐ All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
- ☐ Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- ☐ Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- ☐ Easement locations and dimensions
- ☐ Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- ☐ Areas of steep slopes, wetlands, and/or floodplain
- ☐ Existing or proposed fences
- ☐ Signs
- ☐ Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- ☐ Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- ☐ Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- ☐ A description of the proposed use and existing uses
- ☐ A description of the proposed request and why it is being requested
- ☐ Expected traffic counts and patterns
- ☐ Phasing of development
- ☐ How proposed use may affect neighboring uses
- ☐ A description or further explanation of the site features (see site plan list above)
- ☐ Explanation of any other permits through other agencies that may be required
- ☐ Description of business operations, such as number of employees, hours of operation, delivery and shipping
- ☐ A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- ☐ Any other items which may require further explanation



Karen <kesbutler@gmail.com>

Butler Administrative land split - Private Road Name Check

GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>

Thu, Mar 21, 2024 at 3:19 PM

To: Karen [REDACTED]

Please see below,

1. Chukar lane – No, already in use
- 1 ~~2~~. Ceres lane – Yes, ok to use
- 3 ~~3~~. Artemis lane – Yes, ok to use
- 4 ~~4~~. Seneca lane – Yes, ok to use
- 2 ~~5~~. Tellus lane – Yes, ok to use

[Quoted text hidden]

David and Karen Butler

6504 Bowmont Road
Nampa, Idaho 83686



1st March 2024

Canyon County Development Services Department

111 North 11th Ave.

Suite #140

Caldwell, Idaho 83605

(208)454-7458

To Whom it may concern,

The proposed Easement Reduction Request is in regards to the private road located off Bowmont between Happy Valley and Southside road as is described in the Road Maintenance agreement. The strip of land is approximately 33 feet wide, and 1352.12 feet long. The strip of land is in Lot 3 Sec. 1 T. 1 N. R. 2 W. B. M. to the Easterly line of boundary of Lot 3.

The request of the Easement Reduction is due to the private road containing power poles along the boundary with our property (Lot 3). It would be difficult to widen the private road without moving the power poles and lines that extend from Bowmont down the entire length of the private road. On the opposite side of the private road a power pole and power line exist as well. The privately owned lot on the opposite of the private road contains solid metal fencing and structures along and near the private road.

All current residences on the private road have adequate access to the private road and our requested Administrative Land Division request and Easement Reduction will have no impact on access. There will also be no change to current traffic levels.

Respectfully,

David and Karen Butler

BOWMAN ROAD

PRIVATE PROPERTY
● = POWER POLE

1353

LOT 3

LOVE PROPERTY

US04 E WIMINT

Butler Road

concrete/concrete
Landing area

nobles

Houma Bay

→ these two power poles
have power lines across
the canal

Private Fund-1352-1234

● = Power Poles

→ these two Power Poles
are Power Lines Across
The Road

SEC 01111234

6504 Boulevard
Butler
Academy

WOLVES

Houweling

This agreement is entered into by and between :

LaFee Builders LLC.

David Butler

Karen Snider

In the necessary for the party or parties to enter in an agreement for maintenance and repair of the following described roadway:

The road is a strip of land located off Bowmont Road between Happy Valley Road and Southside Road . The road exits off Bowmont Road to the south being a width of approximately 33 feet wide (2 rods) and 1352.12 feet long.

Here in described as:

A strip of land in Lot 3 Sec. 1 T. 1 N. R. 2 W. B. M. in Canyon County , Idaho, being a strip of land 2 rods wide along the Easterly line of boundary of said Lot No. 3 and containing approximately 1 acre.

END OF LEGAL DESCRIPTION

LaFee Builders LLC as owners of the above described roadway is providing a private road easement for the ingress-egress to allow access to property purchased by **David Butler and Karen Snider.**

(See Exhibit A attached)

The parties hereby agree as follows:

1. The following terms apply:
 - A. All parties attached to the road shall contribute equally to the maintenance and repair of the above described road.
 - B. The above described road will be maintained to be passable year around and no party herein is authorized to or shall expect any other party to contribute to improvements such as additional gravel or asphalt without prior written agreement of all other parties.
 - C. The parties hereby agree to use said road for normal ingress and egress. Any party making use of said road in such a manner or such equipment that does significant damage, shall be responsible for repairing such damage at their own expense.

REQUEST Red Butler
TYPE BYA FEE 900

Butler Road Agreement

- D. The parties hereby agree to share equally the expense of drainage ditches, conduits, or culverts required by the Canyon County Engineer or other public authority in order to assure safe, passable condition of road for indicated use.

2. This agreement shall be binding on their heirs, assessors and assigns of the parties hereof.

Dated this 6th day of November 2001.

Rodney LaFee

Rodney LaFee
Member of LaFee Builders LLC and acting on its behalf.

State of Idaho

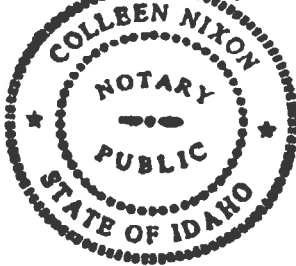
County of Ada

On this day the persons above personally appeared before me Rodney LaFee

known to me as the

persons described in and who executed this agreement and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 6th day of Nov., 2001



Colleen Nixon
NOTARY PUBLIC

my commission expires on 7-22-2004

Dated this 3rd day of November 2001.

David Butler

David Butler

Karen Snyder

Karen Snyder

State of Idaho

County of Ada

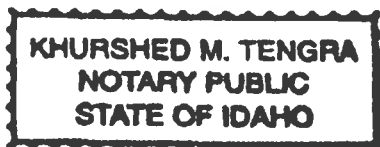
On this day the persons above personally appeared before me KHURSHED M. TENGRA

a Notary Public

known to me as the

persons described in and who executed this agreement and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 3rd day of NOVEMBER, 2001



Khurshed M. Tengra
NOTARY PUBLIC
my commission expires on 03.26.07

NOV. 5. 2001 11:26AM

INSTRUMENT NO 200145018

NO. 702

P. 2

200145018

QUITCLAIM DEED

FOR VALUE RECEIVED American Cancer Society, Rocky Mountain Division, Inc.
which acquired title as American Cancer Society

does hereby convey, release, remise and forever quit claim

unto LaFee Builders, LLC, an Idaho Limited Liability Company

whose address is E 315 Avalon, Kuna, Idaho 83634

the following described premises, to-wit:

A strip of land in (Government) Lot 3, Section 1, Township 1 North, Range 3 West, Boise Meridian in Canyon County, Idaho, being a strip of land 2 Rods (33 feet) wide along the Easterly line or boundary of said Lot 3 and containing approximately 1 acre.

together with their appurtenances.

The officer who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 25th day of October, 2001

American Cancer Society, Rocky Mountain Division, Inc.

by Larry G. Neuman its CEO

STATE OF Colorado
County of Denver ss

On this 25 day of October, 2001, before me, a Notary Public in and for the State, personally appeared Larry G. Neuman known to me to be the CEO of American Cancer Society, Rocky Mountain Division, Inc., a corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Larry G. Neuman did duly acknowledge to me that said corporation executed the same.

Peggy A. Mace
Notary Public residing at: 11111 1st St, Suite 100
My commission expires: 6-12-2003



QUITCLAIM DEED

FOR VALUE RECEIVED LaFee Builders LLC, 315 E. Avalon, Kuna, Idaho which acquired title as LaFee Builders LLC.

Does hereby convey, release, remise, and forever quit claim unto Case Houweling, an individual, the following described roadway:

This road is a strip of land off Bowmont Road between Happy Valley Road and Southside Road. The road exits off Bowmont Road to the south being a width of approximately 33 feet wide (2 rods) and 1352.12 feet long.

Herein being described as:

A strip of land in Lot 3 Sec 1 T. 1 N. R. 2 W. B. M. in Canyon County, Idaho being a strip of land 2 rod wide along the easterly line of boundary of said Lot No. 3 and containing approximately 1 acre.

Parcel Number. 01N02W012505
01-1N-2W NW
E-33' of LT 3 LS TX 99760
Bowmont Rd NA

END OF LEGAL DESCRIPTION

The officer who signs this deed certify that this deed and the transfer represented thereby was duly authorized.

In Witness whereof, LaFee Builders LLC has granted the deed January 3, 2003 by its duly authorized officer.

LaFee Builders LLC
315 E. Avalon
Kuna, Idaho 83638

REQUEST LaFee
TYPE Quit FEE 3.00

By: Rodney LaFee
Date: 1-6-2003

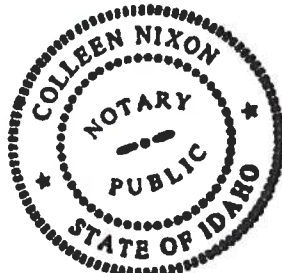
Dated this 6th day of January 2003.

State of Idaho

County of Ada

On this day the person above personally appeared before me Colleen Nixon, known to me as the person described in and who executed this deed and acknowledged to me they signed of their own free will and voluntarily for the purpose mentioned,

Give tender my hand and official seal this 6th day of January, 2003.



Colleen Nixon
Notary Public
My commission expires on 7-22-04

RECORDED
2003 JAN 7 PM 3:25
CANYON CNTY RECORDER
by LaFee

200300919

2008062637

RECORDED

2008 NOV 28 PM 2 25

WILLIAM H. HURST
CANYON COUNTY RECORDER
BY *[Signature]*

PIONEER TITLE COMPANY

1ST
DEED FEB 3-



610 South Kimbell Avenue / Caldwell, Idaho
83605 / (208) 459-1651

200809254

QUITCLAIM DEED

For Value Received

Case Houweling and Arlene F. Houweling, husband and wife
do(es) hereby convey, release, remise and forever quit claim unto

Cornelius Houweling and Arlene F. Houweling, husband and wife
whose address is 6505 Brown ont Road

Nampa, Idaho 83686

the following described premises, to-wit:

TRACT 4:

A Strip of Land in Lot 3 Section 1, Township 1 N, Range 2 West, B.M. in Canyon County, Idaho, being a strip
of land 2 rods wide along the Easterly line of boundary of said Lot No. 3

together with their appurtenances.

Dated: November 25, 2008

[Signature]
Case Houweling

[Signature]
Arlene F. Houweling

State of Idaho

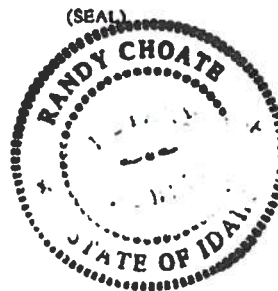
ss.

County of

On this 25th day of November, 2008, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Case Houweling and Arlene F. Houweling known to me, and/or identified to me on the basis of satisfactory
evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public
Residing at: *Payette, Idaho*
Commission Expires: *8/8/12*



EASEMENT & ROAD REDUCTION CHECKLIST

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



CCZO § 07-10-03 (1) Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a Certificate of Zoning Compliance (A) Frontage, (B) Easement or (C) Road Lot.

CHECK THE APPROPRIATE APPLICATION TYPE:

- ☒ **Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty eight feet (28') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(B).
- ☐ **Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(A).
- ☐ **Road Lot Reduction Request** – The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(C).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- ☐ Master Application completed and signed
- ☐ Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that may justify the need
- ☐ Detailed letter fully describing the request, and justifications for the request such as how it will provide adequate access, do physical characteristics of the site require the reduction, does the request cause injury, damage, or a safety hazard?
- ☐ Deed or evidence of property interest to all subject properties
- ☐ \$100 non-refundable fee (\$80 when combined with other applications)

PROCESS: DIRECTORS DECISION

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



| | |
|---|---|
| PROPERTY OWNER | OWNER NAME: <i>David Butler, Karen Butler</i> |
| | MAILING ADDRESS: <i>10504 Boulevard Road, Nampa, ID 83686</i> |
| | PHONE: [REDACTED] EMAIL: [REDACTED] |
| 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: <i>DL Butler</i> Date: <i>3-20-24</i> | |

| | |
|---|------------------|
| (AGENT)
ARCHITECT
ENGINEER
BUILDER | CONTACT NAME: |
| | COMPANY NAME: |
| | MAILING ADDRESS: |
| | PHONE: EMAIL: |

| | | | | |
|------------------|------------------|----------------|---------------------|--------|
| SITE INFO | STREET ADDRESS: | | | |
| | PARCEL #: | LOT SIZE/AREA: | | |
| | LOT: | BLOCK: | SUBDIVISION: | |
| | QUARTER: | SECTION: | TOWNSHIP: | RANGE: |
| | ZONING DISTRICT: | | FLOODZONE (YES/NO): | |

| | | | |
|-----------------------------------|--|---|---|
| HEARING
LEVEL
APPS | <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> COMP PLAN AMENDMENT | <input 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 |

| | | | |
|--|---|---|---|
| DIRECTORS
DECISION
APPS | <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: | DATE RECEIVED: |
| RECEIVED BY: | APPLICATION FEE: CK MO CC CASH |

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- ☐ All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
- ☐ Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- ☐ Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- ☐ Easement locations and dimensions
- ☐ Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- ☐ Areas of steep slopes, wetlands, and/or floodplain
- ☐ Existing or proposed fences
- ☐ Signs
- ☐ Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- ☐ Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- ☐ Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- ☐ A description of the proposed use and existing uses
- ☐ A description of the proposed request and why it is being requested
- ☐ Expected traffic counts and patterns
- ☐ Phasing of development
- ☐ How proposed use may affect neighboring uses
- ☐ A description or further explanation of the site features (see site plan list above)
- ☐ Explanation of any other permits through other agencies that may be required
- ☐ Description of business operations, such as number of employees, hours of operation, delivery and shipping
- ☐ A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- ☐ Any other items which may require further explanation


DIRECTOR'S DECISION APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



- 
- DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APP MEETING)
 - SUBMIT APPLICATION & FEES TO DEVELOPMENT SERVICES
 - APPLICATION REVIEW BY STAFF
 - NOTIFICATION PERIOD TO AGENCIES & NEIGHBORS (15 DAYS) (if required)
 - DECISION PREPARATION BY STAFF
 - DIRECTOR APPROVAL
 - RECORDATION OF DOCUMENTS (if applicable)
 - APPEAL PERIOD

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: 82101

Date: 3/22/2024

Date Created: 3/22/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David & Karen Butler

Comments: AD2024-0027

Site Address: 6504 BOWMONT RD, Nampa ID / **Parcel Number:** 28380000 0

CHARGES

| <u>Item Being Paid For:</u> | <u>Application Number:</u> | <u>Amount Paid:</u> | <u>Prevs Pymnts:</u> | <u>Unpaid Amnt:</u> |
|--|----------------------------|---------------------|----------------------|---------------------|
| Planning - Director's Decision without Notification to Property Owners - Lot Splits Only | AD2024-0027 | \$330.00 | \$0.00 | \$0.00 |
| Planning - Multiple Director Decisions without Notification on Single Application | AD2024-0027 | \$80.00 | \$0.00 | \$0.00 |
| Planning - Multiple Director Decisions without Notification on Single Application | AD2024-0027 | \$80.00 | \$0.00 | \$0.00 |

Sub Total: \$490.00

Sales Tax: \$0.00

Total Charges: \$490.00

PAYMENTS

| <u>Type of Payment:</u> | <u>Check/Ref Number:</u> | <u>Amount:</u> |
|-------------------------|--------------------------|----------------|
| Check | 190 | \$490.00 |

Total Payments: \$490.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1

EXHIBIT I

I hereby certify that this instrument was filed for record at request of Ray Trunnell at 15 minutes past 12 o'clock P. M., this 3 day of July, A.D. 1936

J. C. SMITH
Ex-Officio Recorder.

Fees, \$1.80

COMPARED

By B. L. Newell, Deputy.

INSTRUMENT NO. 219230

THIS INDENTURE, Made the 2nd day of January in the year of our Lord one thousand nine hundred and Thirty-six between B. E. STOUTEMYER and LAURINA S. STOUTEMYER, his wife, of Portland, Oregon, parties of the first part herein, and E. C. ZINGIERMAN, of Bowmont, Canyon County, Idaho, the party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (10) - - - Dollars of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns, forever, all first parties' right in that certain piece or parcel of land situate, lying and being in in the County of Canyon and State of Idaho, particularly described as follows, to wit:

All first parties' right, title and interest in the roadway secured by condemnation from the State of Idaho across Lot three (3), Section One (1), Township One (1) North, Range Two (2) West, Boise Meridian.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest property, possession, claim and demand whatsoever, as well in law as in equity, of the said part of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the said party of the second part and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

B. E. Stoutemyer (SEAL)
Laurina S. Stoutemyer (SEAL)

State of Oregon }
County of Multnomah } ss.

On this 9th day of May in the year 1936, before me a Notary Public in and for said State, personally appeared B. E. Stoutemyer and Laurina S. Stoutemyer known 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.

(RRAN)

Belle Irwin
NOTARY PUBLIC FOR OREGON

Notary Public Residing at MY COMMISSION EXPIRES, JAN 21, 1940

State of Idaho, }
County of CANYON } ss.

I hereby certify that this instrument was filed for record at request of CANYON ABSTRACT AND TITLE CO. at 53 minutes past 1 o'clock P. M., this 3 day of July, A.D. 1936.

J. C. SMITH,
Ex-Officio Recorder.

Fees, \$1.00

COMPARED

By B. L. Newell, Deputy.

EXHIBIT J

INSTRUMENT NO. 9921862

QUITCLAIM DEED

FOR VALUE RECEIVED

JOSEPH C. ZIMMERMAN and MARY ZIMMERMAN, husband and wife, do hereby convey, release, remise and forever quit claim unto

PAMELA B. CUNNINGHAM, TRUSTEE FOR THE VILAS BRANDT TRUST, whose address is 6503 Bowmont Road, Nampa, Idaho 83686.

All lands lying North of the following described 2 courses:

A tract of land situated in the North 1/2 of Section 1, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho. More particularly described as follows:

Commencing at a Brass cap marking the Section corner common to Sections 1, 6, 31, and 36;
thence N 89°59'27"W along the Section line common to Sections 1 and 36 a distance of 1322.86 feet to the East 1/16 corner between said sections;
thence S 00°04'21"W a distance of 1382.90 feet to a 5/8 inch iron pin marked "RAJ 943", marking the fence line extended to the N-S 1/16 line,
THE POINT OF BEGINNING;
thence along said fence line N 89°44'28"W a distance of 1322.71 feet to a 5/8 inch iron pin w/cap marked "RAJ 943";
thence N 89°58'54"W a distance of 1322.79 feet to a 5/8 inch iron pin marked "RAJ 943" marking the fence line at the N-S 1/16 line THE POINT OF ENDING.

Excepting therefrom the existing 33.00 foot strip of land bound on the East by the line common to Government Lots 2 and 3 and described in Instrument No. 85189 and in Book 126 at Page 568 of Deeds, office of the Canyon County Recorder.

together with their appurtenances.

Dated: 10/2/96

Joseph C. Zimmerman
JOSEPH C. ZIMMERMAN

Mary Zimmerman
MARY ZIMMERMAN

STATE OF IDAHO)
COUNTY OF Canyon) ss.

On this 2nd day of OCTOBER 1996, before me, a notary public in and for said State, personally appeared JOSEPH C. ZIMMERMAN and MARY ZIMMERMAN, 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.

Steven R. McFarlane
Residing at Nampa, Idaho
My Commission expires 12-19-1999



REQUEST Done
TYPE Done FEE 6.00
BY G. Noel Hales
CANYON CNT RECORDER
PIONEER - NAMPA

99 JUN 4 AM 11 37

RECORDED

9921862

EXHIBIT K

200113392

QUITCLAIM DEED

FOR VALUE RECEIVED

Vilas Brandt Trust by Pam Cunningham

do hereby convey, release, remise and forever quit claim

unto American Cancer Society

whose address is 2676 S. Vista Ave.
Boise, ID 83705

the following described premises, to-wit:

A strip of land in Lot 3 Section 1 Twp. 1 N.
Range 2 W. B.M. in Canyon County, Idaho, being a
strip of land 2 rods wide along the easterly line or
boundary of said Lot 3, and containing 1.05 acres,

together with their appurtenances.

Dated:

April 11, 2001

STATE OF IDAHO, COUNTY OF

Canyon

On this 11th day of April, 2001,
before me, a notary public in and for said State, personally
appeared Pam Cunningham

as trustee of the
Vilas Brandt Trust
known to me to be the person who name
subscribed to the within instrument, and acknowledged to
me that she executed the same.
as said trustee

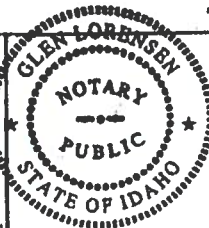
Notary Public

Residing at Boise, Idaho
Comm. Expires 8.11.2005

NOEL HALE
CANYON CNTY RECORDER
BY
Pam Cunningham
TWO DOLLAR FEE 3rd

RECORDED

200113392



PIONEER TITLE COMPANY
OF CANYON COUNTY

423 So. Kimball
Caldwell, Idaho 83605

100 - 10th Ave. South
Nampa, Idaho 83651

EXHIBIT L

INSTRUMENT NO 200145018

200147476

QUITCLAIM DEED

FOR VALUE RECEIVED American Cancer Society, Rocky Mountain Division, Inc. which acquired title as American Cancer Society

does hereby convey, release, remise and forever quit claim

unto LaFee Builders, LLC, an Idaho Limited Liability Company

whose address is E 315 Avalon, Kuna, Idaho 83634

the following described premises, to-wit:

A strip of land in (Government) Lot 3, Section 1, Township 1 North, Range 2 West, Boise Meridian in Canyon County, Idaho, being a strip of land 2 Rods (33 feet) wide along the Easterly line or boundary of said Lot 3 and containing approximately 1 acre.

together with their appurtenances.

The officer who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 25th day of October, 2001

American Cancer Society, Rocky Mountain Division, Inc.

by Larry G. Neuman its CEO

STATE OF Colorado
County of Denver ss

On this 25 day of October, 2001, before me, a Notary Public in and for the State, personally appeared Larry G. Neuman known to me to be the CEO of American Cancer Society, Rocky Mountain Division, Inc., a corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Larry G. Neuman did duly acknowledge to me that said corporation executed the same.

Peggy A. Mace
Notary Public residing at: Antelope Valley, Co.
My commission expires: 6-12-2006



200145018

RECORDED

2001 OCT 30 PM 4 22

G NOEL HALES
CANYON CNTY RECORDER
BY *Heppsen*

REQUEST PIONEER Nampa
TYPE *Land* FEE *6.00*

200147478

RECORDED

2001 NOV 15 AM 10 57

G NOEL HALES
CANYON CNTY RECORDER
BY *Jackie Hume*

REQUEST PIONEER Nampa
TYPE *Land* FEE *6.00*

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: 82781

Date: 6/4/2024

Date Created: 6/4/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: The Law Offices of Maybon, PLLC

Comments: AD2024-0027-APL --- 6505 Bowmont Rd

Site Address: 6504 BOWMONT RD, Nampa ID / Parcel Number: 28380000 0

CHARGES

| <u>Item Being Paid For:</u> | <u>Application Number:</u> | <u>Amount Paid:</u> | <u>Prevs Pymnts:</u> | <u>Unpaid Amnt:</u> |
|---|-----------------------------------|----------------------------|-----------------------------|----------------------------|
| Planning - Any Decision Appealed to the Board | AD2024-0027-APL | \$600.00 | \$0.00 | \$0.00 |

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

| <u>Type of Payment:</u> | <u>Check/Ref Number:</u> | <u>Amount:</u> |
|--------------------------------|---------------------------------|-----------------------|
| Check | 1924 | \$600.00 |

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00